

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

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

B E T W E E N:

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent (Debtor)

**MOTION RECORD
(Returnable September 29, 2025)**

SEPTEMBER 8, 2025

GREEN ADVOCACY
1050 Finch Ave West, Suite 201
Toronto, ON M3J 2E2

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Lawyer for the Receiver, Russo Corp.

TO: THIS HONOURABLE COURT

AND TO: THE SERVICE LIST

THE SERVICE LIST

TO:	FOXPARK DEVELOPMENT CORPORATION c/o Carl Strand 282 Norene Street Midland, Ontario L4R 4C2 carl@foxparkdevelopments.com
AND TO:	CARL STRAND 282 Norene Street Midland, Ontario L4R 4C2 carl@foxparkdevelopments.com
AND TO:	JOHN STRAND 282 Norene Street Midland, Ontario L4R 4C2 john@foxparkdevelopments.com
AND TO:	1599841 ONTARIO INC. 4635 Burgoyne Street, Unit 11 Mississauga, Ontario L4W 1V9 Attn: William Egerton wegerton@weconsystems.com
AND TO:	TOROMONT INDUSTRIES LTD. carrying on business as BATTLEFIELD EQUIPMENT RENTALS c/o Pallett Valo LLP 77 City Centre Drive, West Tower, Suite 300 Mississauga, Ontario L5B 1M5 Attn: Maria Ruberto mruberto@pallettvalo.com
AND TO:	TOWN OF PENETANGUISHENE 10 Robert Street West P.O. Box 5009 Penetanguishene, Ontario L9M 2G2 Attn: Kelly Cole, Director of Legislative Services/Municipal Clerk kcole@penetanguishene.ca

AND TO:	RUSSO CORP. 78 Wellington Street East Aurora, Ontario L4G 1H8
	Attn: Joanne Russo russo@russocanhelp.com
AND TO:	DEPARTMENT OF JUSTICE (CANADA) Ontario Regional Office 120 Adelaide Street West, Suite 400 Toronto, Ontario M5H 1T1 Email: AGC_PGC_Toronto.Lead-DCECJ@justice.gc.ca
AND TO:	MINISTRY OF FINANCE INSOLVENCY UNIT 6 th Floor, 33 King Street West Oshawa, Ontario L1H 8H5 Email: insolvency.unit@ontario.ca
AND TO:	CANADA REVENUE AGENCY 1 Front Street West Toronto, Ontario M5J 2X6 Email: AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca
AND TO:	WILLIAM CARLEY 753 Fourth Ave, 3 Port Mcnicoll, ON, L0K1R0
AND TO:	KELLY TURNER Email: kelly.sola@gmail.com
AND TO:	GUNNAR THOMSON Unit 803 303 Midland Ave., Midland, ON, L4R 4N9
AND TO:	MICHELLE CHARLESBOIS Email : charleboism431@yahoo.ca

AND TO:	EUNICE MOORE c/o Nathan Stadig Barriston Law Email: nstadig@barristonlaw.com
AND TO:	SUE AND DAN MCGINNIS Email: danmcg@bourgeoisimotors.com
AND TO:	CATHERINE AND JAMES WENGER c/o Scott Fairley and Jessica Fonseca Gionet Fairley Wood LLP Email: sfairley@gfwlaw.ca and jfonseca@gfwlaw.ca
AND TO:	LORRAINE AND MARC DESROCHES Email : marcdesroches8@gmail.com

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SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

APPLICATION UNDER SUBSECTION 243(1) OF THE BANKRUPTCY AND INSOLVENCY ACT,
R.S.C. 1985, C. B-3, AS AMENDED, AND SECTION 101 OF THE COURTS OF JUSTICE ACT,
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Respondent (Debtor)

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R.S.O. 1990, C. C.43, AS AMENDED

B E T W E E N:

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent (Debtor)

NOTICE OF MOTION

Russo Corp (“Russo”), in its capacity as court-appointed Receiver and Manager (the “Receiver”) over the real property municipally described as municipally 77 Fox Street, Penetanguishene, Ontario (the “Property”), registered in the name of the Respondent (the “Debtor”) will make a motion to the court on September 29, 2025 at 10:00 a.m. or as soon after that time as the motion can be heard at the Courthouse located at 330 University Avenue, Toronto, Ontario.

PROPOSED METHOD OF HEARING: The motion is to be heard:

By video conference.

THE MOTION IS FOR AN ORDER:

- (i) approving the First Report of Russo Corp. (the “**Receiver**”) dated September 8, 2025 (the “**First Report**”) and the actions and activities of the Receiver described herein;
- (ii) approving the Receiver’s interim statement of receipts and disbursements as of September 5, 2025 (the “**Interim SRD**”);
- (iii) approving the fees and disbursements of the Receiver and its legal counsel, Green Advocacy (“**GA**”) as outlined herein and detailed in the supporting fee affidavits appended hereto;
- (iv) approving a sale process to market and sell the real property municipally described as municipally 77 Fox Street, Penetanguishene, Ontario (the “**Property**”);
- (v) authorizing and directing the Receiver to file an assignment in bankruptcy in respect of the Respondent, Foxpark Development Corporation (the “**Debtor**”);
- (vi) sealing the confidential appendices to this First Report; and
- (vii) such further and other relief as this Honourable Court may deem just.

THE GROUNDS FOR THE MOTION ARE:

A. Background on the Debtor and the Project

1. On July 8, 2025, upon Application by Marper Holdings Ltd (the “**Applicant**”), this Honourable Court ordered that Russo Corp. (the “**Receiver**”) be appointed receiver and manager over the real property municipally described as municipally 77 Fox Street, Penetanguishene, Ontario (the “**Property**”), registered in the name of the Respondent (the “**Debtor**”), including all proceeds hereof and legally described without security.
2. The Debtor is a federal corporation that carries on business as a property developer. Carl Strand

(“**Strand**”) and William Carley (“**Carley**”) are the Debtor’s two directors.

3. The Debtor planned to develop a “life lease” residential townhouse community (called “**Sunshine Village**” or the “**Project**”) on the Property, which Strand marketed to senior citizens wherein the senior citizens could acquire the right to occupy a unit for their lifetime in exchange for an upfront lump sum deposit.

B. The Debtor Has Defaulted on its Loans

4. The Project was financed in part through financing provided by the Applicant, Marper Holdings Limited, as well as by 1599841 Ontario Inc (“**159**”).
5. 159 provided the Debtor with at least \$3 million in financing between November 2021 and August 2022 (the “**159 Loans**”). The 159 Loans, which were fully advanced, are secured by two mortgages registered on title to the Property and are now in default.
6. The Applicant provided the Debtor with a term loan in the amount of \$2,000,000 with interest thereon at the rate of 12 per cent per annum (the “**Marper Loan**”), with guarantees from Strand and his son, John Strand. The entire Marper Loan amount was advanced in January of 2023.
7. The Marper Loan is secured by a first charge registered on title to the Property in the amount of \$2,000,000 (the “**Marper Mortgage**”). The Marper Loan proceeds were used, in part, to pay out a third mortgage.
8. The Debtor ceased paying the Marper Loan in November of 2023 and the Marper Loan matured shortly thereafter.
9. The Applicant obtained Judgment against the Debtor and the Guarantors on February 24, 2025 in the amount of \$ 2,361,348.51 plus \$2,306.05 for costs.
10. Debtor and the Guarantors have failed or refused to pay any amount of the Judgment.

11. As of today's date, all three mortgages registered against the Property are in default and payments of all secured loans are in arrears.

C. The Debtor Neglected the Project and Misappropriated the Deposits

12. The Debtor collected at least 7 deposits (the "**Deposits**") from senior citizens (the "**Depositors**") totaling over \$1 million pursuant to a Life Lease Contract that the Debtor entered into with the Depositors (the "**Life Lease Contract**"). The Life Lease Contract provided, *inter alia*, that the Debtor would insure the Property, secure the Deposits with a mortgage on the Property, place the Deposits into a separate trust account, and only release Deposit funds with approval from the Debtor's accountant.

13. Shortly after its appointment, the Receiver discovered that:
- a. the Project was partially constructed and that no work had been carried out in the 18 months prior to its appointment;
 - b. the Property had been uninsured since November 2024;
 - c. the Debtor had not secured the Deposits with a mortgage;
 - d. the Debtor had not established a separate trust account for the Deposits;
 - e. the Debtor co-mingled the Deposits in its regular operating account; and
 - f. the Debtor applied the Deposits toward Strand's personal and unrelated business expenses.

D. The Receiver's Activities to Date

14. The Receiver has secured, protected, and insured the Property.

15. The Receiver has addressed all matters related to the Project and is actively engaging with all stakeholders, including other secured creditors, the Depositors, the Town of Penetanguishene, and

consultants and engineers.

16. The Receiver has received two opinions as to the fair market value of the Property, both of which indicate that the value is significantly lower than the total amount of encumbrances registered against title to the Property, rendering the Debtor insolvent.

17. The Receiver has attempted to obtain information from Strand and/or Carley as to the Debtor's financial affairs, to no avail. Rather, Strand has embarked on an aggressive campaign to frustrate and delegitimize the Receiver's activities with the apparent goal of regaining control of the Property.

18. The Receiver has expended significant time and resources to conduct its own independent investigation of the Debtor's activities and financial affairs, as a result of which it has discovered Reviewable Transactions that constitute unlawful preferences and transfers at undervalue.

E. The Receiver's Motion

19. The Receiver seeks an Order approving its activities to date, as well as its fees and disbursements and those of its counsel, as outlined in the First Report.

20. The Receiver also seeks the Court's approval of its Sale Process, as outlined in the First Report, as a means to efficiently and fairly maximize the value for the Property.

21. The Receiver seeks an Order authorizing and directing it to file an assignment in bankruptcy in respect of the Respondent on the basis that:

- a. the Debtor is insolvent and meets the test of a bankruptcy application;
- b. a bankruptcy Order would allow the Receiver to benefit from the expanded investigative powers afforded to a trustee in bankruptcy under the BIA to complete its investigation into

the Debtor's affairs;

- c. the Receiver would be in the position to void transfers at undervalue and unlawful preferences in accordance with the review periods of the BIA, for which the lookback period would begin as on April 23, 2025, the date the Application for the Receivership Order was issued; and
- d. the Receiver's extensive familiarity with the Debtor's circumstances would allow it to minimize the costs associated with a bankruptcy.

22. The Receiver seeks that the Confidential Appendices be sealed to ensure the integrity of the Sale Process.

23. Rules 1.04, 1.05, 2.01, 3.02, 6, 16.04, 37.01, 57.01 and 57.03 of the *Rules of Civil Procedure*.

24. Such further grounds as counsel may advise and this Honourable Court may permit.

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

- 1. The Receiver's First Report dated September 8, 2025;
- 2. The Receiver's interim statement of receipts and disbursements as of September 5, 2025;
- 3. The Receiver's and its Counsel's supporting fee affidavits; and
- 4. Such further and other evidence as counsel may advise and this Honourable Court may permit.

Date: September 8, 2025

MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceeding commenced at
TORONTO

NOTICE OF MOTION

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

B E T W E E N:

MARPER HOLDINGS LIMITED

Applicant

- and -

FOXPARK DEVELOPMENT CORPORATION

Respondent

**FIRST REPORT OF THE RECEIVER AND MANAGER OF 77 FOX STREET IN
PENETANGUISHENE DATED SEPTEMBER 8, 2025**

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I. INTRODUCTION

1. Upon Application by Marper Holdings Ltd (the “**Applicant**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”), this Honourable Court ordered that Russo Corp. (the “**Receiver**”) be appointed receiver and manager over the real property municipally described as municipally 77 Fox Street, Penetanguishene, Ontario (the “**Property**”), registered in the name of the Respondent (the “**Debtor**”), including all proceeds hereof and legally described without security, as set out in the said Order attached as **APPENDIX “1”** hereto (the “**Order**”).

II. PURPOSE OF REPORT

2. The purpose of this First Report of the Receiver is to:

- a. report on the Receiver’s activities in these receivership proceedings since the date its appointment on July 8, 2025;
- b. provide background information on the Debtor and the Property;
- c. request a Order, among other things:
 - (i) approving this First Report and the actions and activities of the Receiver described herein;
 - (ii) approving the Receiver’s interim statement of receipts and disbursements as of September 5, 2025 (the “**Interim SRD**”);
 - (iii) approving the fees and disbursements of the Receiver and its legal counsel, Tali Green of Green Advocacy (“**Green**”) as outlined herein and detailed in the supporting fee affidavits appended hereto;

- (iv) approving a sale process to market and sell the Property;
- (v) authorizing and directing the Receiver to file an assignment in bankruptcy in respect of the Debtor;
- (vi) sealing the confidential appendices to this First Report; and
- (vii) such further and other relief as this Honourable Court may deem just.

III. SOURCES OF INFORMATION AND KEY TERMS

3. To prepare this First Report, the Receiver relied upon the following sources and/or materials:
 - a. certain financial and other information which the Receiver was able to retrieve from the Debtor's financial institution;
 - b. discussions with individuals who have provided the Debtor with pre-construction deposits;
 - c. records obtained from the Town of Penetanguishene;
 - d. discussions with/reports from John Foster of JFIVE Developments Ltd., an engineering firm; and
 - e. discussions with/reports from Caledon Creek Construction, a contractor.

4. The Receiver has not audited or otherwise verified the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Auditing Standards ("GAAS") pursuant to the *Chartered Professional Accountants Canada Handbook* and, accordingly, the Receiver expresses no opinion or other form of assurance contemplated under GAAS in respect of the Information.

5. This First Report has been prepared for the purposes described above. Accordingly, the reader is cautioned that this First Report may not be appropriate for any other purpose.

6. Unless otherwise noted, all monetary amounts referenced herein are expressed in Canadian dollars.

7. The Receiver will make a copy of this First Report, and related documents available on its website at www.russocanhelp.com.

8. For additional clarity, capitalized terms not defined in this First Report have the meaning ascribed to them in the Appointment Order.

IV. BACKGROUND

A. The Debtor's Plan to Build "Life Lease" Units on the Property

9. The Debtor, the registered owner of the Property, is a federal corporation that carries on business as a property developer. Carl Strand ("**Strand**") is the president and a director of the Debtor. The second and final director is an individual named William Carley ("**Carley**"), who also acted as a general contractor for the Debtor. A Corporation Profile Report for the Debtor is attached to the First Report as **APPENDIX "2"**. In correspondence with the Receiver, Strand claims to be the sole shareholder of the Debtor although no evidence of this proposition has been provided to the Receiver to date.

10. The Debtor planned to develop a "life lease" residential townhouse community (called "**Sunshine Village**" or the "**Project**") on the Property that Strand and his son John Strand marketed to senior citizens wherein the senior citizens could acquire the right to occupy a unit for their lifetime in exchange for an upfront lump sum deposit.

11. A comprehensive description of the Property and the Project is included in the Affidavit of Gilbert Kuiper sworn April 22, 2025 at paragraphs 4 to 13 delivered in support of the within application for a receivership. The Receiver relies upon and adopts the information provided by Mr. Kuiper in is

affidavit.

12. The Receiver understands a “life lease” to mean an arrangement whereby one pays a lump sum upfront to acquire the right to occupy a residential unit for one’s lifetime. Strand and his son John Strand marketed the concept primarily to senior citizens on the basis that, while they would not have any ownership rights to the Property, they would hold a leasehold interest that would provide them with long-term occupancy rights.

13. Unlike condominiums and residential tenancies, there is currently no legislation governing life leases. The rights and obligations of the parties are defined solely by the contractual terms agreed to by the parties.

14. An actual contract entered into between the Debtor and an individual named Eunice Moore for a life lease dated September 19,2022 is enclosed as **APPENDIX “3”** hereto. This document was provided to the receiver by Ms. Moore.

15. The Receiver understands that the document attached at Appendix “3” (entitled “Life Lease Contract”) is the standard form of agreement used by the Debtor in all of its transactions (such an agreement is henceforth referred to singularly as a “**Life Lease Contract**” or as “**Life Lease Contracts**” plural). Each Life Lease Contract entered with the Debtor required that a deposit be delivered to the Debtor (a “**Deposit**” or the “**Deposits**” plural).

16. With respect to Deposits paid by parties to the Debtor, the standard form of Life Lease Contract provides as follows:

- a. the Debtor delivers a promissory note (incorporated into the Life Lease Contract) as security for the Deposit, accruing interest at 3 per cent per annum;

- b. the said promissory note is secured by a “Shared Mortgage” on the Property in the amount of “75% of the completed value of the Project”;
- c. the Debtor would set up a separate “Trust Bank Account” to receive deposit funds relating to the Project, and all Deposits “shall be paid to Foxpark Development Corporation in Trust”;
- d. the Debtor would carry liability and fire insurance of \$5,000,000.00; and
- e. any release of funds from the "Trust Account" to the Debtor’s “general account” will require “the signature of a person authorized by the Company, and the Company’s Accountant”.

B. The Life Lease Contracts and Deposits

17. As a result of the Strands’ marketing efforts, the Debtor managed to enter into at least 7 Life Lease Contracts and collected over \$1.2 million in pre-construction Deposits from a variety of senior citizens (the “**Depositors**”). A list of known Depositors is as follows:

Name	Unit	Date Reserved	Deposit Amount
Kelly Turner	30	05-Dec-21	125,000.00
Gunnar Thomson	34	01-Dec-21	60,000.00
Michelle Charlesbois	43	28-Nov-21	200,000.00
Eunice Moore	16	19-Nov-21	400,500.00
Sue and Dan McGinnis	17	22-Mar-22	60,000.00
Catherine and James Wenger	56	22-Mar-22	250,000.00
Lorraine and Marc Desroches	9	24-Aug-23	135,000.00
Total Deposits			1,230,500.00

18. Based on the Receiver’s review of the Debtor’s bank statements received for the period July 8, 2022 to July 29, 2025, the Receiver was able to trace the following additional payments by Depositors:

Depositor	Unit	Date	Deposit Amount
Michelle Charlebois	43	8/15/2022	137,500.00 (two separate deposits, each of \$77,500 and \$60,000 respectively)
Catherine Riffer-Wessle and James Wenger	56	8/31/2022	\$ 125,000.00 (designated as 50% deposit)
Kelly Turner	30	9/8/2022	\$ 22,500.00
Eunice Moore	16	9/28/2022	\$ 200,250.00 (designated as 50% deposit)
Eunice Moore	16	8/30/2023	\$ 190,250.00 (presumably balance of deposit)

19. The Receiver has determined through its investigations that the Debtor did not segregate the Deposits (as it was required to do under the Life Lease Contracts). Rather, as will be further elaborated upon below, the Debtor co-mingled the Deposits in a general account from which Strand paid his personal expenses as well as dissipating the Deposits through payments to his family members.

C. Financing of the Project of Status of Secured Loans

20. The Project was financed in part through financing provided by the Applicant, Marper Holdings Limited, as well as by 1599841 Ontario Inc.

21. 1599841 Ontario Inc. provided the Debtor with at least \$3 million in financing between November 2021 and August 2022. The loans made by 1599841 Ontario Inc. are secured by two mortgages registered on title to the Property, the first on November 15, 2021 and the second on August

12, 2022.

22. 1599841 Ontario Inc. has confirmed that the mortgages were fully advanced and are now in default.

23. The Applicant agreed to provide the Debtor with a term loan in the amount of \$2,000,000 with interest thereon at the rate of 12 per cent per annum (the “**Marper Loan**”). The entire Marper Loan amount was advanced in January of 2023.

24. The Marper Loan is secured by a first charge registered on title to the Property in the amount of \$2,000,000 (the “**Marper Mortgage**”). The Mortgage was registered on January 18, 2023 as Instrument No. SC195829. The Debtor’s indebtedness to the Applicant is further secured by unlimited guarantees (the “**Marper Guarantees**”) provided by Strand and his son John Strand (together, the “**Guarantors**”). The Marper Loan proceeds were used, in part, to pay out a third mortgage.

25. The existing first- and second-place mortgages held by 1599841 Ontario Inc. were postponed in favor of the Marper Mortgage.

26. The Debtor ceased paying the Marper Loan in November of 2023 and the Marper Loan matured shortly thereafter.

27. The Applicant obtained Judgment against the Debtor and the Guarantors on February 24, 2025 in the amount of \$ 2,361,348.51 plus \$2,306.05 for costs. A true copy of the Judgment obtained by the Applicant is attached as **APPENDIX “4”**.

28. The Applicant has filed a Writ of Seizure and Sale with the Sheriff of the County of Simcoe which binds the Property. A true copy of the Applicant’s Writ is attached as **APPENDIX “5”**.

29. The Applicant has advised the Receiver that the Debtor and the Guarantors have failed or refused

to pay any amount of the Judgment.

30. As of today's date, all three mortgages registered against the Property are in default and payments of all secured loans are in arrears.

D. The Project's Zoning and Construction

31. The Debtor made an Application for Site Plan Approvals with the Town of Penetanguishene (the "Town"). The Town approved the proposed rezoning of the Property.

32. As of the Receiver's appointment in July 2025, construction at the Property had not progressed in over a year and a half and is currently less than half complete.

33. Based on documents available on the Town's online portal, including copies of site plans, engineer's reports, permits issued and deficiency reports, the Receiver determined that the Project has failed several building inspections conducted by the Town due to numerous deficiencies.

E. The Debtor's Failure to Insure the Property

34. Despite the Life Lease Contracts requiring the Debtor to carry liability and fire insurance of \$5,000,000.00, the Debtor has not had insurance since on the Property since November 2024. Prior to that date, the Debtor only possessed liability insurance and had never obtained insurance on the buildings under construction.

35. The Receiver takes the position that the Debtor's failure to maintain fire insurance is a breach of the Life Lease Contracts by the Debtor.

F. The Debtor Has Failed to Pay Property Taxes

36. There are property tax arrears owing with respect to the Fox Street Property in the amount of

\$16,640.94 as of April 17, 2025. A true copy of the Tax Certificate for the Fox Street Property dated April 17, 2025, received from the Town of Penetanguishene is attached hereto as **APPENDIX “6”**.

The Tax Certificate indicates that the property tax arrears date back to 2023.

G. The Debtor Has Never Earned Income

37. The Receiver has determined that the only money received by the Debtor has been by borrowing funds through mortgage financing and its receipt of the Deposits which the Debtor agreed to hold in trust. There has been no income generated by the Debtor.

V. THE RECEIVER’S ACTIVITIES TO DATE

A. Preliminary Comments on the Debtor’s Principals’ Refusal to Cooperate with Receiver

38. Much of the Receiver’s activities to date have been complicated and/or hindered by the Debtor’s two principals, Strand and Carley. Strand has not merely refused to cooperate with the Receiver; rather, he has actively and abusively taken measures to thwart the Receiver’s efforts to discharge its duties and exercise its powers. Carley, who acted as general contractor of the Project, has also not been forthcoming and has therefore made it particularly challenging to gather information regarding the Project’s construction status.

39. The following are particularly egregious excerpts from emails that Strand sent to Joanne Russo (and which we are advised by the Depositors’ counsel were also sent via “blind copy” to the Depositors and their counsel):

On July 23, 2025 Strand wrote:

You do not seem to understand how a receiver should work for the benefit of all. It is your duty to protect all including the debtor. You should go back to receiver school for a refresher course or wherever you were taught to be a receiver.

You have today until 5 pm to correct the situation you are in to resign, you no longer have the trust to act as a receiver in this case. Otherwise I will see you in court, I do have the backing of the second mortgage holder, the senior depositors, all the other unsecured creditors along with 4 lawyers or more that will represent some of the unsecured creditors.

To date my understanding is that you intend to sell the property that may only pay the first mortgage holder and maybe some of the second mortgage. There will be nothing left for the senior deposit holders or unsecured creditors since this will be cash buyers market. No one will pay a high dollar for a partially finished project that could have possible unaware problems and in the present downturn in the real estate market.

Your lawsuit could be in the million of dollars for any inappropriate actions that you may take in this situation.

I request a return email today agreeing to your resignation to act as a receiver on this project. The position will be replaced with a unbiased and trustworthy receiver that will work for the benefit of all including the completion of the project, not for the benefit of only the applicant. *[emphasis added]*

A copy of this email is attached as **APPENDIX “7”**.

40. On August 27, 2025 Strand wrote a demeaning email to Joanne Russo of the Receiver in which he claimed he was going to sue her for “many millions of dollars”:

...You have ignored my many requests to work in the best interest of all Creditors as shown in your avoidance of completing the project despite being allowed by the courts.

This will show that you failed your Fiduciary Responsibility through Gross Negligence, Wilful Misconduct in not showing any interest in trying to work with the Debtor and Creditors. Your action and inaction show you are in a position to be sued and that you are not competent to be a trusted Receiver. This will not be minor lawsuit but will be in the many millions of dollars.

I suggest you contact your insurance or bonding company and get their opinion about what you should do.

You have been asked many times if you have placed proper insurance on the project, as required by the court when you where appointed as the Receiver. As the Debtor I am entitled to that information from you and I'm asking you, once again and on behalf of all the Stakeholders, that you provide a copy of the insurance policy on 77 Fox Street.

It is obvious that you are being pressured by the Applicant since they are losing \$20,000

per month in interest as well as the second and third mortgage holder that are also losing \$20,000 /month. Question: Did the lawyers for the Applicant inform the second and third mortgage holders about this loss? If not, there should be a lawsuit from them. This can, all, be worked out by dealing with the Debtor. [*emphasis added*]

A copy of this email is attached as **APPENDIX “8”**.

41. The following are excerpts of inflammatory emails that Mr. Strand sent to the Applicant’s counsel, Mr. James S. Quigley, who forwarded them to the Receiver. On August 6, 2025 Strand wrote:

You can say whatever you want but it will be up to the courts to decide if there is enough evidence to revisit the this court case, there is many incidences.

Once there is money in place, which eventually there will be, you won’t be dealing with a 87 year old man that knows very little about the law.

But the top lawyers in Ontario that will have a field day with all the facts that could not be introduced into court due to my lack of understanding of court procedure and my age related reduced cognitive ability, Thank you for your email.

Your last paragraph sums up that it is obvious that you are pushing (your) receiver to liquidate then property and not caring for the others and my beef is with the courts.

Gilbert [Kuiper, the principal of the Applicant] is the one that started all this that could have been settled over a year ago.

I do not intend to go away and will make sure that the collusion between you and the receiver is brought to the courts attention.

I honestly think that you are going to keep your wealthy client on the hook forever, you should pay me a commission.

By you pushing your client to liquidate under the circumstances will just lead to him being sued from many parties, not just me [*emphasis added*]

A copy of this email is attached as **APPENDIX “9”**.

42. On August 8, 2025 Strand wrote to the Applicant’s counsel and demanded that the Receiver pay him money in exchange for his cooperation:

James,

With Prejudice **Sometimes you are very thick.** You carry on (rant) about me taking taking away a few dollars from Michelle [Charlebois, a Depositor], when you pushing the receiver to take away her \$200,000.00 My nonsense is going to get her \$200,000.00 dollars back.

With your kind of thick reasoning I wonder why Gilbert [Kuiper, the principal of the Applicant] would choose you to represent him. Taking 18 months and a lot of fees for nothing. Both you and your buddy Joanne should read and understand what the court ordered and what the Justice [i.e. Justice Cavanagh] said.

The documents Joanne wants, either don't exist or they are available to her if she looks for them and if she wants to go to court I welcome the opportunity to speak to them.

Like it or not this project is going to be completed by Foxpark, so quite fighting it.

If I am required to do work for your receiver my fee is \$500.00 per hour plus expenses payable in advance. [emphasis added]

A copy of this email is attached as **APPENDIX "10"**.

43. Strand has provided almost no cooperation to the Receiver. The only information he provided to the Receiver was a list of the Depositors. Strand otherwise refused to provide any books and records of the Debtor, or to answer any other queries of the Receiver.

44. Strand has repeatedly stated that he believes the Receiver's job is to take over construction from the Debtor and complete the Project, notwithstanding there are no funds available to do so. Strand claims that Justice Cavanagh ordered that the Receiver complete the Project, but Justice Cavanagh did not make such an order. This receivership is a liquidation receivership and the Receiver intends to sell the Property on an "as is, where is" basis as soon as possible.

45. The other director, Carley, has also failed to provide meaningful information, claiming he was not privy to the Debtor's banking records. To excuse his lack of knowledge, Carley claims that he was only appointed to the Debtor's Board of Directors in order to communicate with the CRA. Carley wrote to

the Receiver and stated:

I was trying to change HST from yearly filing to quarterly as a lot of money was tied up in hst owed to company, I sent as representative and was told had to be a director to change did two applications for Carl and they were returned so added myself as director to fix issue I also filed t2 returns for Corporation, they had internal bookkeeper doing all books The company was also dealing with HST Audit and internal bookkeeper never dealt with a audit, so I help put all in together and passed the audit.

46. The Receiver finds Carley's excuse to be specious and without an air of reality.

B. The Receiver has Secured, Protected, and Insured the Property

47. Immediately upon the Receiver's appointment, the Receiver took the following steps to secure and protect the Property:

- a. the locks on the townhouse units were changed;
- b. the Property was secured by installing proper construction/security fencing;
- c. security cameras were placed on the Property;
- d. notices of the receivership were posted on the Property; and
- e. the Receiver engaged the services of a property management company to maintain the Property in coordination with the assigned By-law officer representing the Town.

48. Further, the Receiver has obtained insurance for the Property, caused the Appointment Order to be registered on title, and contacted utility companies to obtain information regarding the Debtor's security deposits.

C. The Receiver Is Working with the Town to Address Developer Deposits and Arrears

49. Shortly after the Receiver's appointment, Joanne Russo attended several meetings with the Town with respect to the Site Plan Agreement (the "SPA"), and deposits that the Debtor had paid to the Town

in furtherance of the Project (the “**Developer Deposits**”).

50. The Town advised that, under what is referred to as its Municipal Cost Policy which the Debtor had signed and submitted with its application for the Project, the Debtor had contracted with the Town as follows:

- a. The Debtor would submit the initial Developer Deposit and any subsequent Developer Deposits as required by the Town’s Composite Fees By-law, when requested by the Town;
- b. If the Debtor did not pay an invoice within 30 days of the date of invoice, the Town may charge interest on unpaid accounts at the rate of 1.25% percent per month; and
- c. If the Debtor had entered into a Development Agreement with the Town (as is the case herein), the Municipality would be entitled to conduct collection activity on unpaid accounts in accordance with the terms of the agreement.

51. The Town reported that it held a Developer Deposit in favor of the Town in the amount of \$524,483.75, consisting of the following:

Cash Deposits and Other Payments

Deposit for legal, planning and engineering report:	\$ 3,000.00
Payment for tree compensation	\$ 30,020.00
For works/services on municipal property at 100%:	\$ 106,940.50
For SWM Works at 100%:	\$ 283,102.57
For remaining internal services all at 100%:	<u>\$ 101,420.68</u>
Total Paid Upon Signing	\$524,483.75

52. Pending receipt of the Engineer’s Report, as discussed later in this Report, the Receiver is unable to confirm whether these monies are refundable in whole or in part. However, if the Receiver proceeds

with the court-approved sale process, also discussed later in this Report, the Receiver expects to recover a significant portion of these prepaid expenses by way of an adjustment on closing of any such sale, since these amounts would serve to benefit any purchaser.

53. The Town further referred to an “Outstanding Developer Deposit Top-Up” (to use the Town’s words) owing in the amount of \$21,468.28 (the “**Deposit Arrears**”). According to Town’s records and information, the Deposit Arrears consist of the pre-existing deficit of \$16,468.28 and an additional \$5,000 to bring the account up to date.

D. The Receiver’s Dealings with the Depositors

54. Shortly after being appointed, the Receiver contacted the known Depositors to advise of its appointment and to request all pertinent information regarding the Life Lease Contracts and Deposits.

55. The Receiver has been in ongoing communication with the Depositors and their counsel (where available) to answer their questions to the extent possible and to address their concerns. For instance, the Receiver was advised by counsel for two Depositors that the Debtor had agreed to move and store their client’s personal belongings at its expense until their Unit was ready. The Depositors had no access to their belongings, as the storage facility asserted that the items were solely under the control of Debtor. The Receiver has contacted the storage facility to attempt to resolve the situation.

56. As expected, the Depositors have also raised concerns with respect to the handling of their Deposits. They had previously requested that Strand provide confirmation that the Deposits were being held in trust, pursuant to their Life Lease Contract, but that correspondence was ignored by Strand. In an effort to maintain an open and transparent process, the Receiver is providing the Depositors with information as it becomes available.

57. Depositor Michelle Charlebois, who appears to be in close contact with Strand, has advised the Receiver that she expects to take possession of her townhome unit shortly, notwithstanding the Debtor's insolvency. The Receiver has attempted to disabuse Ms. Charlebois of this expectation. It appears that Strand has provided a false narrative to Ms. Charlebois giving her an inaccurate picture of what is actually happening with the Project.

E. The Receiver Is Investigating the State of the Construction Project

i. The Construction Progress Report

58. The Receiver engaged Caledon Creek Construction (the "**Consulting Contractor**") to provide a preliminary review of the current construction status of the Property (the "**Construction Progress Report**"). The Consulting Contractor delivered its report on July 18, 2025, a copy of which is enclosed as **APPENDIX "11"**.

59. The Construction Progress Report addressed the condition of the Project site and the materials thereon. Key findings were as follows:

- a. Significant amounts of construction materials were being stored outside without protection;
- b. Exposed wood, in particular, had suffered from prolonged weather exposure including prolonged exposure to rain and sunlight, resulting in visible warping, splitting, and deterioration, and is largely no longer in usable condition;
- c. Some units showed minor water damage consistent with leaks and/or incomplete roof finishing, though the full status of the roofing membrane, flashing, and penetrations remained undetermined;
- d. Site preparation is partially complete with asphalt and curbs installed for private roads, however no road paint or signs have been installed and no landscaping or fencing has been

completed;

- e. These and other problems could lead to completion delays involving material replacement, increased costs, and generally compromised construction quality; and
- f. There seemed to minimal, if any, compliance with standard construction and safety practices.

60. The Consulting Contractor was unable to determine, based on the site visit, whether all site servicing (sanitary, storm, and water) had been completed. Although the Consulting Contractor had inspected the Property with respect to site servicing, a review and analysis on the installation and connection of underground services had not been inspected. Additional information relating thereto is being sought.

ii. The Engineer's Report

61. To facilitate discussions with the Town, and to fulfill the Town's requirement, the Receiver engaged the services of Jim Hosick, a construction engineer (the **Engineer**"), to provide a report as to the state of the registered Site Plan (the "**Engineer's Report**"). The Receiver is awaiting same and expect to receive it in the future.

62. In completing the Engineer's Report for the Receiver and the Town, the Engineer will be required to:

- a. Conduct a site inspection, including a physical walk-through of the Property;
- b. Establish the amount of the Developer Deposits;
- c. Review available drawings and civil plans to identify required work and repairs to release the Developer Deposits
- d. Assess the cost of the work remaining to be completed in order to comply with the Site Plan

Agreement requirements;

- e. Receive & review a copy of the Draft Plan Agreement executed between the Debtor and the Town;
- f. Discuss the status of the many conditions to be met with the Town's Chief Administrative Officer (Jeffrey Lees) and Town's Director of Finance (Carrie Robillard); and
- g. Report findings in writing to the Receiver.

63. As described above, Strand's attempts to thwart the Receiver's activities have extended to his refusal to provide any information to the Engineer. Indeed, on August 13, 2025, Strand advised us of the following:

Joanne,

You are copied with the lawyers emails that give answers to you as well as the ongoing dispute I have with James Quigley, his client and yourself.

I have had calls from persons you have contacted for project information and I informed them not to give you details without my approval.

At the same time I will ask the court to have you replaced, based on the emails showing your bias and conflict of interest while not properly notifying the stakeholders or attempting to find out who the stakeholders are.

...

(emphasis added)

Attached as **APPENDIX "12"** is a copy of Stand's email correspondence.

F. The Receiver Has Identified Significant Misappropriation of Funds by the Debtor

i. Strand has refused to provide financial information about the Debtor

64. On July 16, 18, 22, 23, and 28, 2025, the Receiver asked Strand to obtain books, records and other financial information of the Debtor, to no avail.

65. The Receiver through its own investigations determined that the Debtor held at least one bank account with the Toronto Dominion Bank (the “**Bank Account**”) and again asked Strand for details. Strand refused to provide the Bank Account information, copies of the Bank statements or whether the Deposits had been segregated from other funds. An excerpt of the communications follows. On July 23, 2025, Joanne Russo wrote to Carl Strand:

We require details of your business account. You have not answered our questions with respect to bank account information. We will keep it simple, please send us the bank details for the Debtor. Please send us a bank statement. Please confirm if you opened separate account for each of the Depositors.

66. On July 28, 2025 at 10:43 am, Strand responded to Joanne Russo:

In response to your last email: The Receiver is required to work on behalf of all Creditors. As the Debtor, I have asked you to work with us to finish the project to ensure all Creditors would be paid. You have completely ignored this request.

Due to this willful oversight, questions around your receivership appointment and likely negligence, you were asked, in my last correspondence, to resign or face the consequences along with the lawyer that had appointed you, Marper Holdings Limited and Gilbert Kuiper.

Since you have not replied to my prior request to work on behalf of all Creditors, or resign, please consider this letter as your 7-day notice of a formal motion to discharge Russo’s receivership, as allowed to be amended or changed in the receivership order, prior to taking it to the courts.

67. On July 28, 2025 at 1:4 pm, Joanne Russo responded to Strand:

You continue to not address our simple questions with respect to the Debtor’s bank accounts. We are demanding that you forward to us the Corporate bank statements. If you fail to deliver them today, we will report same to the Court.

Attached as **APPENDIX “13”** are copies of the Receiver’s requests to Strand for information, and Strand’s refusal to provide same.

ii. The Deposits were co-mingled in the general operating account

68. Confronted with Strand's refusal to cooperate, the Receiver proceeded to conduct its own independent and extensive investigation into the Debtor's financial affairs.

69. At the time of the discovery of the Bank Account, it contained a mere \$239.30. These funds were released to the Receiver and the Bank Account was closed at the request of the Receiver.

70. Through a detailed review of the Bank Statements obtained directly from TD, the Receiver discovered that the Deposits had been co-mingled into one general account and were not segregated, which contravened the express terms of Life Lease Contracts (and may constitute a breach of trust).

iii. The Reviewable Transactions

71. The Receiver has detected transactions that are void or voidable pursuant to sections 95 and 96 of the BIA or pursuant to the *Fraudulent Conveyances Act*, R.S.O. 1990, c. F.29 (the "FCA") or the *Assignments and Preferences Act*, R.S.O. 1990, c. A.33 (the "APA") (the "**Reviewable Transactions**").

72. From the bank records, the Receiver was able to trace funds directly attributable to the Depositors' funds totaling approximately \$1,090,500.00. These funds were not segregated as per the agreements but were in fact co-mingled into the Debtor's Bank Account and applied towards personal and business expenses partially outlined below.

Carl Strand Transactions

73. Strand caused the Debtor to transfer a significant portion of the funds in the Bank Account (which funds include the Deposits) for Strand's and/or his family's personal use and *not* for the benefit of the Project.

73. The Receiver conducted an intensive review of the banking records for the Bank Account it

obtained from TD and determined that Strand diverted the sum of \$157,190.18 from the Debtor. The following chart sets out what appear to be the personal expenses of Strand paid from the Bank Account:

Personal Expense	Amount
Car Expense	\$6,918.60
Cemetery Cost for Strand's Spouse	\$1,039.00
Food and Take-out	\$10,979.13
Grocery and LCBO	\$5,008.39
Keep Bus – a transit system	\$70,014.47
Medical and Hospital	\$4,905.42
Town of Midland	\$22,343.11
Phone Bills	\$20,393.21
Shopping	\$873.42
Walmart and Dollar Store	\$3,863.17
Staples	\$10,852.26
Total:	<u>\$157,190.18</u>

74. The Receiver takes the position that these transfers to or for the benefit of Strand aggregating \$157,190.18 constitute a “transfer at undervalue” as defined in the BIA and would be recoverable in a bankruptcy.

Strand Real Estate Investment Transactions

74. Additionally, cheques aggregating more than \$115,000 were issued from the Bank Account for rent or mortgage payments on the below-listed unrelated properties (the “**Other Properties**”), none of which were co-signed by the Debtor’s “Accountant”, as required under the Life Lease Contract:

- a. 282 Norene Street, Midland Ontario (Strand’s personal residence);
- b. 548 Easy Street, Midland, Ontario;
- c. 23 Laurier Street, Penetanguishene, Ontario;

- d. 105 Fourth Street, Midland, Ontario; and
- e. 1300 Vindin Street, Midland, Ontario.

Attached as **APPEXDIX “14”** are copies of the cheques.

75. The Receiver has not yet had the opportunity to fully investigate the Debtor’s and/or Mr. Strand’s involvement with each of the Other Properties.

76. However, the Receiver has determined that 282 Norene Street in Midland is Strand’s residence and is owned solely by his deceased spouse, Joyce Strand. The Debtor has no interest in this property. Monies spent on this property constitute a “transfer at undervalue” pursuant to the BIA.

77. The Receiver conducted a title search on 548 Easy Street in Midland and determined that the property is owned by John Strand and Strand’s deceased spouse, Joyce Strand, as joint tenants. A copy of the parcel abstract and deed for 548 Easy Street is attached as **APPENDIX “15”**. Monies spent on this property constitute a “transfer at undervalue” pursuant to the BIA.

78. The Receiver conducted a title search on 1300 Vindin St. Midland, Ontario (the “**Vindin Property**”) and discovered the following:

- a. The Vindin Property is owned by Vindin Inc.;
- b. Vindin Inc. is a corporation controlled by Strand;
- c. On August 19, 2021, Vindin Inc. purchased the Vindin Property for \$160,000.00;
- d. On March 2, 2022 Vindin Inc. took out a mortgage in favor of Ms. Patricia Price in the amount of \$230,000.00; and
- e. On January 28, 2025, Price sold the Vindin Property under power of sale for \$170,000.

Attached as **APPENDIX “16”** are copies of the parcel abstract, deeds, charge and power of sale

documents relating to the Vindin Property. Attached as **APPENDIX “17”** is a copy of the Corporation Profile Report for Vindin Inc. showing that Strand is the director.

79. Monies spent on the Vindin Property constitute a “transfer at undervalue” pursuant to the BIA.

Strand’s Alleged “Floating Charge Debenture”

80. On August 6, 2025, Strand wrote to Joanne Russo and asserted that he had somehow created a “floating charge debenture” on the Project, which he states was granted in 2024 after the Debtor defaulted on the Marper Mortgage in 2023:

This is to inform you that there is a floating charge debenture on the project at 77 Fox St., Pentanguishene, I felt it prudent to put in place in 2024, on behalf of all the depositors, unsecured creditors and the second mortgage holder. It's secured by the following; the engineering drawings and tests, copyright of architectural drawings, planning information, approvals along with the land, site plan agreement and anything loose on the property. The amount for this floating charge debenture is \$6 million dollars.

A copy of this email is attached as **APPENDIX “18”**.

81. Strand refuses to provide any evidence of this “floating charge debenture”. The Receiver takes the position that if such a debenture exists, it constitutes a preference pursuant to the BIA and the APA.

Carley Transactions

80. “John J Strand of Foxpark Dev Corp” paid an aggregate sum of \$417,060.84 to Alectra Utilities Corporation by way of two bank drafts dated November 11, 2022 for a “damage deposit” and a “O.T.C. payment [Offer to Connect]” with respect to the Property. The Receiver understands that these funds were delivered on behalf of the Debtor to the local electrical utility as a deposit for the electrification of the Property. The Receiver takes the position that these funds constitute an asset of the Debtor. Copies of the bank drafts are attached as **APPENDIX “19”**.

81. Carley delivered a letter from the Debtor to Alectra dated November 24, 2023 (a copy is attached as **APPENDIX “20”**), which was after the Debtor’s default on the Marper Loan, in which Strand stated that the Debtor has assigned the Alectra deposit monies totaling \$417,060.84 to Carley:

RE: Security Deposits Paid to Alectra on 22/11/01 Totalling \$417,060.84 for 77 Fox Street, Penetanguishene, ON, Project

The Company, Foxpark Development Corporation hereby assigns the total amount, due for repayment, to William Carley.

This letter assigns the repayment of the above-noted Security Deposits to William Carley unless or until this letter is cancelled, by mutual consent, of both William Carley and Foxpark Development Corporation.

82. Carley has asserted that he received an assignment the Alectra deposit monies as compensation for monies owed to him by Foxpark, but has been unable or unwilling to provide evidence of any debt.

83. Given Carley’s inability or refusal to provide evidence of a debt, the Receiver takes the position that Carley’s assignment of the Alectra deposit constitutes a “transfer at undervalue” pursuant to the BIA. Alternatively, if an actual debt exists, the assignment would be a preference pursuant to the BIA and the APA.

Michael Strand Transfers

84. “Michael Strand”, a presumed relation to Strand, was transferred a total of \$12,800.00 in 25 separate payments in 2022 from the Debtor’s Bank Account, each marked either “advance against dividends” or “advance for future dividends”. He further received transfers aggregating \$2,275.50 in 2023 from the Debtor. A spreadsheet analysis of the funds received by Michael Strand are attached to this First Report as **APPENDIX “21”**.

85. Given that the Debtor never had any income, there can be no dividends. Additionally, Strand claims he is the sole shareholder, so Michael Strand should not have received dividends or an advance on dividends. The Receiver takes the position that these transfers aggregating \$15,075.50 constitute a “transfer at undervalue” as defined in the BIA and would be recoverable in a bankruptcy.

Brenda Strand Transfers

85. “Brenda Strand”, another presumed relation to Strand, was transferred a total of \$13,450 in 27 separate payments, all but one of which was marked “advance against dividends” or “advance on dividends”. She then received transfers aggregating \$3,645.00 in 2023. She received the sum of \$23,810.78 in 45 separate payments, the majority marked “advance on dividends”. In 2025, Brenda Strand received the sum of \$3,500.00 in 7 separate \$500 cheques, all marked “advance future dividends”, at a time that Strand was advising the Court in the Marper Mortgage litigation that the Debtor was impecunious and could not afford a lawyer to represent the Debtor, to justify Strand representing the Debtor. Spreadsheet analysis of the funds received by Brenda Strand are attached to this First Report as **APPENDIX “22”**.

86. Brenda Strand received a total of \$44,405.78 from the Debtor during the period 2022 to 2025.

87. The Receiver takes the position that these transfers aggregating \$44,405.78 constitute a “transfer at undervalue” as defined in the BIA and would be recoverable in a bankruptcy.

Darren Strand Transfers

88. “Darren Strand”, a presumed relation to Strand, received 7 transfers aggregating \$3,500 in 2022 from the Debtor’s bank account each marked “advance against dividends”. Spreadsheet analysis of the funds received by Dareen Strand are attached to this First Report as **APPENDIX “23”**.

89. The Receiver takes the position that these transfers aggregating \$3,500.00 constitute a “transfer at undervalue” as defined in the BIA and would be recoverable in a bankruptcy.

90. The Receiver continues to work with the Bank to obtain copies of all supporting documentation

pertaining to the Reviewable Transactions, including cancelled cheques, verifications of e-transfers and bank drafts issued.

VI. THE RECEIVER'S MOTION TO BANKRUPT THE DEBTOR

A. The Preliminary List of Creditors

91. The Receiver has prepared a preliminary list of secured and unsecured creditors of the Debtor, which includes as unsecured creditors the Depositors. Strand's and Carley's refusal to cooperate with the Receiver prevents the Receiver from being able to confirm all creditors. A copy of the preliminary list is enclosed as **APPENDIX "24"** hereto.

B. Insolvency of the Debtor

92. The Receiver has obtained two opinions as to the fair market value of the Property (the "**Opinions**"). These opinions have been delivered to the Court as **CONFIDENTIAL APPENDIX "1"** and **CONFIDENTIAL APPENDIX "2"**.

93. The Opinions indicate that the fair market value of the Property is significantly lower than the total amount of encumbrances registered against title to the Property. As such, the Debtor is insolvent.

B. The Receiver's Basis for Seeking a Bankruptcy Order

94. In light of the above, the Receiver seeks to assign the Debtor into bankruptcy and to serve as trustee in the bankruptcy. The following are specific grounds for our motion:

- a. The Debtor meets the test of a bankruptcy application, as it owes its creditors more than \$1,000 and has ceased to meet its liabilities generally as they become due;
- b. The Debtor is insolvent;
- c. The Superintendent in Bankruptcy will be able to conduct its own investigation into the affairs

- of the Debtor;
- d. The Receiver has discovered Reviewable Transactions which constitute unlawful preferences and transfers at undervalue. In order to maximize recovery for the Debtor's creditors, including the Depositors, a trustee in bankruptcy could apply to void those transfers in accordance with the review periods under the BIA. If the Receiver's motion for a bankruptcy order is granted, the date of the initial bankruptcy event of the Debtor will be April 23, 2025, being the date that the Application for the Receivership Order was issued;
 - e. Given the challenges with obtaining information from the Debtor and its principals, the Receiver and all interested stakeholders would benefit from the expanded investigative powers afforded to a trustee in bankruptcy under the BIA. At the same time, the Receiver already has extensive familiarity with the Debtor's affairs and creditors, such that authorizing it to act as the trustee will minimize the costs associated with the bankruptcy; and
 - f. This is not a single secured creditor receivership. The Receiver is aware of two other secured mortgages on the Property, in addition to the property tax arrears, the construction lien claimant, and the unsecured Depositors.

VII. THE RECEIVER'S REQUEST FOR THE COURT'S APPROVAL OF A SALE PROCESS

A. The Receiver Has Gathered Information to Market the Property

95. The Receiver has taken the following several steps to ascertain the Property's market value and prepare it for sale:
- a. Obtained a report from Consulting Contractor which provides a preliminary review of the current construction status of the residential development at the Property. A copy of said

report is attached hereto as **APPENDIX “11”**;

- b. Held several meetings with the Town to establish terms under which the Property can be sold, and legal requirements to be met; and
- c. Received letters of opinion on the Property as to its current fair market value, referred to herein as Confidential Appendix “1” and Confidential Appendix “2”, since the disclosure of those opinions of value could serve to taint the sale process or otherwise limit the price or prices offered by prospective purchasers.

B. The Receiver’s Proposed Marketing and Sale Process

96. The Receiver seeks the Court’s approval to commence the following 60-Day sale process to solicit bids for the Property and to ultimately consummate a sale transaction (the “**Sale Process**”):

- a. As soon as practicable following Court approval of the Sale Process, marketing efforts will commence. The Receiver will contact interested parties and distribute sale information as well as advertising the sale publicly;
- b. The Receiver will require all parties to sign a confidentiality agreement, upon receipt of which the Receiver will distribute the Tender Package;
- c. While awaiting offers, the Receiver will respond to requests for information, arrange site visits and otherwise deal with reasonable information requests from bidders;
- d. Approximately 30 days after the commencement of the Sale Process, proposed bidders shall submit an executed binding bid (the “**Bid**”). Each Bid must:
 - i. be delivered to the Receiver prior to the bid deadline;
 - ii. include an acknowledgment stating that the bidder’s offer is irrevocable and open for acceptance until the Successful Bid is selected by the Receiver;

- iii. be accompanied by written evidence of a firm, irrevocable commitment for financing, or other evidence satisfactory to the Receiver, in its sole discretion, of the ability of the proposed bidder to consummate the proposed transaction, and that will allow the Receiver to make a determination as to the proposed bidder's financial and other capabilities to consummate the proposed sale;
 - iv. be unconditional;
 - v. fully disclose the identity of each entity bidding for the Property, or otherwise sponsoring, financing, participating or benefiting from such Bid;
 - vi. include an acknowledgement and representation from the proposed bidder that: (i) it has had an opportunity to conduct any and all due diligence regarding the Property prior to making its bid; (ii) it has relied solely upon its own independent review, investigation and/or inspection of any documents and/or the Property in making its bid; and (iii) it did not rely upon any written or oral statements, representations, warranties, or guarantees whatsoever, whether express, implied, statutory or otherwise, regarding the Property or the completeness of any information provided in connection therewith;
 - vii. be accompanied by a deposit in the amount of not less than 15% of the purchase price offered payable to Russo Corp, In Trust and must be certified or guaranteed funds; and
 - viii. undertake to close the transaction within five business days of Court approval of the Successful Bid and the issuance of a Vesting Order, or so soon thereafter as agreed by the solicitors for the parties.
- e. Bidders will be required to make the following acknowledgements:
- i. that the Receiver may determine, in its sole discretion, whether any bid conforms to one or more of the requirements specified herein, and may also, at its sole discretion, accept

a non-conforming bid, if, in the opinion of the Receiver, it is in the best interests of the creditors;

- ii. that the Receiver is not obligated take the highest, or any bid; and,
 - iii. that the Receiver, in its sole discretion, may extend the bid deadline. or cancel the Sale Process entirely.
- f. Approximately 10 days after the Bids are received, the Receiver will choose a successful bid (the “**Successful Bid**”) (if any) and proceed to finalize the Agreement of Purchase and Sale (the “**APS**”) with the successful bidder. Each Binding APS will be considered and reviewed by the Receiver based upon several factors, including, without limitation,
- i. the proposed purchase price and the net value provided by such bid,
 - ii. the proposed transaction documents,
 - iii. the speed and certainty of the closing of the transaction,
 - iv. any related transaction costs, and
 - v. such other matters as the Receiver may determine.
- g. The Receiver shall declare the Successful Bid. If the Receiver receives one or more competing bids capable of being accepted, it may, in the Receiver’s sole discretion, negotiate with such bidders with a view to improving the bids received.
- h. As soon as possible after final negotiations of the Successful Bid and the entering into the APS, the Receiver will submit same for court approval.

C. Other Sale Process Conditions

97. The Receiver suggests the following additional Sales Process conditions:

- a. The Sale Process may be extended by the Receiver, acting reasonably, all with a view to completing a fair and reasonable offer for the Property;

- b. Property shall be transferred free and clear of all liens and claims, subject to any permitted encumbrances, pursuant to an approval and vesting order issued by the Court approving the transaction;
- c. Any purchase of the Property will be on an “as is, where is” basis without representations or warranties of any kind, nature or description by the Receiver or any of its respective directors, officers, partners, employees, agents, advisors or estates, except to the extent as may be set forth in a binding asset purchase agreement;

D. The Receiver’s Recommendation with respect to the Sales Process

98. The Receiver recommends that the Court issue an Order approving the Sale Process for the following reasons:

- i. the Sale Process is reasonable and appropriate based on the reasons identified above;
- ii. the Sale Process is fair, open and transparent and is intended to canvass the market broadly on an efficient basis to obtain the highest and best price; and
- iii. the Sale Process and the timelines set out herein are flexible and provide sufficient time to obtain bids that maximize value for the Property.

VIII. FUNDING OF THE RECEIVERSHIP

99. The Receiver has borrowed the sum of \$50,000 from the Applicant to fund the receivership.

IX. RECEIVER’S AND ITS COUNSEL’S ACCOUNTS

100. The fees of the Receiver for the period of July 8, 2025 to September 6, 2025 are detailed in the affidavit of Joanne Russo sworn September 6, 2025, a copy of which

is attached as **Appendix 25**.

101. The Receiver's fees encompass 139.27 hours at an average blended hourly rate of approximately \$390 for a total of \$71,120.25 and applicable taxes. The Receiver is therefore requesting that this Court approve total fees inclusive of applicable taxes in the amount of \$80,365.88.
102. The fees and disbursements of the Receiver's counsel, Green Advocacy ("GA") for the period from July 8, 2025 to September 6, 2025 are detailed in the affidavit of Tali Green affirmed September 8, 2025, a copy of which is attached as **Appendix 26**.
103. The GA fees encompass 25.7 hours at an average hourly rate of \$450.00 for total fees of \$13,068.45 and accounts totaling \$14,086.36 inclusive of disbursements and applicable taxes. The Receiver is therefore requesting that this Court approve GA's total fees and disbursements inclusive of applicable taxes in the amount of \$14,086.36.
104. The Receiver is of the view that the hourly rates charged by GA are consistent with the rates charged by law firms practicing in the area of commercial litigation and insolvency in the Toronto market and the fees charged are reasonable and appropriate in the circumstances.

X. RECOMMENDATION

101. For the reasons enumerated above, the Receiver requests an order, *inter alia*, granting the relief set out at paragraph 2 (c) of this First Report.

APPENDIX "1"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**



Court File No. CV-25-00741138-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE**

COMMERCIAL LIST

THE HONOURABLE)
JUSTICE CAVANAGH)
TUESDAY, THE 8TH
DAY OF JULY, 2025

MARPER HOLDINGS LIMITED

Applicant

- and -

FOXPARK DEVELOPMENT CORPORATION

Respondent

**ORDER
(Appointing Receiver)**

THIS APPLICATION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "**CJA**") appointing Russo Corp. as receiver and manager (in such capacity, the "**Receiver**") over the real property municipally described as of 77 Fox Street, Penetanguishene, Ontario (the "**Fox Street Property**"), registered in the name of the Respondent (the "**Debtor**"), including all proceeds thereof and legally described as set out at **Schedule "A"** hereto, without security, on the terms set out below, was heard on July 7, 2025 at 330 University Avenue, Toronto, Ontario.

ON READING the affidavits of Gilbert Kuiper sworn April 22, 2025 and June 24, 2025, and the exhibits thereto, and on hearing the submissions of counsel for Marper Holdings Limited,

no one appearing for Foxpark Development Corporation although duly served as appears from the affidavits of service of Tiegan Kilbride sworn April 23, 2025, and June 24, 2025, and on reading the consent of Russo Corp. to act as the Receiver,

SERVICE

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

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, Russo Corp. is hereby appointed Receiver, without security, over the Fox Street Property, including all proceeds thereof (collectively, the "**Property**").

RECEIVER'S POWERS

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

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage and operate the Property, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business being conducted at the Property, or

cease to perform any contracts of the Debtor as those contracts relate to the Property;

- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to preserve or manage the Property;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor in relation to the Property, such as rent, and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to the Debtor in relation to the Property;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- (j) to market any or all of the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such

- - -

terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,

(i) without the approval of this Court in respect of any transaction not exceeding \$50,000.00, provided that the aggregate consideration for all such transactions does not exceed \$200,000.00; and

(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

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

(l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;

(m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

(n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;

(o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor, relating to the Property;

- (p) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor; and
- (q) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.

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

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due

to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

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

NO PROCEEDINGS AGAINST THE RECEIVER

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

NO PROCEEDINGS AGAINST THE PROPERTY

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

NO EXERCISE OF RIGHTS OR REMEDIES

9. **THIS COURT ORDERS** that all rights and remedies against the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of

any "eligible financial contract" as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

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

CONTINUATION OF SERVICES

11. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, relating to the Property, including without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver.

RECEIVER TO HOLD FUNDS

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

EMPLOYEES

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

PIPEDA

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

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario*

Water Resources Act, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

16. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

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

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

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

FUNDING OF THE RECEIVERSHIP

20. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$250,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

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

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

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

SERVICE AND NOTICE

24. **THIS COURT ORDERS** that the E-Service Protocol of the Commercial List (the “**Protocol**”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the Rules of Civil Procedure. Subject to Rule 3.01(d) of the Rules of Civil Procedure and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further orders that a Case Website shall be established in accordance with the Protocol with the following URL ‘<https://russocanhelpp.com/current-filings/>’.

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

GENERAL

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

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

28. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this

Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

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

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

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



SCHEDULE "A"

LEGAL DESCRIPTION OF PROPERTY

The legal description for the real property municipally known as 77 Fox Street, Penetanguishene is as follows:

First Parcel:

PCL PLAN-1 SEC 51M653; BLK 10 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0044 (LT)

Second Parcel:

PCL PLAN-1 SEC 51M653; LT 6 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0046 (LT)

Third Parcel:

PCL PLAN-1 SEC 51M653; LT 7 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0047 (LT)

Fourth Parcel:

PCL PLAN-1 SEC 51M653; LT 8 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0048 (LT)

Fifth Parcel:

PCL PLAN-1 SEC 51M653; LT 9 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0049 (LT)

Sixth Parcel:

PCL PLAN-1 SEC 51M653; BLK 14 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0050 (LT)

Seventh Parcel:

BLOCKS 11 AND 12 PLAN 51M653; SUBJECT TO AN
EASEMENT IN GROSS OVERPART 1, 51R43514 AS IN
SC1938141; SUBJECT TO AN EASEMENT IN GROSS AS
IN SC1958203; TOWN OF PENETANGUISHENE

PIN58437 – 0120 (LT)

SCHEDULE "B"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that **RUSSO CORP.**, the receiver (the "**Receiver**") of the Property located at 77 Fox Street, Penetanguishene, Ontario, including all proceeds thereof (collectively, the "**Property**") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated the ___ day of _____, 20__ (the "**Order**") made in an action having Court file number __-CL-_____, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$_____, being part of the total principal sum of \$_____ which the Receiver is authorized to borrow under and pursuant to the Order.

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

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

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

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

- - -

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

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

DATED the _____ day of _____, 20__.

RUSSO CORP., solely in its capacity
as Receiver of the Property, and not in its
personal capacity

Per: _____

Name:

Title:

MARPER HOLDINGS LIMITED
Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION
Respondent

Court File No. CV-25-00741138-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

Proceedings commenced at
TORONTO

ORDER

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Lawyers for the Applicant



ONTARIO SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

COUNSEL/ENDORSEMENT SLIP

COURT FILE NO.: CV-25-00741138-00CL

DATE: Mon. July 7th, 2025

Before: Justice CAVANAGH

NO. ON LIST:1 @10am

MARPER HOLDINGS LIMITED

-v-

FOXPARK DEVELOPMENT CORPORATION

PARTICIPANT INFORMATION

For Plaintiff, Applicant, Moving Party:

Name of Person Appearing	Name of Party	Contact Info
QUIGLEY, JAMES STEVENSON	Applicant's Counsel for MARPER HOLDINGS LIMITED	jsquigley@szklaw.ca
GROBER, J	(Applicant's Summer Student)	

For Defendant, Respondent, Responding Party:

Name of Person Appearing	Name of Party	Contact Info
STRAND, Carl	Respondent (Self Represented) for FOXPARK DEVELOPMENT CORPORATION	carl@foxparkdevelopments.com

For Other, Self-Represented:

Name of Person Appearing	Name of Party	Contact Info
RUSSO, Joanne	Proposed Receiver	russo@russocanhelp.com
Hogenhout, Gerry	2nd & 3rd Mortgagee	gerry@hogenhout.com
GILBERT,	OBSERVER	

ENDORSEMENT OF JUSTICE CAVANAGH:

- [1] The Applicant, Marper Holdings Limited ("Marper"), makes an application for an Order appointing Russo Corp. as receiver and manager (in such capacity, the "Receiver"), without security, over the real property municipally known as of 77 Fox Street, Penetanguishene, Ontario (the "Fox Street Property"), which is registered in the name of the Respondent, Foxpark Development Corporation (the "Debtor"), including all proceeds thereof.
- [2] Marper holds the first mortgage on the Fox Street Property.
- [3] The Applicant is an Ontario business corporation. Gilbert Kuiper is the president of the Applicant. The Respondent Debtor, Foxpark Development Corporation, is a federal business corporation whose directors are William Carley and Carl Strand.
- [4] The Debtor is the registered owner of the Fox Street Property. The Debtor was developing the Fox Street Property into a residential community aimed at senior citizens. The project is called "Sunshine Village".
- [5] The Debtor was constructing 56 self-contained, residential townhouse units. The housing units were to be rental and exclusively targeted to low-income seniors. The Debtor marketed "leases" of the town homes and solicited deposits for each unit. The Debtor has collected deposits from prospective life tenants.
- [6] Construction at the Fox Street Property was interrupted and ceased sometime in 2023. The construction of the town homes is incomplete.
- [7] Pursuant to a commitment letter dated January 4, 2023, and executed on behalf of the Debtor, the Applicant agreed to provide the Debtor with a 12-month term loan in the amount of \$2,000,000.00, with interest to accrue thereon at the rate of 12 per cent per annum (the "Loan").

- [8] The full amount of the Loan, being the sum of \$2,000,000.00, was advanced to the Debtor, or for the Debtor's benefit at its direction, on January 18, 2023.
- [9] The Debtor granted a first charge on the Property to the Applicant on January 18, 2023, securing the principal sum of \$2,000,000 which was registered as Instrument No, SC1958297 (the "Mortgage"). The interest rate was stated as being 12 per cent with monthly payments of \$20,000 commencing February 13, 2023, with a balance due date of December 13, 2023.
- [10] The Debtor failed to make the scheduled November 1, 2023, loan payment and has failed to make any payments under the Loan and Mortgage since the last payment of October 1, 2023. The Loan matured on December 13, 2023, and the Debtor failed to repay the Loan upon maturity.
- [11] The Applicant, through its lawyers, made demands upon the Debtor by correspondence dated November 13, 2023, and enclosed a notice of intention to enforce security pursuant to s. 244 of the *Bankruptcy and Insolvency Act*. Despite demands being made, no payment was received by the Applicant.
- [12] The Applicant has obtained judgment against the Debtor and guarantors in the amount of \$2,363,654.56.
- [13] The following encumbrances have been registered against title to the Fox Street Property in addition to the Mortgage:
- a. second-priority Charge registered in favour of 1599841 Ontario Inc. in the amount of \$650,000.00 on November 15, 2021, as Instrument No. SC1843679;
 - b. a third-priority Charge registered in favour of 1599841 Ontario Inc. in the amount of \$2,350,000.00 on August 12, 2022, as Instrument No. SC1921855;
 - c. a Construction Lien registered by Toromont Industries Ltd. on July 11, 2024, as Instrument No. SC2068826 claiming the sum of \$16,174.80; and
 - d. a Certificate of Action registered by Toromont Industries Ltd. on September 10, 2024, as Instrument No. SC2081694.28.
- [14] The loans secured by the second and third mortgages are fully advanced and in default.
- [15] There are currently property tax arrears owing with respect to the Fox Street Property in the amount of \$16,640.94.

[16] The Applicant attempted to arrange insurance for the construction project but was advised by its insurance broker that abandoned construction sites are not insurable. The Applicant could only obtain insurance if it were to seize possession of the Foxpark Property, install fences and hire 24-hour security.

Analysis

[17] The Applicant seeks the appointment of a receiver pursuant to subsection 243(1) of the *Bankruptcy and Insolvency Act* (the "BIA") and section 101 of the *Court of Justice Act* (the "CJA"). Both statutes enable the Court to appoint a receiver where such appointment is "just or convenient".

[18] In deciding whether the appointment of a receiver is just or convenient, the court "must have regard to all the circumstances but in particular the nature of the property and the rights and interests of all parties in relation thereto," which includes the rights of the secured creditor under its security. See *Bank of Nova Scotia v. Freure Village of Clair Creek*, 1996 CanLII 8258 (ON SC) at para. 10.

[19] Numerous factors have been cited in decisions of this court as proper ones to be taken into account on an application for the appointment of a receiver. The factors should be viewed holistically to determine whether, in all the circumstances, the appointment of a receiver is just or convenient. See *Wang v. Jing*, 2025 ONSC 413 at para. 31, citing *Metropolitan Partners Group Administration, LLC v. International Credit Experts Inc .*, 2024 ONSC 4601 at para. 24.

[20] At the hearing of this application, the President of the Debtor, Carl Strand, appeared to make submissions on behalf of the Debtor. I heard Mr. Strand even though no motion was brought for leave for him to represent the Debtor in this application. Mr. Strand filed his affidavit sworn July 4, 2025 in opposition to this application.

[21] At the hearing of this application, the Applicant provided to the court a copy of an email sent by Mr. Strand to Gilbert Kuiper, the Applicant's representative, on July 6, 2025. Although the email is marked "without prejudice" it does not contain any settlement offer or other content that would be protected from disclosure by settlement privilege. In the email, Mr. Strand states that if Mr. Kuiper proceeds with the receivership application, then his lawyer "has walked you into a very real multimillion dollar lawsuit".

[22] In his affidavit, Mr. Strand deposes that the Debtor has a letter of interest from a long-established mortgage broker that states that the mortgage broker has investors to invest \$5.7 million, "subject to basic lending terms". Mr. Strand deposes that the Debtor "has acquired a Mortgage Guarantor" who has a very strong financial net worth and belief in the project and is willing to guarantee the new mortgage of \$5.7 million. Mr. Strand deposes that the new mortgage financing would be allocated, first, to pay off the Applicant with the balance being used to complete the existing 18 townhouse units to "rehouse the Senior Deposit Holders".

[23] The letter of interest and letter of guarantee are appended as exhibits to Mr. Strand's affidavit.

[24] The letter of interest is dated June 20, 2025 and is said to replace a letter of June 13, 2025. The letter is clear that it is not an offer of finance. The security for the financing includes personal guarantees from Mr. Strand and another principal of the Debtor and from companies, secured by mortgages on certain properties (the locations of which are redacted). Property insurance would need to be assigned. There would need to be confirmation in writing that the second mortgage holder will postpone. Other information requirements are stated. The letter of intent states that it must be accepted by the borrowers and guarantors in the space provided by no later than June 25, 2025. There is no indication of such acceptance on the document in evidence.

[25] The letter of guarantee is dated July 4, 2025 and it confirms that the author, Ray Davis, intends to personally guarantee the new mortgage in the amount of \$5.7 million.

[26] The letter of interest is non-binding and highly conditional. The second mortgagee was represented by its principal at the hearing, and he expressed support for the application to appoint a receiver. He did not indicate that the second mortgagee would agree to postpone its security to new mortgage financing. Without a postponement, the letter of interest is unviable. The letter of interest which, apparently, is expired, is not likely to result in a successful refinancing of the Fox Street Property, even if it were to be renewed.

[27] The Debtor has had many months to arrange refinancing to pay out the existing mortgages and has been unsuccessful. The development of the Fox Street Property is not progressing. There is no insurance coverage. I see no reason why the proposed lender and guarantor cannot make a proposal to a court-appointed receiver if there is a viable path to successful completion of the Fox Street Property development.

[28] I have considered the circumstances and I am satisfied that it is just and convenient for a receiver to be appointed for the following reasons:

- a. The Mortgage is in default and has been so for many months. The Applicant has a 2.5 million dollar interest in the equity of the Fox Street Property and management of the construction site located thereon and the protection thereof would be challenging for the Applicant as a mortgagee-in-possession;
- b. The Fox Street Property contains an unsecured, uninsured construction site which needs to be properly secured and insured. A receiver would be best-equipped to handle the preservation and protection of the Fox Street Property;
- c. Mr. Strand's threat of legal action if the Applicant proceeds with its application favours the appointment of a receiver because a court-appointed officer would be

protected from any frivolous litigation. If a proposed claim is meritorious, leave may be sought from the Court to assert the claim.

- d. The fact that there are depositors and a construction lien claimant support a court supervised process, as opposed to private mortgage enforcement, because a court supervised process will allow interested parties to have their interests represented in a transparent process.
- e. A receiver would be an officer of the court with duties to all interested parties. A sale by a court-appointed receiver would need approval from the court on notice to interested parties. A court-appointed receivership is preferable to private enforcement of the Mortgage.

[29] For these reasons, I grant the application.

[30] Order to issue in form of Order signed by me today.

Released: July 8, 2025



APPENDIX "2"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**



Profile Report

FOXPARK DEVELOPMENT CORPORATION as of March 01, 2024

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	FOXPARK DEVELOPMENT CORPORATION
Ontario Corporation Number (OCN)	2730356
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	December 04, 2019
Registered or Head Office Address	282 Norene Street, Midland, Ontario, Canada, L4R4C2

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

V. Quintanilla W.

Director/Registrar

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

Active Director(s)
Minimum Number of Directors 1
Maximum Number of Directors 10

Name WILLIAM CARLEY
Address for Service 753 Fourth Ave, 3, Port Mcnicoll, Ontario, Canada, L0K1R0
Resident Canadian No
Date Began January 01, 2023

Name CARL STRAND
Address for Service 282 Norene Street, Midland, Ontario, Canada, L4R 4C2
Resident Canadian Yes
Date Began December 04, 2019

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

V. Quintanilla W.

Director/Registrar

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

Active Officer(s)

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

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

V. Quintanilla W.

Director/Registrar

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Corporate Name History

Name

FOXPARK DEVELOPMENT CORPORATION

Effective Date

December 04, 2019

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V. Quintanilla W.

Director/Registrar

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Active Business Names

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

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

V. Quintanilla W.

Director/Registrar

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Expired or Cancelled Business Names

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

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V. Quintanilla W.

Director/Registrar

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Document List

Filing Name	Effective Date
Annual Return - 2023 PAF: CARL STRAND	May 10, 2023
BCA - Articles of Incorporation	December 04, 2019

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

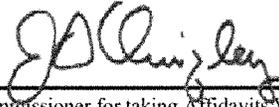
Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

V. Quintanilla W.

Director/Registrar

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This is **Exhibit “C”** referred to
in the Affidavit of Gilbert Kuiper
Sworn before me this 22nd
Day of April, 2025



A commissioner for taking Affidavits Virtually
Commissioned by James S. Quigley

LSO#42924B, as per LSO corporate statement re COVID-19

APPENDIX "3"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE**



SEPTEMBER 2022

Eunice Moore,
360 Third Street
Midland, ON, L4R 3S7
T: 705-527-7747

This letter is to clarify that Foxpark Development Corporation (the Company) will give you the following Options with your Life Lease Contract, for Unit 16, 77 Fox Street, Penentanguishene, ON, enacted upon receiving your signed Life Lease contract and a Deposit, of a minimum of \$300,000.00:

1. The Company will buy back your Life Lease Contract at the time you vacate your unit. We will pay the amount of your full deposit plus interest of 3.75% per annum on your deposit. This amount will be based upon the number of years you held your contract and the full amount of your deposit. OR
2. You can sell your contract yourself, or through a Real Estate Agent, for its new market value at that future sale date.

SIGNED:

Authentisign
Eunice Moore

EUNICE MOORE

09/27/22

DATE

Carl Strand

OWNER, CARL STRAND, PRESIDENT, FOXPARK DEVELOPMENT CORP.

Sept 19/22

DATE

THE LIFE LEASE CONTRACT:

- a) This Contract, along with monthly payments, shall commence at the time that an occupancy permit is issued for the Life Lease Holder(s) of unit # 16 in the Life Lease Project, called Sunshine Village, at 77 Fox St., Penetanguishene, Ontario, Canada, as shown on Schedule D, attached.
- b) This Contract shall be for a term of 99 years and only allows the unit to be occupied by two (2) senior persons during a lease period, unless allowed by the Company, (i.e. A Senior care giver).
- c) Description of your unit and occupiable space:

Interior of your total unit from the interior face of the dry wall to the interior face of the OSB board floor, the backyard patio directly behind your unit, the second floor balcony attached to your unit, the parking spot in front of your unit with the corresponding unit number.

- d) Cost and payment for your Life Lease contract:

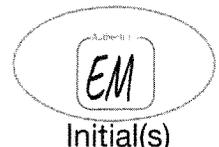
Total price, for cash purchase, is \$445,000.00. (minus 10% = \$400,500)

- e) With your agreed Deposit of \$400,500.00, the Holder(s) lease payment, as of August 10, 2022, will be \$ 0.00 / monthly. This is currently set, and fixed for 99 years at a mortgage rate of just 3.75% per annum, calculated on the outstanding amount owing. The monthly lease payment will be reset and fixed for 99 years at the new Bank of Canada interest rate, plus 1%, at the time of your first Deposit.

DEPOSIT SCHEDULE: The first Deposit for your Life Lease contract is 50% of your agreed Deposit, which comes to \$200,250.00, due at the time of signing this Life Lease contract. The balance of your Deposit, minus your \$10,000.00 Reservation Fee, is due at the time the roof is completed on the building your unit is in. For security and interest, earned on your deposit, see Schedule A.

- f) Should a subsequent Leaseholder(s) purchase an existing Life Lease contract unit, then this contract shall start at the date agreed upon with the Company.
- g) The monthly amount payable shall be \$190.00 for maintenance, management and a reserve fund for future exterior repairs. This amount will be adjusted to align with the actual cost on a yearly basis. Any Lease payment will be in addition to the above payment, plus yearly property taxes shall be payable every three (3) months by the Holder(s); to start prior to being assessed by the Municipality.

We will be invoicing each unit at the rate of \$200.00 per month. This amount will be adjusted at the time the Company receives their first tax assessment. The total property is under one ownership and will receive the total property tax bill. The total property tax will be divided by the fifty-six units and each unit will be responsible for 1/56th of the tax assessment.



ASSIGNMENT OR SUB-LEASE

The Holder(s) **shall not assign or sub-let** this Lease or sub-let the whole or any part of the Leased Premises **unless** it first obtains the consent of the Company in writing, which consent shall not unreasonably be withheld or delayed, **and provided** that the Holder(s) is not in default at the time of such assignment and that the new Tenant(s) is aged 55 and over, and is approved by the Company.

Any consent, to sub-lease, granted by the Company shall be conditional upon the assignee, sub-lessee or occupant(s) executing a written agreement directly with the Company agreeing to be bound by all the Terms of this Lease Contract as if the assignee, sub-lessee or occupant(s) had originally executed this Lease as Holder(s). In any case, the Holder(s) shall remain responsible for making monthly Lease and other payments.

RESALE OR TRANSFER OF YOUR UNIT; Resale of your unit's contract can be completed by you or your estate, or you can transfer the unit directly to your immediate relatives. There are Terms and Costs to this procedure; [See Schedule F]

RESPONSIBILITIES OF THE COMPANY

The Company during the Term and any extended Term of the Lease Contract, alone shall be responsible for:

- a) maintaining the building envelope, outside maintenance to the building and driveways, trucking and parking areas, lawn, shrubbery maintenance, snow ploughing and snow removal, as applicable;
- b) the maintenance of the building's mechanical equipment and its components;
- c) waste removal;
- d) carrying liability and fire insurance of \$5,000,000.00
- e) The Company will be responsible for any repairs to the appliances supplied by them during the first year of occupancy by the Holder(s), after this time, the Holder(s) will be responsible for any problems with their appliances;
- f) pest control;
- g) prompt compliance, at its sole expense, with the requirements of all applicable agents' bodies, or other regulatory authority having jurisdiction over the Leased Premises respecting the manner in which the Holder(s) uses, occupies, maintains and repairs the Leased Premises.

HOLDER(S) RIGHTS AND RESPONSIBILITIES

The Holder(s) may carry out renovations, but they must be approved by the Company prior to starting the renovations. The renovations must be carried out by a contractor approved by the Company.

All the above Holder(s) work to be completed in a good, workmanlike and professional manner and in compliance with Holder(s) applicable laws, by-laws and regulations and under applicable licenses.

Carry \$2 million liability and fire insurance naming the Company as the beneficiary.

The Holder(s) is responsible for the total upkeep of the interior of the unit. The Holder(s) has the right to paint and decorate the interior of their unit and make interior alterations, but must leave interior in same condition as when first leased. Damage beyond fair wear and tear will be repaired at the Holder(s) expense.

COMPANY'S COVENANTS, WARRANTIES AND REPRESENTATIONS

The Company's hereby covenants that, to the best of its knowledge, the Leased Premises are in compliance in all material respects with established government guidelines in existence at the time of the construction of the Leased Premises and are in compliance with all materials and substances required to be installed pursuant to the Ontario Building Code.

RULES, REGULATIONS, AND TERMS – (Herein after referred to as the Rules) FOR ALL TOWN HOUSES LOCATED AT 77 FOX STREET, PENETANGUISHENE, ONTARIO

GENERAL

ALL HOLDER(S) HAVE THE RIGHT TO QUIET ENJOYMENT OF THEIR UNIT

1. No Holder(s) or Tenants shall be obnoxious, rowdy/noisy, or create disturbances, obnoxious odours, obstruct any right of ways as determined by the Company. Above average noise from your unit shall cease between 11pm and 7am
2. All monetary payments must be made monthly, or as otherwise outlined in the Life Lease Contract.
3. No sign, advertisement or notice shall be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or Common Elements whatsoever without the prior consent of the Property Manager, which consent shall be at the sole discretion of the Project Manager with the exception of a notice board.
4. The sidewalks, entries, passageways, walkways, parking areas and the driveways used in common by the Company shall not be obstructed by any of the Holder(s), Tenant(s) or used by them for any purpose other than for ingress and egress to and from their respective units, and parking where permitted.
5. Water shall not be left running unless in actual required use.
6. No auction or garage sale shall be held on the property.


Initial(s)

7. No person shall engage in any form of sport including but not limited to street hockey, roller skating, ball playing, skate boarding, hockey and tobogganing on outdoor Common Element areas where such sport or the use of such equipment would interfere with the ordinary use of such areas by other Holder(s) or Tenant. All cyclists are subject to the normal rules of the road. Play areas are available at the back yard of your unit.
8. The Company to be responsible for all outside maintenance including grass cutting, snow ploughing and removal, and all garbage pickup.
9. No building or structure or tent shall be erected and no trailer, either with or without living, sleeping or eating accommodation, shall be placed, located, or kept on the property. To do so will result in the Company taking such steps as it deems necessary to remove same, including its reasonable costs.

PETS

10. Allowed Pets

No animal, livestock, reptile or fowl other than a cat, canary, budgie, household dog or a guide dog or tropical fish shall be kept or allowed upon the Common Elements. Only allowed pets shall be kept in any unit and no other animals shall be permitted by the Company to be on the property.

No attack dogs shall be allowed on the property. No breeding of pets for sale shall be carried on, in or around any unit.

11. Number of Pets

There should never be more than two dogs and/or two cats in a unit including any visiting pets.

12. Visiting Pets

The resident is responsible for visiting pets and notification must be given to the Site Management Office of the visiting pet. Notification can always be done at the mail slot for the site office.

13. Supervision

All dogs and cats must be kept under personal supervision and control shall be held by a leash at all times while entering or leaving a unit and while on the Common Elements. No pet shall be left unattended in an exclusive use area; - this includes the front lawns, back patios or decks.

14. Nuisance Pets

No pet deemed either by the Company or the Property Manager in their absolute discretion to be a nuisance, shall be kept by any Holder(s) on the property. Each Holder(s) who has a pet shall ensure that any defecation by such a pet upon the Common Elements or exclusive use areas is cleaned up immediately by the Holder(s). Failure to do so will result in the pet



being deemed a nuisance and the Holder(s) of said pet, shall within two (2) weeks of written notice from the Company or the Property Manager remove the pet permanently from the property.

VEHICLES AND PARKING CONTROL

15. All residents are to park their vehicles only in exclusive use driveway areas of the unit in which they live.
16. No motor vehicle other than a licensed and insured private passenger vehicle shall be parked on any parking space or unit driveway, nor shall any major repairs be made to such motor vehicle on Common Elements, other than minor repairs in a driveway or parking space. The unit Holder(s) will be held responsible for any damages caused by repairing their vehicle on the Company's Property.
17. No resident or visitor parking on the street within the complex is allowed.
18. Visitors are required to park their vehicles in the designated visitor parking areas. It is the responsibility of the unit Holder(s) or Tenant(s) to direct their visitors to the visitor parking areas.
19. No storage of boats, unused vehicles, snowmobiles, trailers, etc. are permitted on the common areas throughout the complex.
20. Snowmobiles shall not be operated on the property.
21. All Holder(s), Tenant(s) and Guest(s) shall obey any traffic rules or posted speed limit signs throughout the complex, including entrances and parking areas. Resident(s) are expected to inform their visitors of the traffic rules.
22. No one shall harm, mutilate, destroy, alter or littler any of the landscaping work for buildings on the property, including sidewalks, grass, trees, shrubs, hedges, flowers or flower beds. All costs will be charged back to the person responsible for such damage.
23. Residents may add flower beds to their exclusive use areas with written permission from the Management with the understanding that the maintenance is their responsibility.
24. Window air conditioners are not permitted.
25. No decorations, flower baskets, flags or any other objects shall be hung from the eaves troughs or fascia of any unit without the approval of the Management. The Company is responsible for the eaves troughs, fascia and all other parts of those systems and ensuing damage by the Holder(s) will be charged back to the Holder(s) of the unit.
26. Holder(s) must contact the Property Manager for approval before installing or attaching any items to the roof, siding or any part of Company's property, including satellites, antennae or decorative items.

GENERAL SECURITY

27. All Holder(s) or Tenant(s) are to report to the Property Manager any incident of unlawful entry to a unit or any emergency concerning or affecting the Company. If you feel the Police should be called, then please do so.
28. Any complaints or information with respect to matters involving the safety or security of any units shall be communicated to the Property Manager.

TENANCY OCCUPATION

29. All unit Holder(s) must register all Tenant(s) with the Property Manager upon the commencement of their tenancy, along with their emergency contact numbers and a copy of the Tenancy Agreement. Note: a copy of these Rules and Regulations must be attached to the Tenancy Agreement.
30. In the event that the Holder(s) fails to provide the foregoing documentation in compliance with item 29, above, prior to the commencement date of the tenancy and in compliance with the rules, then any person or persons intending to reside in the unit shall be deemed a trespasser on the property until and unless such Tenants and the registered Holder(s) comply with the written rules above.
31. Within seven (7) days of the Holder(s) ceasing to lease their unit or within (7) days of being advised that the Tenant(s) have vacated or abandoned the unit, as the case may be, the Holder(s) shall notify the Company or Property Manager in writing that the unit is no longer occupied.
32. No Lease shall be for a period of no more or less than six months but may contain an option to renew for a further six months, and/or consecutive six month periods.
33. No Holder(s) shall allow their Tenants to sub-let their unit to a sub-tenant.
34. During the period of occupancy by the Tenants, the Holder(s) shall have the right of reasonable use of any part of the Common Elements, subject to the Property Manager's approval.
35. The Holder(s) shall supply to the Property Manager their current address and telephone number during the period of occupancy by their Tenants.
36. The Holder(s) shall be responsible for any damage or additional maintenance to the Common Elements caused by the Holder(s) or Tenants and will be assessed and charged to repair such damage.

MAJOR RENOVATIONS

37. All Holder(s) must advise the Property Manager and require approval from the Company for any and all repairs, modifications, renovations installations, etc. within their unit or their exclusive use common patio/deck before proceeding.


Initial(s)

38. The Property Manager will bring the proposed work to the Company for approval to ensure building specifications and building systems are not compromised.
39. Any maintenance, renovation or repair work creating or likely to cause any noise or disturbance shall only be permitted within the hours of 8:00 a.m. and 8:00 p.m.

ENFORCEMENT OF THE RULES AND TERMS

40. The Property Manager is to be contacted in writing by email or letter regarding any questions, concerns or complaints.
41. All costs and damages incurred by the Company as a result of a breach of the rules by the Holder(s), Tenant(s), invitees, or licensees of the Holder(s) unit shall be borne by such Holder(s), and be recoverable by the Company against the Holder(s).

Failure to abide by the rules and terms of this Agreement by the Holder(s) may result in termination of this Agreement at the discretion of the Company. Holder(s) will be given two (2) notices for failing to follow the rules or terms. These notices will be given one (1) week apart. Failure to correct the rule(s) that the Holder(s) is being notified of within ten (10) days of the last notification, may result in the cancellation of this Agreement. Upon notice of cancellation of this Life Lease Contract the Holder(s) will be given thirty (30) days to vacate the unit should this happen. Once the Property is vacated, the Company will put the Contract up for sale. Any monies received from the sale, by the Company, will pay the amount of the Holder(s) Deposit, less any expenses. The repayment to the Holder(s) will be made within 30 days from the time the contract is sold and receiving a signed copy of the Company's release form.

NOTICE

- (1) Any notice required or permitted to be given by one party to the other pursuant to the Terms of this Lease may be given:

To the Lease Holder(s) at: Unit # 16 at 77 Fox Street, Penetanguishene, Ontario or to their email address, as noted on Page 1 of this contract.

To the Company at the Site Management Office and their email address

- (2) The above addresses may be changed at any time by giving ten (10) days written notice.
- (3) Any notice given by one party to the other in accordance with the provisions of this Lease, shall be deemed conclusively to have been received by the other party on the date served personally, or seventy-two (72) hours after mailing if the notice is mailed, or placed on the Holder(s) unit, or sending it to the Holder(s) email address.

NON-REGISTRATION

The Holder(s) shall not register this contract on Title of the Property which the Premises form part without consent of the Company. This Life Lease contract is binding in the Supreme Court of Canada.

INDEMNITY

The Company is not responsible for any personal injury or lost or stolen belongings at the Leased Premises or surrounding areas. The Holder(s) shall hold harmless and indemnify the Company against any and all claims and actions arising out of the Holder(s) their Tenants and guests' use of the Leased Premises and the property in which it is situated, including, without limitation, damages claimed from personal injury, lost items, weather-related damages, expenses, judgements, fines, settlements and other amounts actually and reasonably incurred in connection with any liability, suit, action, loss, or damage arising or resulting from this Agreement.

FORCE MAJEURE

This contract can be cancelled or delayed by the Company, in its sole discretion, due to a Force Majeure event or a major dispute that could disrupt the harmony of this project, as ascertained by the Company. Should the Company cancel this Life Lease contract, then it will be bound to repay the Holder(s) all of their deposit funds less any expenses to the Company. Repayment of Deposits made, less expenses, shall be completed once a Holder(s) contract is resold, or in 90 days, whichever is sooner. If the company delays the project, due to a Force Majeure event, then the Holder(s) will have the choice to continue with the Life Lease contract and continue to earn interest or request cancellation with the return of their deposit funds within 90 days. During construction, the Holder(s) will earn interest as per attached promissory note, under Schedule A, until the return of their Deposit. This cancellation or delay clause is not subject to arbitration.

The Schedules A, B, C, D, E (attached site plan) and F are governed by the Terms of this Life Lease Contract and form part of this Life Lease Contract.

I / We have obtained legal advice and have read, understand and agree with this Contract and all the Schedules attached.

SIGNED, ON THIS DAY OF _____ 09/27/22 _____

AuthenticSIGN
Eunice Moore

HOLDER 1 SIGNATURE

HOLDER 2 SIGNATURE

AuthenticSIGN
Linda Paisley

09/27/22

FOXPARK DEVELOPMENT CORPORATION

WITNESS

SCHEDULE A: SECURITY FOR DEPOSIT FUNDS

Promissory Note

From: Foxpark Development Corporation, (herein after referred to as The Company).

To: Eunice Moore Life Lease Contract Holder(s).

Promissory Note from The Company to the Life Lease Holder(s) for unit(s) in Sunshine Village at 77 Fox Street, Penetanguishene, Ontario.

This note earns 3% per annum, which shall accrue and is due no sooner than 24 months from the date below.

This Promissory Note is assigned to Unit # 16 for the first deposit of \$ 200,250.00 for their Life Lease Contract at Sunshine Village and is increased to \$ 400,500.00 after the second deposit is made by the Holder(s).

Name of Holder(s) Eunice Moore

This Promissory Note is security for the deposit paid by the above named Life Lease Contract Holder(s) for security during construction for the above noted unit.

This Promissory Note is for the amount shown above, and is secured by a Shared Mortgage on the above noted property.

The Shared Security Mortgage will be in the amount of 75% of the completed value of the Project.

- 1) It is agreed by the Life Lease Contract Holders(s) that this Promissory Note and the Shared Mortgage will be cancelled at the time the total Project is substantially completed and occupancy permits are issued for their unit. The Holder(s) at that time will depend on the Life Lease Contract for their security. The Life Lease Contract is a legally binding Contract that is enforceable in court.

I/we have read, understand and agree to the Terms and Conditions of the above Promissory Note.

SIGNED:

Authenticate
Eunice Moore 09/27/22

HOLDER 1 SIGNATURE

HOLDER 2 SIGNATURE

Authenticate
Linda Paisley

09/27/22

WITNESS

DATE

FOXPARK DEVELOPMENT CORPORATION

DATE

SCHEDULE B: RELEASE OF DEPOSIT FUNDS

Foxpark Development Corporation, (the Company) will set up a separate Trust Bank Account to receive deposit funds relating to the Project referred to as Sunshine Village. All deposit payments shall be paid to Foxpark Development Corporation in Trust. The funds from this account can be released to Foxpark Development Corporation as follows:

- 1) The Company issues an invoice for a percentage of project completion based upon 75% of the value of the completed project value. Invoice includes existing value and finished work minus all previous payments and the principal of any existing mortgages on the property, excluding the Holder(s) security mortgage.
- 2) Upon the invoice being approved or adjusted by a Professional Engineer, C.P.A., Quantity Surveyor, or any other professional qualified to assess the value of the work completed at the time a Company invoice has been issued, then the funds approved for the invoice, at that time, will be released to the Company.
- 3) The release of funds from the Trust Account to Foxpark Development Corporation's general account will require the signature of a person authorized by the Company, and the Company's Accountant.

For this release of deposit funds, the total value of the finished Project is set at 75% of the Project's finished value which will be the amount used in calculation for release of Deposit Funds and is based upon percentages of completion and additional in-place items as shown on Schedule C and confirmed by the Site Professional Engineer, or other Professionals to assess the work completed on the Project. The Project's finished value is set at $\$445,000.00 \times 56 = \$24,920,000.00 \times .75\%$ or discounted to $\$18,690,000.00$ for invoicing purposes.

EXAMPLE INVOICE, DRAWINGS FROM DEPOSIT FUNDS

The company issues an invoice for 32% for work completed on the project, including additional, in-place items as shown on Schedule C. This will be for 32% of $\$18,690,000.00$ which is $\$5,980,800.00$ less mortgages on the property, and previous payments totaling $\$4,560,000.00$. Net amount of this invoice ($\$5,980,800.00$ less $\$4,560,000.00$) is $\$1,480,800.00$ which shall be immediately released to Foxpark Development Corporation. The above mortgages are other mortgages than the Holder(s) security mortgage.

Authentisign
Eunice Moore 09/27/22

HOLDER 1 SIGNATURE

HOLDER 2 SIGNATURE

FOXPARK DEVELOPMENT CORPORATION

DATE

**SCHEDULE C: BUDGET AND PERCENTAGES TO BE USED FOR INVOICING
FOX STREET PROJECT, PENETANGUISHENE, ONTARIO
FOR 56 X 1,200+ SQ/FT OUT SIDE MEASUREMENT TOWNHOME UNITS
2,400 SQ/FT COMMUNITY CENTRE**

Jun-22

NO.	ITEM	TOTAL %
1	Land	7.18%
2	Clean Site - Cut / Remove Trees	0.83%
3	Grade Land - Remove Topsoil / Stockpile / Gravel Fill -Site Preparation	1.78%
4	Engineer/Planner/Tests / Survey / Architect	1.44%
5	Site Servicing Sewage Water Street Hook up*, SWM Pond	13.35%
6	Fees-Town over 5 yrs. – Upfront 1 Year, Bldg Permits	4.71%
7	Concrete Foundation Labour/Walls/Footing	2.02%
8	Lower Wood Floor & Cross Footing & Soil Preparation	2.72%
9	Excavate & Backfill for Foundations (Gravel Included)	0.77%
10	Building Supplies – Interior Framing Materials	2.15%
11	Drywall/mud/screws	4.16%
12	Roof Inc. All Components and Framing Materials, Insulation & Plywood	4.47%
13	Front, Back and End Walls, Stairs Second Floor	6.24%
14	Flooring	2.19%
15	Landscape, Fence – retaining walls -Garbage Enclosure	1.77%
16	Road Inc. Paving/Parking/Curbs/Side Walks	2.57%
17	Trim & Doors	1.80%
18	Paint	1.32%
19	Kitchen & Vanities etc.	4.79%
20	All Appliances Main Kitchen	2.31%
21	Electrical (Including Alectra), Including Fixtures	6.73%
22	Plumbing, Including Fixtures	5.38%
23	Solar	8.77%
24	Insurance	0.31%
25	Porches / Balconies / Patios / Exterior Trim	4.71%
26	Legal, Supervision and Administration	2.85%
27	Interest Reserve	2.69%
28	TOTAL TOWNHOME BASE CONSTRUCTION COST	100.00%
29	75% OF FINISHED PROJECT VALUE	18,690,000.00

ALL THE ABOVE PRICES INCLUDE LABOUR AND MATERIALS AND REFUNDABLE TAXES

***NOTE: Item 5 Includes: Storm water management pond, site storm water drainage system, installation of fire hydrant, water and sewer hookup to each building or unit.**


 Initial(s)

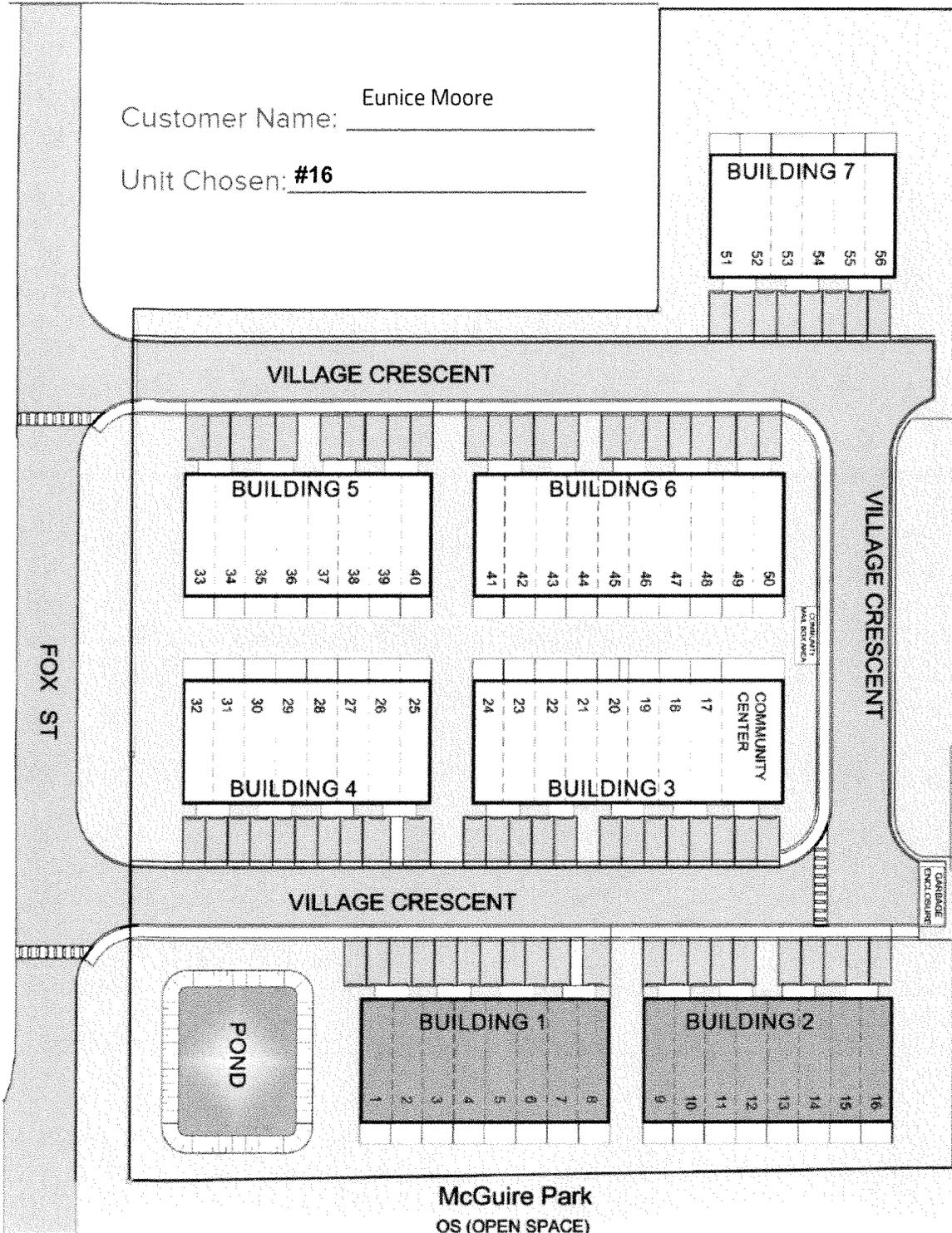
SCHEDULE D: ARBITRATION

Any controversy, dispute or claim arising out of, or in connection with, this Life Lease Contract shall be finally settled by binding arbitration conducted in Toronto, Ontario, as agreed between the parties, in accordance with the laws of Ontario. Arbitration shall commence when the arbitrators are appointed as follows;

- (a) The Party wishing to initiate the arbitration shall deliver written notice to the other Party. The notice of arbitration shall contain a statement which will include the following:
 - (i) a demand that the dispute be referred to as arbitration;
 - (ii) a description of the matter in dispute and an indication of the facts supporting it;
 - (iii) the relief sought and the amount claimed; and
 - (iv) a list of three (3) arbitrators from which one can be chosen to hear the dispute.
- (b) The Party receiving notice shall, within ten (10) days after commencement of the arbitration respond to the claimant by submitting a response to the issues raised in the notice of arbitration, which response may include a counterclaim. The Party receiving notice shall also confirm of the three (3) arbitrators proposed by the claimant or provide a separate list of three (3) arbitrators from which the claimant can choose one (1) to hear the dispute. If, after following this process, the Parties are unable to agree to an arbitrator within two (2) days, either Party can apply to the Ontario Superior Court of Justice for appointment of an arbitrator. The arbitration hearing shall commence as soon as the arbitrator agreed upon is available. The decision of the arbitrator is final and binding on both parties.
- (c) In the event of a dispute, the Parties shall continue to perform their respective obligations under this Lease, including during the pendency of arbitration proceedings or until the arbitrator orders otherwise. The losing Party will be responsible for all costs relating to this arbitration hearing.

SCHEDULE E: SITE PLAN

SUNSHINE VILLAGE



SCHEDULE F: COMPANY POLICY AND GENERAL INFORMATION

- a) The inheritors of the Life Lease Contract, or their estate, will be responsible to pay the monthly and other payments as called for in the Holder(s) Life Lease Contract.
- b) Should the Holder(s) become unable to take care of themselves, they will be allowed a full-time caregiver to move in with them to ensure they are well looked after. This will be at the expense of the Holder(s) and must be approved by the Company. The Holder(s) will be allowed a tenant to live with them so they can share costs, but the tenant must be 55+ unless approved by the Company and they sign and abide by the Terms and Conditions of the Life Lease Contract.
- c) Should the Leaseholder(s) require additional care, above what can be given by a live-in caregiver, as decided by a doctor, then the Company will help facilitate the Leaseholder(s) and their family or their caregiver in making their transition to a long term nursing facility
- d) Should the Holder(s) decease, or move out, the Holder(s) unit can be sold by the Holder(s), or their estate or the Company. All sales proceeds will go to the Leaseholder(s) or their estate, except for the Company's 1/2 of a percent of the selling price or \$2,000.00 whichever is greater for the administration fee and a sales fee of 5% if the Company sells your unit. The fees are calculated on the total selling price of your Life Lease Contract.
- e) The Life Lease Contract may be transferred to a live-in partner as long as the person purchasing the Life Lease Contract meets the requirements of the Company. Their partner may be under the age of 55 years but not less than 50 years old. Under this scenario, should the older Holder(s) pass away, then their younger partner will be allowed to stay in the unit provided they have reached the age of 55 years. The Company may allow the younger partner (less than 55 years of age) to stay on. This will be decided on a case by case basis by the Company. If the partner takes over the Life Lease Contract, they will have to sign a new Contract. There will be an administration fee as outlined above to cover the cost of the transfer of this Life Lease Contract.

Selling your Life Lease Contract

You, or your estate, notify the Company that you are going to sell your contract. The Leaseholder(s), or their estate, may contact a real estate company to list the unit for sale with a real estate agent or request the Company to sell their contract. Upon receiving an Offer that they are willing to accept, they will notify the Company. The Company has the right to purchase the Holder(s) contract for the price and terms that were offered, or notify the Leaseholder(s) that they are not interested in purchasing their unit. The Company must notify the Holder(s) of their decision within one (1) week of the Company being shown the arms-length offer to purchase the Leaseholder(s) Life Lease Contract. The Holder(s) or their estate receives all funds from the sale of their contract, less selling fees, an administration fee as shown in Schedule F, item "d", above, and any other expenses.

Should you have to cancel your Agreement prior to occupancy for any reason, we would resell your Life Lease Contract to another party and, at that time, you would get the full refund of any deposit you made, less administration and selling costs. Should you decide to pay your lease off in the future, you can do so but the price would increase by the greater of 4% per year or the general property price increase in the local real estate market.

OWNERSHIP: Although similar to a condominium, Life Lease units are not condominiums and it is unlikely a bank will offer an individual mortgage on a Life Lease unit. The bank might take your Lease as security if you require financing other than the financing we offer.

VALUE: The property is based upon a current market rental value. These units are approximately 1,200 square feet and could be a 2-bedroom rental unit, based upon a rental rate of up to \$2,500.00 per month. Therefore, calculating its resale value, from an investment point of view, you would expect yearly rent of \$30,000.00, minus expenses of approximately \$4,000.00 per year. Using an investor's expected Cap Rate of 5.5%, the value would be (\$26,000 divided by 5.5%) for a unit value of \$472,727.00. As these units will be in constant demand, the value of each unit will be much higher.

Assessment of Living Alone

When it has been brought to the attention of the Company that the Leaseholder(s) requires more care to live alone, the Company will carry out the following assessment. When assessing a residence ability to live independently, the Company will consider the person's individual needs and circumstances.

The Company will look at whether Leaseholder(s):

1. Can do basic tasks on their own [for example, cooking, eating, dressing and bathing etc.]
2. Have access to support that enables them to live independently [for example, regular visits by family members or support workers or live-in caregiver, who help the Leaseholder(s) with basic tasks]
3. Pose a potential danger to themselves or others in the building [for example, forgetting the oven or stove is on, leaving a tap running]

The Company will discuss concerns directly with the Leaseholder(s). The Company will also request a meeting with the Leaseholder(s) family and a formal assessment by a doctor, prior to making a decision on the Leaseholder(s) ability to stay safely in their unit.

Ending the Lease

This Life Lease Contract gives the Company the right to end the Occupant's Lease with only thirty (30) days' notice if the Company determines that the Leaseholder(s) is no longer able to live independently; although, in practice this is rarely used.

Under the Ontario Human Rights Code, the Company has a duty to accommodate any Life Lease Contract Holder(s) with physical and mental disabilities, and the Company will help the Occupant connect with external support workers or community support services agencies.

Utilities, Water and Sewage

The Life Leaseholder(s) or their estate is responsible for their costs relating to water, sewage, electrical and other utilities such as internet, cable and land line phone costs until their Life Lease Contract is sold or transferred **Note:** Most, electricity will be paid for from the solar electricity from your roof top solar panels. This covers your air heat pump that is electric and supplies most of your heat and air conditioning, and other electrical needs.

APPENDIX "4"

REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF

77 FOX STREET IN PENETANGUISHENE

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE
JUSTICE HEALEY

)
)
)

MONDAY, THE 24TH DAY
OF FEBRUARY, 2025

BETWEEN:



MARPER HOLDINGS LIMITED

Plaintiff

- and -

FOXPARK DEVELOPMENT CORPORATION,
CARL STRAND and JOHN STRAND

Defendants

AND BETWEEN:

FOXPARK DEVELOPMENT CORPORATION,
CARL STRAND and JOHN STRAND

Plaintiffs-by-Counterclaim

- and -

MARPER HOLDINGS LIMITED, MR. AND MRS. GILBERT KUIPER,
MARTIN PRICE, MORTGAGE INTELLIGENCE,
LAW FIRM, SPETTER-ZEITZ-KLAIMAN PC BARRISTERS & SOLICITORS

Defendants-by-Counterclaim

JUDGMENT

THIS MOTION made by **MARPER HOLDINGS LIMITED** (the “**Plaintiff**”) and
“**MR. AND MRS. GILBERT KUIPER**” [sic] (the “**Kuipers**”), defendants-by-counterclaim, for

summary judgment against the defendants was heard February 21, 2025 by video conference at the Court House, 75 Mulcaster Street, Barrie, Ontario.

ON READING the moving parties' notice of motion, the pleadings herein, the affidavits of Gilbert Kuiper sworn August 14, 2024 and February 18, 2025, and the exhibits annexed thereto, the moving parties' factum, and the written submissions of Carl Strand¹, all filed, and on hearing the submissions for the lawyers for the Plaintiff and the Kuipers and the submissions of the defendants Carl Strand and John Strand, no one appearing for the defendant Foxpark Development Corporation although properly served as appears from the affidavit of service of Tiegan Kilbride sworn August 15, 2024, and on being advised that the Counterclaim was not served on the defendants-by-counterclaim Martin Price and Mortgage Intelligence, and that the Counterclaim was dismissed against "Law Firm, Spetter-Zeitz-Klaiman PC Barristers & Solicitors" [sic] by the Order of Justice Sutherland dated July 25, 2024, which Order was not appealed,

1. **THIS COURT ORDERS** that the defendants shall forthwith pay to the plaintiff the sum of \$2,361,348.51 on a joint and several basis.

2. **THIS COURT ORDERS** that post-judgment interest shall accrue on the sum of \$2,361,348.51 at the rate of 12 per cent per annum compounded monthly on the first day of each month after the date of this Judgment. Interest shall be payable to the plaintiff forthwith when accrued by all defendants, on a joint and several basis.

¹ The written submissions of Carl Strand contained various documents not properly put into evidence and were therefore disregarded by the Court.

3. **THIS COURT ORDERS** that the defendants shall pay to the plaintiff forthwith the sum of \$2,306.05 on a joint and several basis.

4. **THIS COURT ORDERS** that post-judgment interest shall accrue on the sum of \$2,306.05 at the rate of 12 per cent per annum compounded monthly on the first day of each month after the date of this Judgment. Interest shall be payable to the plaintiff forthwith when accrued by all defendants, on a joint and several basis.

5. **THIS COURT ORDERS** that the Counterclaim of Foxpark Development Corporation, Carl Strand and John Strand is hereby dismissed against the plaintiff and the Kuipers.

6. **THIS COURT ORDERS** that the plaintiff is hereby granted possession of real property municipally known as 77 Fox Street, Penetanguishene, Ontario (the “**Property**”), composed of seven parcels and bearing a legal description of:

First Parcel:

PCL PLAN-1 SEC 51M653; BLK 10 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0044 (LT)

Second Parcel:

PCL PLAN-1 SEC 51M653; LT 6 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0046 (LT)

Third Parcel:

PCL PLAN-1 SEC 51M653; LT 7 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0047 (LT)

Fourth Parcel:

PCL PLAN-1 SEC 51M653; LT 8 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0048 (LT)

Fifth Parcel:

PCL PLAN-1 SEC 51M653; LT 9 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0049 (LT)

Sixth Parcel:

PCL PLAN-1 SEC 51M653; BLK 14 PL 51M653
PENETANGUISHENE; PENETANGUISHENE; SUBJECT TO
AN EASEMENT IN GROSS AS IN SC1958203

PIN58437 – 0050 (LT)

Seventh Parcel:

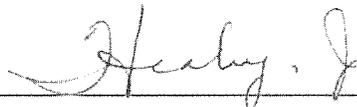
BLOCKS 11 AND 12 PLAN 51M653; SUBJECT TO AN
EASEMENT IN GROSS OVERPART 1, 51R43514 AS IN
SC1938141; SUBJECT TO AN EASEMENT IN GROSS AS
IN SC1958203; TOWN OF PENETANGUISHENE

PIN58437 – 0120 (LT).

7. **THIS COURT ORDERS** that the plaintiff is hereby granted leave to issue a writ of possession with respect to the Property.

8. **THIS COURT DIRECTS** the defendants to refrain from interfering with, impeding or frustrating the plaintiff's possession of the Property.

9. **THIS COURT ORDERS** that the defendants shall pay to the plaintiff the costs of this action on a substantial indemnity basis in the all-inclusive sum of \$25,509.15, on a joint and several basis.



The costs awarded here bear interest from the date of this Judgment at the rate of 12.00% per annum.

APPENDIX “5”

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE**

SHERIFF OF / SHÉRIF DE: COUNTY OF SIMCOE (BARRIE)

CERTIFICATE # / N° DE CERTIFICAT: 50982855-3256032B

DATE OF CERTIFICATE / DATE DU CERTIFICAT: 2025-FEB-27 / 2025-FÉVR.-27

IF THERE IS INFORMATION CONTAINED IN THIS FORM IN FRENCH AND YOU REQUIRE IT IN ENGLISH, CONTACT THE SHERIFF

S'IL Y A DES INFORMATIONS EN ANGLAIS DANS CE FORMULAIRE ET QUE VOUS EN AVEZ BESOIN EN FRANÇAIS, CONTACTEZ LE SHÉRIF

SHERIFF'S STATEMENT

IT IS HEREBY CERTIFIED THAT THE INFORMATION CONTAINED BELOW IS A TRUE REPRESENTATION OF INFORMATION WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE EXECUTION ACT, AT THE TIME OF THE REPORT REQUEST.

DÉCLARATION DU SHÉRIF

IL EST CERTIFIÉ, PAR LA PRÉSENTE, QUE LES RENSEIGNEMENTS CI-APRÈS REPRODUISENT EXACTEMENT L'INFORMATION CONTENUE DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA LOI SUR L'EXÉCUTION FORCÉE AU MOMENT DE LA DEMANDE DE RAPPORT.

FILE DETAILS / DÉTAILS DU DOSSIER

EXECUTION # / N° D'EXÉCUTION FORCÉE : 25-0000311
ISSUE DATE / DATE DE DÉLIVRANCE : 2025-FEB-26
EXPIRY DATE / DATE D'EXPIRATION : 2031-FEB-25
EFFECTIVE DATE / DATE DE PRISE D'EFFET : 2025-FEB-27
COURT FILE OR REFERENCE # / N° DE DOSSIER DU TRIBUNAL OU DE RÉFÉRENCE : CV-24-00000527-0000
COURT TYPE / TYPE DE TRIBUNAL : SCJ - CIVIL
JURISDICTION / TERRITOIRE DE COMPÉTENCE : BARRIE

DEBTOR SEARCH NAME(S) / NOM(S) DU(DES) DÉBITEUR(S) RECHERCHÉ(S)		
#	DEBTOR TYPE / TYPE DE DÉBITEUR	DEBTOR NAME(S) / NOM(S) DU(DES) DÉBITEUR(S)
1.	COMPANY / SOCIÉTÉ	FOXPARK DEVELOPMENT CORPORATION
2.	PERSON / PERSONNE	STRAND, CARL
3.	PERSON / PERSONNE	STRAND, JOHN

PARTY DETAILS / COORDONNÉES DES PARTIES

DEFENDANT / DÉFENDEUR		
1.	NAME / NOM :	FOXPARK DEVELOPMENT CORPORATION
2.	NAME / NOM :	CARL STRAND
3.	NAME / NOM :	JOHN STRAND

CREDITOR / CRÉANCIER		<input checked="" type="checkbox"/> C/O LAWYER/AGENT / A/S PROCUREUR/AGENT
1.	COMPANY / SOCIÉTÉ :	MARPER HOLDINGS LIMITED
	ADDRESS / ADRESSE :	C/O SPETTER ZEITZ KLAIMAN PC 100 SHEPPARD AVENUE EAST, SUITE 850, TORONTO, ON, M2N 6N5, CANADA EMAIL: SZEITZ@LZWLAW.COM TEL: 416-789-0657 FAX: 416-789-9015
LAWYER/AGENT / PROCUREUR/AGENT		<input type="checkbox"/> SAME AS FIRST CREDITOR / MÊME QUE LE PREMIER CRÉANCIER
NAME / NOM :		
FIRM NAME / NOM DE L'ENTREPRISE :		SPETTER ZEITZ KLAIMAN PC
ADDRESS / ADRESSE :		100 SHEPPARD AVENUE EAST, SUITE 850, TORONTO, ON, M2N 6N5, CANADA EMAIL: SZEITZ@LZWLAW.COM TEL: 416-789-0657 FAX: 416-789-9015

JUDGMENT/COST DETAILS / DÉTAILS DU JUGEMENT/DÉPENS				
#	JUDGMENT OR COSTS / JUGEMENT OU DÉPENS	AMOUNT / MONTANT	INTEREST RATE / TAUX D'INTÉRÊT	START DATE / DATE DE DÉBUT
1.	JUDGMENT / JUGEMENT	CAD 2,361,348.51	0.0000%	
	COSTS / DÉPENS	CAD 0.00	0.0000%	
	CALCULATION DETAILS / DÉTAILS DU CALCUL	JUDGMENT BEARS INTEREST AT 12 PER CENT PER ANNUM COMPOUNDED MONTHLY ON THE FIRST DAY OF EACH MONTH		
	AGAINST DEBTORS / CONTRE LES DÉBITEURS	ALL DEBTORS / TOUS LES DÉBITEURS		
2.	JUDGMENT / JUGEMENT	CAD 2,306.05	0.0000%	
	COSTS / DÉPENS	CAD 0.00	0.0000%	
	CALCULATION DETAILS / DÉTAILS DU CALCUL	JUDGMENT BEARS INTEREST AT 12 PER CENT PER ANNUM COMPOUNDED MONTHLY ON THE FIRST DAY OF EACH MONTH		
	AGAINST DEBTORS / CONTRE LES DÉBITEURS	ALL DEBTORS / TOUS LES DÉBITEURS		
3.	JUDGMENT / JUGEMENT	CAD 0.00	0.0000%	
	COSTS / DÉPENS	CAD 25,509.15	12.0000%	2025-FEB-24
	CALCULATION DETAILS / DÉTAILS DU CALCUL			
	AGAINST DEBTORS / CONTRE LES DÉBITEURS	ALL DEBTORS / TOUS LES DÉBITEURS		

FINANCIAL TRANSACTIONS / OPÉRATIONS FINANCIÈRES				
#	FEE OR PAYMENT / FRAIS OU PAIEMENT	TRANSACTION DATE / DATE D'OPÉRATION	AMOUNT / MONTANT	REFERENCE OR NOTES / RÉFÉRENCE OU NOTES
1.	FEE / FRAIS	2025-FEB-25	CAD 50.00	PREPARATION FEE UNDER RULE 60.19
2.	FEE / FRAIS	2025-FEB-26	CAD 39.49	VALUE ADD FEE
3.	FEE / FRAIS	2025-FEB-26	CAD 77.00	ISSUANCE FEE
4.	FEE / FRAIS	2025-FEB-26	CAD 100.00	FILING FEE

COMMENTS / REMARQUES

ISSUED & FILED BY CORA MADDEN ON FEB 26, 2025 11:44 A.M. EST REMOTELY
FEE OF 216.49 COLLECTED

CAUTION:

ENSURE THAT THE NAME AND EXECUTION# (NUMBER) MATCH YOUR REQUEST.

AVERTISSEMENT :

ASSUREZ-VOUS QUE LE NOM ET LE NUMÉRO DU DOSSIER D'EXÉCUTION FORCÉE SONT LES MÊMES QUE CEUX QUI SE

TROUVENT DANS VOTRE DEMANDE.

CHARGE FOR THIS REPORT / FRAIS POUR CE RAPPORT: CAD 7.10

REQUESTER REFERENCE / REFERENCE CONCERNANT L'AUTEUR(E) DE LA DEMANDE: null

APPENDIX "6"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**

**CERTIFICATE OF TREASURER
TOWN OF PENETANGUISHENE**



**Certificate No.: 5786
Date : April 17, 2025
File Reference No : 70173**

Lawyer: SPETTER ZEITZ KLAIMAN PC
100 SHEPPARD AVENUE, SUITE 850
TORONTO ON M2N 6N5

**Roll: 4372 010 00702150.0000
Property: PLAN M653 LOTS 6 TO 9 BLKS.: 10 TO 12
AND 14;**

Requested by: JAMES S. QUIGLEY/RUQAYA ALSAMMARRAI **Location:** 77 FOX ST
Owner: FOXPARK DEVELOPMENT CORPORATION

STATEMENT OF ARREARS OF TAXES (MUNICIPAL ACT S.O. 2001, c.25 s.352)

YEAR	TAXES LEVIED	TAXES OUTSTANDING	INTEREST OUTSTANDING	TOTAL
2022 & Prior.:		0.00	0.00	0.00
2023:	6179.56	6179.56	1589.77	7769.33
2024:	6398.42	6398.42	832.98	7231.40
Total		12577.98	2422.75	15000.73

CURRENT TAX CERTIFICATE (MUNICIPAL ACT S.O. 2001, c.25 s.352)

INSTALLMENT	EFFECTIVE	TAXES LEVIED	TAXES OUTSTANDING	TAXES PAST DUE
Feb 28, 2025 I	2025	1600.21	1600.21	1600.21
Apr 30, 2025 I	2025	1599.00	1599.00	
Penalty			40.00	40.00
Credit				0.00
Misc. Charges			0.00	0.00
Total		3199.21	3239.21	1640.21

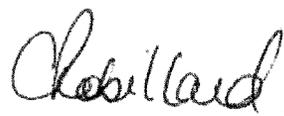
TOTAL PAST DUE 16640.94

NO LOCAL IMPROVEMENTS

I hereby certify that the above statements respectively show all arrears of taxes returned to this office and due and owing against the above lands.


TAX/FINANCIAL ANALYST
KATIE LESPERANCE

Notes : PLEASE SEE ATTACHED SCHEDULE A FOR ALL OUTSTANDING BALANCES RELATED TO THIS PROPERTY.
ADDITIONAL PENALTY/INTEREST WILL APPLY BASED ON THE DATE PAYMENT IS RECEIVED.


DIRECTOR OF FINANCE/TREASURER
CARRIE ROBILLARD, CPA, CGA

APPENDIX "7"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Wednesday, July 23, 2025 12:14 PM
To: Joanne Russo; Gilbert; Gerry Hogenhout; Will Egerton; Carl Strand; James Quigley
Subject: Re: Info RE: 77 Fox Street (Receivership)
Attachments: Letter to to Carl Strand July 22, 2025.pdf

Joanne,

You are incorrect, you asked me for and we supplied the list of depositors with their contacts, the amount and the time of the deposit. In the same email and in every subsequent email we attached a request to complete the project that Justice Cavanagh agreed to. You have never responded in any way about ourselves completing the project that has been done many times before in this type of situation. I state the obvious to ensure it goes on record.

You do not seem to understand how a receiver should work for the benefit of all. It is your duty to protect all including the debtor. You should go back to receiver school for a refresher course or wherever you were taught to be a receiver. You have today until 5 pm to correct the situation you are in to resign, you no longer have the trust to act as a receiver in this case. Otherwise I will see you in court, I do have the backing of the second mortgage holder, the senior depositors, all the other unsecured creditors along with 4 lawyers or more that will represent some of the unsecured creditors.

To date my understanding is that you intend to sell the property that may only pay the first mortgage holder and maybe some of the second mortgage.

There will be nothing left for the senior deposit holders or unsecured creditors since this will be cash buyers market. No one will pay a high dollar for a partially finished project that could have possible unaware problems and in the present downturn in the real estate market.

Your lawsuit could be in the million of dollars for any inappropriate actions that you may take in this situation.

I request a return email today agreeing to your resignation to act as a receiver on this project. The position will be replaced with a unbiased and trustworthy receiver that will work for the benefit of all including the completion of the project, not for the benefit of only the applicant.

Carl Strand
President
Foxpark Development Corporation

> On Jul 22, 2025, at 3:26 PM, Joanne Russo <russo@russocanhelp.com> wrote:

>

> Please see attached response letter.

>

> We expect to receive the documentation we have been asking for since the date of our appointment .

>

> Trusting you will co-operate with our office.

>

> Thank you

>

>

> RUSSO CAN HELP.

> Joanne Russo, President, Licensed Insolvency Trustee

> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101 | F: 905.503.2338

> E: russo@russocanhelp.com | www.russocanhelp.com

>

> IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited.

>

>

>

>

>

> -----Original Message-----

> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com>

> Sent: Tuesday, July 22, 2025 3:11 PM

> To: Joanne Russo <russo@russocanhelp.com>

> Cc: 'Michelle Charlebois' <77foxstreet43@gmail.com>; 'Tali Green' <tgreen@greenadvocacy.ca>

> Subject: Re: Info RE: 77 Fox Street (Receivership)

>

> Joanne,

>

> Without Prejudice.

>

> Good afternoon. This letter is to ensure the Receivership acts on behalf of all the Stakeholders, including the Debtor.

>

> I welcome an examination by the Court. I will have a petition signed by the unsecured Creditors and Second Mortgage Holder to have you replaced as the Receiver due to conflict of interest and actions that were not taken in the best interest of all Stakeholders.

>

> You are trying to exert your Court-appointed authority over a minor point that is, at best, a distraction to the proper undertakings to resolve the issue for all Stakeholders.

>

> The circumstances around your Receivership appointment is in question and you have not even laid out your plans as to how you are going to pay all Stakeholder claims. I do not believe that you have even read the Orders given by Justice Cavanagh since you are not following them. This means you are taking actions that are not under the Court Order and definitely not in the best interest of all Stakeholders. Any actions you take outside of the Court Order are taken by you, personally.

>

> As a Receiver, you can be sued by the leave of the Courts and, under hours of cross-examination, you will be obliged to tell the truth which could lead to many repercussions for you, your Client, Marper Holdings Limited, Gilbert Kuiper and Mr. Quigley which could lead to reopening the lawsuit that was part of our original defence and counterclaim.

>

> You were given the proposal, by myself, to finish the project and satisfy all Stakeholders as the Justice was in agreement with. A responsible, trustworthy Receiver would have acted in good faith for the betterment of all Stakeholders, including the Applicant, Marper Holdings Limited. The completion of this project would have taken all responsibility off your firm and yourself, personally.

>

> Your resignation is expected by 5pm tomorrow, or I will start a motion to have you discharged and request a replacement, by the Justice, to represent the Applicant as well as all the Stakeholders, which is the responsibility of an unbiased Receiver.

>

> Sincerely,

APPENDIX “8”

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Wednesday, August 27, 2025 11:27 AM
To: Joanne Russo
Cc: Gilbert
Subject: Re: 77 Fox Street, Penetanguishene, Ont.
Attachments: Application to Remove and Replace Russo Corp Aug 19 2025 resend.pdf

Russo Corporation

ATTN: Joanne Russo,

I want you to understand what you are getting into: As an addendum to the rough draft of my Motion, in attached email, this is to put you on notice of the following:

You don't know who the Stakeholders are, and you have failed to ask me, the Debtor, about them over six weeks since you have been appointed by the courts. The only Stakeholders you requested details on were the Deposit Holders, all of which I sent to you right away.

You have ignored my many requests to work in the best interest of all Creditors as shown in your avoidance of completing the project despite being allowed by the courts. This will show that you failed your Fiduciary Responsibility through Gross Negligence, Wilful Misconduct in not showing any interest in trying to work with the Debtor and Creditors.

Your action and inaction show you are in a position to be sued and that you are not competent to be a trusted Receiver. This will not be minor lawsuit but will be in the many millions of dollars.

I suggest you contact your insurance or bonding company and get their opinion about what you should do.

You have been asked many times if you have placed proper insurance on the project, as required by the court when you were appointed as the Receiver. As the Debtor I am entitled to that information from you and I'm asking you, once again and on behalf of all the Stakeholders, that you provide a copy of the insurance policy on 77 Fox Street.

It is obvious that you are being pressured by the Applicant since they are losing \$20,000 per month in interest as well as the second and third mortgage holder that are also losing \$20,000 /month. Question: Did the lawyers for the Applicant inform the second and third mortgage holders about this loss? If not, there should be a lawsuit from them. This can, all, be worked out by dealing with the Debtor.

Sincerely,
Carl Strand
President
Foxpark Development Corporation

> On Aug 20, 2025, at 12:06 PM, Carl Strand <carl@ahoc.ca> wrote:

>

> Russo Corporation.

>

> Att. Joanne Russo, President

>

> Attached is our rough draft of what you will be served with. Plus there will be an article relating to this matter in the Globe and other news papers about the responsibility of Receivers.

>

> This is being done for the unsecured creditors due to you not taking a course that is in the best interest of all especially the senior depositors

>

>

>

APPENDIX "9"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Wednesday, August 6, 2025 2:51 PM
To: James Quigley; Gilbert; Gerry Hogenhout; Will Egerton; Joanne Russo
Subject: Re: Info RE: 77 Fox Street (Receivership)

James,

You can say whatever you want but it will be up to the courts to decide if there is enough evidence to revisit the this court case, there is many incidences. Once there is money in place, which eventually there will be, you won't be dealing with a 87 year old man that knows very little about the law. But the top lawyers in Ontario that will have a field day with all the facts that could not be introduced into court due to my lack of understanding of court procedure and my age related reduced cognitive ability,

Thank you for your email. Your last paragraph sums up that it is obvious that you are pushing (your) receiver to liquidate then property and not caring for the others and my beef is with the courts. Gilbert is the one that started all this that could have been settled over a year ago. I do not intend to go away and will make sure that the collusion between you and the receiver is brought to the courts attention.

I honestly think that you are going to keep your wealthy client on the hook forever, you should pay me a commission. By you pushing your client to liquidate under the circumstances will just lead to him being sued from many parties, not just me

Sincerely
Carl

Aug 6, 2025, at 11:49 AM, James Quigley <jsquigley@szklaw.ca> wrote:

Mr. Strand,

You wrote:

"James you are only getting your client in deeper, the truth will come out under examination and the lawsuit will start all over again. A friend of mine was in a lawsuit for 26 years. Your Client's cooperation in this matter is therefore requested."

My response to your above assertion and request:

1. There are no examinations scheduled of which I am aware. In any event, I not cognizant of any possible examinations which could involve my client. That ship sailed long ago when the Marper lawsuit was fully decided by the Court.
2. Your counterclaim against Marper and its principals was dismissed by Justice Healey when you forgot to adduce any evidence.
3. Your counterclaim against my firm was dismissed when you forgot to participate in LawPro's motion to strike. As you recall, Justice Sutherland found your claims to be nonsensical.

APPENDIX "10"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Friday, August 8, 2025 1:16 PM
To: James Quigley
Cc: Joanne Russo; Michelle Charlebois; Gerry Hogenhout; Will Egerton; Jason Spetter; speters@kawarthacu.com; Gilbert
Subject: Re: Info RE: 77 Fox Street (Receivership)

James,

With Prejudice

For your information I am co operating with the order it is you and your receiver that is not carrying out the wishes of the court that believes the project should be finished in the best interests of all stake holders. Your client is protected, earning 12% interest per year, he is wealthy and does not need the money. Tell me what are you hiding that makes you and Joanne want to take money from seniors and make them destitute, especially when you have it in your powers to insure they are paid at no loss to you or your client.

James, please give me an answer. I am not hiding anything from your receiver. \$500.00 per hour in advance.

Carl Strand
President Foxpark Development Corporation

On Aug 8, 2025, at 12:40 PM, James Quigley <jsquigley@szklaw.ca> wrote:

You need to comply with the Appointment Order and cooperate with the Receiver. You are compelled by the Order to cooperate.

Cooperation is not voluntary.

Why won't you answer the Receiver's very simple questions?

What are you trying to hide?

James S. Quigley | Senior Associate
D. 416 789 0659 | jsquigley@szklaw.ca
<image003.png>

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Friday, August 8, 2025 12:35 PM
To: James Quigley <jsquigley@szklaw.ca>
Cc: Joanne Russo <russo@russocanhelp.com>; Michelle Charlebois <77foxstreet43@gmail.com>; Gerry Hogenhout <gerry@hogenhout.com>; Will Egerton <wegerton@weconsystems.com>; Jason Spetter

APPENDIX "11"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE**

Caledon Creek Construction Inc.

**200 Pellatt Avenue
Toronto Ontario, M9N-2P6
Telephone 416-990-0474**

**We are here to serve you- Commercial , HVAC, Plumbing , Residential, Maintenance/Service,
Construction Services**

Construction Progress Report

Project Location: 77 Fox Street, Penetanguishene, ON

Prepared By: Mauro Biasutto, Construction Manager, Caledon Creek Construction

On Behalf Of: Joanne Russo, Russo Corp in its capacity as Court Appointed Receiver re

FOXPARK DEVELOPMENT CORPORATION

Date: July 18, 2025

1. Project Overview

This report summarizes our preliminary review of the current construction status of the residential development at 77 Fox Street, Penetanguishene. The development includes two residential buildings consisting of one-bedroom units. The site is partially constructed and inactive at the time of inspection. It is not known as of the date of this Report when the construction seized operations and how long the property has been sitting dormant.

This report is intended for court submission and includes a visual record of existing conditions.

This Report is prepared solely for the use of the Court Appointed Receiver for the purpose of assisting it with a better understanding of the following: (i) the present state of the construction, (ii) the concerns seen with the Property during our 1st site inspection (iii) recommendations to secure the Property; recommendations on a going forward basis.

Accordingly, the reader is cautioned that this Report may not be appropriate for any other purpose. We will not assume responsibility or liability for losses incurred by the reader as a result of the circulation, publication, reproduction, or use of this Report for a purpose different than set out in the previous paragraph.

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of the information in a manner that would wholly or partially comply with Building Code, Inspectors, and Engineers.

Accordingly, we express no opinion or other form of assurance with respect to such information except as expressly stated herein.

Site Conditions and Underground Servicing

Underground Services

We are unable to determine based on our visit whether all site servicing (sanitary, storm, and water) has been completed. There appears from a visual view, that there are no signs of surface settlement or service failure. Although we have inspected the Property with respect to site servicing, a review and analysis on the installation and connection of underground services has not been inspected. We require from you Inspection reports on the following:

- Water lines (domestic, fire protection)
- Sanitary sewer
- Stormwater drainage
- Gas
- Electrical conduits
- Telecommunications (fiber, cable, etc.)

Key Considerations you will need to take into consideration with each of the units are the following:

- **Service locations:** Are all service stubs correctly located per the site servicing plan;
- **Depth and clearance:** Are services installed at approved depths and with proper separation (e.g., between gas and water);
- **Bedding and materials:** Are proper bedding used (sand/gravel), and are materials per spec;
- **Inspection records:** Has the work been inspected by city/consultants before backfilling;
- **As-builts:** Are updated as-built drawings prepared showing exact service locations

Based on our review it is unknown at our site visit on the following issues:

- Are utility locates completed before excavation;
- Are all services properly coordinated to avoid conflicts;
- Are sleeves or conduits installed where needed (e.g., under roads or foundations);

With every construction, in order to proceed with underground serving, the town and the various municipalities are required to issue approvals typically from engineers.

It is unknown as of the date of this report, and based on our site visit whether the following has passed:

- **Site Servicing Plan:** Must be approved by municipal engineering before work begins;
- **Grading Plan:** Ensures drainage complies with municipal standards;
- **Erosion and Sediment Control Plan:** Often required to protect surrounding environment;
- **Servicing permits:** For installing municipal services (water, sewer).
- **Road cut/trench permits:** If you need to excavate into municipal roadways.

- Right-of-way access permits: If work occurs on public property.
- Underground services typically require pre-backfill inspections by city staff or third-party inspectors.
- Hydrostatic or pressure testing may be required (for water lines).
- Mandrel or CCTV inspection may be needed for sanitary/storm sewers.

Site Cleanliness and Material Storage:

While the buildings themselves are generally protected, significant material is stored outside without protection. Exposed wood materials have suffered from prolonged weather exposure and are no longer in usable condition.

- Site prep is partially complete with asphalt and curbs installed for the private roads however no road paint or signs installed;
- No landscaping or fencing is complete

Concern: Significant quantities of construction materials, including wood, are being stored outdoors without adequate weather protection. The exposed wood materials have experienced prolonged exposure to rain and sunlight, resulting in visible warping, splitting, and deterioration.

Impact: The materials are no longer in a usable or structurally reliable condition, which may lead to:

- Project delays due to material replacement
- Increased costs
- Compromised construction quality if used
- Non-compliance with standard construction and safety practices

Recommendation:

- Immediately dispose of damaged materials to prevent use in construction.
- Implement proper storage protocols, including tarps, elevated platforms, or enclosed storage.
- Review material handling procedures with the contractor or site supervisor to ensure future compliance.

Building 2 – 8 Units (More Advanced)

Exterior:

- Exterior siding is fully installed;
- Doors and windows appear to be properly installed and appear to be weather-tight.

Doors and windows appear to be properly installed, with consistent alignment, secure fastening, and appropriate sealing. Based on visual inspection, they appear to be weather-tight, with no visible signs of air or water infiltration.

Recommendation:

- Continue to monitor during weather events to confirm long-term performance.
- Ensure final sealant and insulation details are completed and inspected prior to occupancy.
- **Roofing:** I was not able to complete a roof inspection due to limited access. Some units show minor water damage consistent with a leak or incomplete roof finishing. The full status of the roofing membrane, flashing, and penetrations remains undetermined.

Issue:

A full roof inspection could not be completed due to limited or unsafe access. However, visible conditions within some units indicate minor water damage, which may be consistent with roof leaks or incomplete roofing installation.

Limitations:

- The current condition of the roofing membrane, flashing details, and penetration seals (e.g., around vents or mechanical units) could not be verified.
- The presence of water staining suggests possible active leaks or areas where roofing may be unfinished or improperly sealed.

Recommendation:

- Arrange for safe roof access to conduct a full inspection by a qualified professional.
- Verify the integrity of all roofing components, including membrane, flashing, and all penetrations.
- Investigate interior signs of water damage further to determine source and extent.
- Complete any required repairs or finishing before interior finishes are finalized.
- Roofing Inspection, may include:
 - Membrane inspection (for flat roofs)
 - Flashing & penetration inspection
 - Final roof completion verification
 - Leak test or infrared scan (if issues suspected)

Kindly confirm if the following reports are available:

- Roofing contractor's installation report
- Manufacturer's warranty documentation
- Inspector sign-off for weatherproofing (required before insulation or finishes in some jurisdictions)

Interior Site Inspection of Completed Units:

-Full interior framing seems to be complete with minor boxes to be made for ductwork and other aspects of HVAC controls however an inspection should be completed to ensure it is done to code and per drawings;

- Electrical boxes are installed, but wire-pulling is incomplete in some locations. Only one unit has an electrical panel installed, which is not connected to any lines.
- Plumbing drains are fully installed and capped. PEX lines are run but are not connected to the main and are uncapped;
- No HVAC rough-ins have been completed.
- Minor water staining is visible on subflooring in certain units.
- Subfloor and stair structure is installed

REQUIRED - Framing Inspection (by municipal building inspector)

- Verification of stud spacing, headers, fire blocking, load paths
- Correct installation of engineered components (e.g., beams, trusses)
- Proper nailing, strapping, and bracing
- Building Department Rough Framing Inspection Report
- Structural Engineer's Field Review Report

Building 5 – 10 Units (Less Advanced)

Exterior:

- Building 5 seems to be fully framed with minor HVAC boxes to be made and wrapped with building paper.
- No siding is installed.
- Windows and doors are in place.
- Roofing: As with Building 5, the roofing system could not be inspected. Some evidence of water intrusion was observed in the upper portions of interior framing, indicating potential roof deficiencies. Kindly refer to our earlier comments and concerns and in this Report with respect to recommendation on Roofing.

Interior:

- Plumbing and electrical rough-ins are partially completed.
- No HVAC rough-ins have been started.
- The structure is generally dry but has isolated spots showing signs of water exposure.
- Subfloor and stair structure is installed

Material Conditions

- **Interior-Stored Wood:**
All structural wood inside both buildings (flooring, framing, joists, and stair components) remains in good condition and is protected from weather.
- **Exterior-Stored Materials:**
All lumber stored outdoors has experienced degradation, including visible warping, cracking, and compromised structural capacity. These materials should be deemed unsalvageable and removed from the site. Please refer to our earlier comments and concerns with respect to exposed materials.

Construction Summary Table

Component	Building 2 (8 Units)	Building 5 (10 Units)
Structural Framing	90 %Complete	90 %Complete
Exterior Doors & Windows	Installed	Installed
Exterior Siding	80 % Complete	Not Started
Roofing	Not Inspected – possible leaks	Not Inspected – possible leaks
Plumbing Rough-In	90 % Complete (uncapped PEX)	Partial
Electrical Rough-In	Partial	Partial
Electrical Panels	1 installed (not connected)	None
HVAC Rough-In	Not Started	Not Started
Interior Finishes	Not Started	Not Started
Interior Material Condition	Good	Good
Exterior Material Condition	Poor (unsalvageable)	Poor (unsalvageable)

Recommendations:

1. **Roof Inspection:**

A full professional roof inspection should be completed for both buildings. Minor visible water staining suggests possible leak points that require further evaluation.

2. **Material Disposal:**

Degraded exterior materials should be removed to prevent tripping hazards, pest activity, or fire risk.

3. **Capping PEX Lines:**

All open PEX water lines should be capped immediately to prevent contamination and deterioration.

4. **Electrical & Plumbing Audit:**

Engage licensed trades to confirm code compliance and assess remaining work to complete all rough-ins.

5. **Review on all inspection reports passed and not passed**

Conclusion

The 77 Fox Street development is partially constructed with Building 2 at a more advanced stage than Building 5. Both buildings require completion of rough-ins, roofing verification, HVAC installation, and all interior finishes. Interior framing and stored materials are in reusable condition, but a significant portion of the exterior-stored lumber is unusable due to environmental exposure.

A detailed review of all Inspection Reports and Town site visits is required in order to properly assess the condition of the Project and Site project. You have forwarded to us a summary analysis on your review of the town permits and inspection reports issued by the Town. We will review the Report and provide you with our opinion on same

A review of the timing of the permits issued is also a factor of consideration. Permits are only valid for a limited period. If any permits have expired, new permits must be obtained before proceeding with the project. A review of the inspections is also required to determine their current validity. If any inspections are no longer valid, updated inspections must be conducted.

You have requested safe guarding of the Premises, as the Premises in its past form was not properly secured. We have installed proper fencing around the Property according to Building Code, we have installed security cameras on the Property and changed all the locks on the Property to safeguard each unit.

Thank you

Mauro Biasutto, Construction Manager, Caledon Creek Construction Inc.

APPENDIX "12"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Wednesday, August 13, 2025 1:31 PM
To: Joanne Russo
Cc: James Quigley; Jason Spetter
Subject: Re: Info RE: 77 Fox Street (Receivership)

Joanne,

You are copied with the lawyers emails that give answers to you as well as the ongoing dispute I have with James Quigley, his client and yourself.

I have had calls from persons you have contacted for project information and I informed them not to give you details without my approval. At the same time I will ask the court to have you replaced, based on the emails showing your bias and conflict of interest while not properly notifying the stakeholders or attempting to find out who the stakeholders are. You have also disregarded Justice Cavanagh's written comment that he sees no reason why the project cannot be finished - as you know it would benefit all the stakeholders.

You have ignored my emails relating to the project. These have been sent to you on behalf of the stakeholders other than your client Marper Holdings Limited and Gilbert Kuiper.

Your court-appointed position requires that you adhere to your legal receivership duties, which includes responding to my emails since I am the Debtor being held responsible for the whole project. You have refrained from having open dialogue with me. So I ask you, now, to set up a court appointment so we can agree on the way going forward that would be in the best interest of all the stakeholders and respond with your agreement by close of business on Thursday 14 August, 2025.

Carl Strand
President
Foxpark Development Corporation
T: 705-888-1821
E: carl@foxparkdevelopments.com

On Aug 8, 2025, at 12:03 PM, Joanne Russo <russo@russocanhelp.com> wrote:

Carl,

You chose to respond to this email but ignored our letters?

Kindly provide the requested information

Regards,

Joanne Mercurio Russo, Russo Corp Licensed Insolvency Trustee, CIRP, 78 Wellington Street East, Aurora, Ontario, L4G 1H8
Telephone: 905-503-3328 x101
Fax :905 503-2338

APPENDIX "13"

**REFERRED TO IN THE FIRST REPORT OF THE RECEIVER AND MANAGER OF
77 FOX STREET IN PENETANGUIHENE**

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Monday, July 28, 2025 5:24 PM
To: Joanne Russo
Cc: James Quigley; Gerry Hogenhout; Gilbert
Subject: Re: Info RE: 77 Fox Street (Receivership)

Joanne,

Please report this to the court. Your repeated request has very little to do with moving the project ahead and, as the Debtor, I have the right to demand that you answer the questions that have been sent by email to you.

I would like to talk to the Court about how you are handling the receivership that was given to you by the applicant's lawyer. Additionally, Justice Cavanagh's Order was changed, by James Quigley, and the order was changed from the standard format and not reviewed by the Debtor, as called for, prior to the Justice signing it - further putting your appointment into question. The Court will get all my emails to you, pointing out many times, that the only way to get depositors and creditors paid is to finish the project which you have totally ignored. It seems you are only intent on getting your client, Marper Holdings Limited, paid. The need to complete the project will be backed up by all the Senior deposit holders and other Stakeholders.

Have you acquired the insurance for the project? This was pointed out to you as well as it being more important than putting up an unneeded and ineffective construction fence around the property (that can be easily lifted in sections to give access to the property). I expect you to send me a copy, forthwith, of the project's insurance policy to show you are carrying out the Court Order.

Why are you not asking the First, Second and Third mortgage holders to postpone to a new mortgage to finish the construction on the project? This would be in line with Justice Cavanagh's belief that he saw no reason why the project could not be finished with the Receiver's cooperation.

Project completion is the most substantive way to ensure all creditors are paid.

Please confirm receipt.

Carl Strand
President
Foxpark Development Corporation

On Jul 28, 2025, at 1:49 PM, Joanne Russo <russo@russocanhel.com> wrote:

Carl,

You continue to not address our simple questions with respect to the Debtor's bank accounts. We are **demanding** that you

forward to us the Corporate bank statements. If you fail to deliver them today, we will report same to the Court.

Regards,

R U S S O C O R P .

LICENSED INSOLVENCY TRUSTEE RUSSO CAN HELP.

Joanne Russo, President, Licensed Insolvency Trustee
78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101 | F: 905.503.2338
E: russo@russocanhelp.com | www.russocanhelp.com

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From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Monday, July 28, 2025 10:43 AM
To: Joanne Russo <russo@russocanhelp.com>
Cc: Gilbert <gkuiper@sympatico.ca>; Gerry Hogenhout <gerry@hogenhout.com>; Will Egerton <wegerton@weconsystems.com>; James Quigley <jsquigley@szklaw.ca>
Subject: Re: Info RE: 77 Fox Street (Receivership)

ATTN: Joanne Russo, Russo Corporation

Joanne Russo,

RE: 77 FOX ST.

In response to your last email: The Receiver is required to work on behalf of all Creditors.

As the Debtor, I have asked you to work with us to finish the project to ensure all Creditors would be paid. You have completely ignored this request. Due to this willful oversight, questions around your receivership appointment and likely negligence,

you were asked, in my last correspondence, to resign or face the consequences along with the lawyer that had appointed you, Marper Holdings Limited and Gilbert Kuiper.

Since you have not replied to my prior request to work on behalf of all Creditors, or resign, please consider this letter as your 7-day notice of a formal motion to discharge Russo's receivership, as allowed to be amended or changed in the receivership order, prior to taking it to the courts.

You are expected to cease all operations as a Receiver until the motion is heard. Should you spend any money after the date of this letter, all your costs, from the beginning, will be challenged.

I maintain, for the following reasons, you are not carrying out your duties as a trusted Receiver and have been spending money unwisely;

- a. As Receiver, you erected an unnecessary and expensive fence to the detriment of the property.
- b. You did not communicate with me, the Debtor, as you are obligated.
- c. Your delay has, so far, sacrificed over 2 weeks of good building weather.
- d. The Debtor was looking after the property by having a walk-through at least once a week checking the inside and outside of the building and making repairs if necessary.
- e. Prior to the Receiver taking possession, we were arranging to have all the weeds cut down.
- f. The fence you had installed is now in the way of any grass or weed cutting.
- g. With the above acting as a detriment to the property with overgrown weeds and your fence, the property now looks like it has been abandoned.
- h. You are, either on purpose or through incompetence, diminishing the value of the above-noted property.

I will be:

- i. Taking a motion to have your firm replaced with another Receiver
- j. Submitting a Letter of Intent I have received to finance the completion of the 18 units on site. This will increase the value of the project, to a builder, to over \$12 million dollars.
- k. Taking another motion, once financing is secured, on behalf of the Debtor, the second mortgage holder, the Senior Depositors and other unsecured creditors to discharge any receivership in place at that time.

Project completion is in the best interest of all the Creditors, including the Applicant, since it will not only pay out Marper Holdings Limited, but stop any time-consuming litigation against the Applicant.

Sincerely,
Carl Strand
President, Foxpark Development Corporation

T: +1 705-888-1821

E: carl@foxparkdevelopments.com

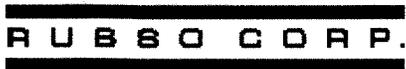
On Jul 23, 2025, at 12:53 PM, Joanne Russo <russo@russocanhelp.com> wrote:

Carl,

We require details of your business account. You have **not** answered our questions with respect to bank account information.

We will keep it simple, please send us the bank details for the Debtor. Please send us a bank statement. Please confirm if you opened separate account for each of the Depositors.

Thank you



LICENSED INSOLVENCY TRUSTEE **RUSCO CAN HELP.**

Joanne Russo, President, Licensed Insolvency Trustee

78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101 | F: 905.503.2338

E: russo@russocanhelp.com | www.russocanhelp.com

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From: Carl Strand <carl@foxparkdevelopments.com>

Sent: Wednesday, July 23, 2025 12:14 PM

To: Joanne Russo <russo@russocanhelp.com>; Gilbert <gkuiper@sympatico.ca>; Gerry Hogenhout <gerry@hogenhout.com>; Will Egerton <wegerton@weconsystems.com>; Carl Strand <carl@foxparkdevelopments.com>; James Quigley <jsquigley@szklaw.ca>

Subject: Re: Info RE: 77 Fox Street (Receivership)

Joanne,

You are incorrect, you asked me for and we supplied the list of depositors with their contacts, the amount and the time of the deposit. In the same email and in every subsequent email we attached a request to complete the project that Justice Cavanagh agreed to. You have never responded in any way about ourselves completing the project that has been done many times before in this type of situation. I state the obvious to ensure it goes on record.

You do not seem to understand how a receiver should work for the benefit of all. It is your duty to protect all including the debtor. You should go back to receiver school for a refresher course or wherever you were taught to be a receiver. You have today until 5 pm to correct the situation you are in to resign, you no longer have the trust to act as a receiver in this case. Otherwise I will see you in court, I do have the backing of the second mortgage holder, the senior depositors, all the other unsecured creditors along with 4 lawyers or more that will represent some of the unsecured creditors.

To date my understanding is that you intend to sell the property that may only pay the first mortgage holder and maybe some of the second mortgage.

There will be nothing left for the senior deposit holders or unsecured creditors since this will be cash buyers market. No one will pay a high dollar for a partially finished project that could have possible unaware problems and in the present downturn in the real estate market.

Your lawsuit could be in the million of dollars for any inappropriate actions that you may take in this situation.

I request a return email today agreeing to your resignation to act as a receiver on this project. The position will be replaced with a unbiased and trustworthy receiver that will work for the benefit of all including the completion of the project, not for the benefit of only the applicant.

Carl Strand
President
Foxpark Development Corporation

> On Jul 22, 2025, at 3:26 PM, Joanne Russo <russo@russocanhelp.com> wrote:

>

> Please see attached response letter.

>

> We expect to receive the documentation we have been asking for since the date of our appointment .

>

> Trusting you will co-operate with our office.

>
> Thank you
>
>
> RUSSO CAN HELP.
> Joanne Russo, President, Licensed Insolvency Trustee
> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101 | F: 905.503.2338
> E: russo@russocanhelp.com | www.russocanhelp.com
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>
>
>
>
>
> -----Original Message-----
> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com>
> Sent: Tuesday, July 22, 2025 3:11 PM
> To: Joanne Russo <russo@russocanhelp.com>
> Cc: 'Michelle Charlebois' <77foxstreet43@gmail.com>; 'Tali Green' <tgreen@greenadvocacy.ca>
> Subject: Re: Info RE: 77 Fox Street (Receivership)
>
> Joanne,
>
> Without Prejudice.
>
> Good afternoon. This letter is to ensure the Receivership acts on behalf of all the Stakeholders, including the Debtor.
>
> I welcome an examination by the Court. I will have a petition signed by the unsecured Creditors and Second Mortgage Holder to have you replaced as the Receiver due to conflict of interest and actions that were not taken in the best interest of all Stakeholders.
>
> You are trying to exert your Court-appointed authority over a minor point that is, at best, a distraction to the proper undertakings to resolve the issue for all Stakeholders.
>
> The circumstances around your Receivership appointment is in question and you have not even laid out your plans as to how you are going to pay all Stakeholder claims. I do not believe that you have even read the Orders given by Justice Cavanagh since you are not following them. This means you are taking actions that are not under the Court Order and definitely not in the best interest of all Stakeholders. Any actions you take outside of the Court Order are taken by you, personally.
>
> As a Receiver, you can be sued by the leave of the Courts and, under hours of cross-examination, you will be obliged to tell the truth which could lead to many

repercussions for you, your Client, Marper Holdings Limited, Gilbert Kuiper and Mr. Quigley which could lead to reopening the lawsuit that was part of our original defence and counterclaim.

>

> You were given the proposal, by myself, to finish the project and satisfy all Stakeholders as the Justice was in agreement with. A responsible, trustworthy Receiver would have acted in good faith for the betterment of all Stakeholders, including the Applicant, Marper Holdings Limited. The completion of this project would have taken all responsibility off your firm and yourself, personally.

>

> Your resignation is expected by 5pm tomorrow, or I will start a motion to have you discharged and request a replacement, by the Justice, to represent the Applicant as well as all the Stakeholders, which is the responsibility of an unbiased Receiver.

>

> Sincerely,

> Carl Strand

> President, Foxpark Development Corporation

> T: +1 705-888-1821

> E: carl@foxparkdevelopments.com

> -----

>

>

>

> On 2025-07-22 02:14, Joanne Russo wrote:

>> Good evening, please see attached letter.

>>

>> Thank you

>>

>>

>>

>>

>> RUSSO CAN HELP.

>> Joanne Russo, President, Licensed Insolvency Trustee

>> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101 |

>> F: 905.503.2338

>> E: russo@russocanhelp.com | www.russocanhelp.com

>>

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>>

>>

>>

>>

>> -----Original Message-----

>> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com>

>> Sent: Monday, July 21, 2025 9:59 AM

>> To: Joanne Russo <russo@russocanhelp.com>
>> Cc: 'Michelle Charlebois' <77foxstreet43@gmail.com>; 'Tali Green'
>> <tgreen@greenadvocacy.ca>
>> Subject: Re: Info RE: 77 Fox Street (Receivership)
>>
>> ATTN: Joanne Russo, Russo Corp.
>>
>> This letter is in response to your letter dated July 18, 2025 in which
>> you threaten to report me to the court if I did not send you certain
>> information. Joanne, our only intent is to finish the project and
>> ensure all debts are paid. Due to your inappropriate, receivership
>> actions, I ask that you step down as Receiver or I will seek a court
>> order to have you, as a Receiver, replaced. Otherwise, you are
>> welcome to remind yourself why I would welcome the Court's
>> involvement, by reading these
>> points:
>>
>> 1. As you know, a Receiver has a duty to act in the best interests of
>> all stakeholders, including secured and unsecured creditors, as well
>> as the debtor. While the receiver's primary duty is to the secured
>> creditor who appointed them, they must also act reasonably and fairly
>> towards all parties involved. This includes making a good faith effort
>> to maximise the recovery of the debtor's assets, which could benefit
>> unsecured creditors if there are surplus funds after secured creditors
>> are paid.
>> Receivers may face potential liabilities if they act in a negligent
>> way or fail to fulfil their responsibilities.
>>
>> 2. If you recall, I had phoned and talked to you shortly after the
>> courts had appointed you as the Receiver. I told you that I would work
>> with you to ensure that this construction could be completed, quickly,
>> to the betterment of all Stakeholders.
>>
>> 3. You have had the opportunity to discuss the way forward with me at
>> any time. Any responsible Trustee would have discussed the project
>> before they took any actions. You did not.
>>
>> 4. You have been acting negligently when rushing to spend money
>> installing an expensive fence that was not required. However, the
>> important question is whether or not you have placed insurance on the
>> buildings, right away? The insurance is much more important as
>> compared to putting a fence up, which may stop any small costs for
>> damages but not something like a fire that would require the
>> replacement of a total building.
>>
>> 5. You were informed by me that the property has had no vandalism at
>> any
>> time. This is due to the property being surrounded, on two sides, by
>> residential property, McGuire Park on another side and the front
>> facing Fox Street with residential homes across the street. The two
>> entrances from Fox Street had locked chains on them with a ditch in
>> between that stops all vehicle traffic. The project is under the

>> watchful eye of the owner of the abutting house (Carl Beck House) that overlooks the site.

>> All the buildings on site were locked securely, yet, you rushed to
>> secure the site with unnecessary fencing, spending money to do so.
>>

>> 6. You have totally ignored my many requests to finish the project,
>> that
>> would give enough funds to pay the secured and unsecured Creditors and
>> give a unit to the Deposit Holders. You appear to have your direction
>> pre-determined due to your actions contrary to what Justice Cavanagh
>> ordered or said. The order from the Justice stated, under Item 3, that
>> you are empowered and authorized, but not obligated to act at once, in
>> respect to securing the property. It would have been less expensive
>> and more effective to employ a night watchman to oversee the site.
>>

>> 7. Instead, you seem intent on building up your fees and expenses,
>> quickly, at the expense of all Stakeholders, except your Client,
>> Marper Holdings Limited, and their very wealthy owner, Gilbert Kuiper.
>>

>> 8. As you are well aware, I aim to ensure that the Deposit Holders,
>> along with all creditors, are looked after and the only way for this
>> to happen is to finish the project and for you to stop wasting money
>> as you have already done on fencing that you were not obligated or
>> needed to do. This does not include any other monies you weren't
>> required to spend.
>>

>> 9. In addition, you received a detailed letter from a knowledgeable
>> Depositor, with much experience in real estate, that stated very
>> clearly that she trusted me to finish the development for the best
>> outcome of all the Senior Depositors.
>>

>> 10. Your response was to ask her if she was related to me, indirectly
>> alluding that she had conspired with me. This person is not a
>> relative, friend or business partner and the only contact we've had
>> has been through communications around finishing the project.
>>

>> 11. However, your distrust made me wonder if your firm had its own
>> conflict of interest, in this case, and I see that SZK Law has
>> recommended you to the Courts in at least the last 2 filings, as shown
>> on your website; Marper Holdings Limited and Intel Centers Inc. et al.
>> The lawyer for the first mortgage holder, James Quigley, should not
>> have been involved in choosing the Receiver. This shows a possible
>> conflict of interest and, therefore, Mr. Quigley's indirect ability to
>> manipulate you to his Clients' benefit.
>>

>> Joanne, our only intent is to finish the project and ensure all debts
>> are paid. Please be advised we have a Letter of Intent for \$2.5
>> million dollars to finish the existing 18 units. Your delay to restart
>> construction is also costing monies due to forthcoming weather
>> conditions that will be at the expense of other creditors than your
>> Client. Due to the above facts showing your inappropriate,
>> receivership actions, I ask that you step down as Receiver or I will

>> seek a court order to have Russo Corp, as a Receiver, replaced.

>>

>> Sincerely,

>> Carl Strand

>> President, Foxpark Development Corporation

>> T: 705-888-1821

>> E: carl@foxparkdevelopments.com

>> -----

>>

>>

>>

>> On 2025-07-18 10:48, Joanne Russo wrote:

>>> Good morning Carl,

>>>

>>> Please see attached letter dated July 18, 2025.

>>>

>>> Michelle, we see you are being copied on this email as well. Kindly

>>> confirm your relationship with Carl and why your email address is

>>> noted as 77foxstreet43@gmail.com.

>>>

>>> We look forward to hearing from you.

>>>

>>> Regards,

>>>

>>>

>>>

>>>

>>> RUSSO CAN HELP.

>>> Joanne Russo, President, Licensed Insolvency Trustee

>>> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101

>>> |

>>> F: 905.503.2338

>>> E: russo@russocanhelp.com | www.russocanhelp.com

>>>

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>>>

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>>>

>>> -----Original Message-----

>>> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com>

>>> Sent: Thursday, July 17, 2025 10:05 PM

>>> To: Joanne Russo <russo@russocanhelp.com>

>>> Cc: 'Michelle Charlebois' <77foxstreet43@gmail.com>; 'Tali Green'

>>> <tgreen@greenadvocacy.ca>

>>> Subject: Re: Info RE: 77 Fox Street (Receivership)

>>>

>>> Joanne,

>>>

>>> Before we go any further, we need to have a transparent agreement.

>>>

>>> Whether or not you see me as having carriage of the proper lid

>>> Justice Cavanagh that the reason I have challenged the litigation

>>> to defend the rights of all Stakeholders. I also stated that I intend

>>> to continue to ensure the Senior Deposit Holders will be looked after

>>> and receive a unit, or substantial compensation. Michelle and I

>>> other Deposit Holders must know they can positively influence

>>> outcome of this situation.

>>>

>>> As the Debtor and project developer, I am a Stakeholder who reply

>>> involved, and I will be monitoring all the costs that the Receiver

>>> charging to this project which I will communicate to the other

>>> Stakeholders. Kindly forward all the costs that are billed from

>>> Russo, for this project, on a weekly basis. Including;

>>>

>>> 1. Total number of billable hours for all persons billing through

>>> Russo

>>> in this receivership.

>>> 2. The per hour charge your company intends to make for each person

>>> engaged by Russo in this receivership.

>>> 3. The Receiver's work performed under this court ordered

>>> receivership.

>>> 4. Expenses with weekly totals (for example, the security fence

>>> have

>>> had erected around the site).

>>> 5. Legal expenses you incur on behalf of the project (We will be

>>> these are taxed).

>>>

>>> I have read your website bio and want to believe you are the re

>>> person who will help people problem-solve so they can ultimately

>>> reach their goals. Your Contributions to the Community are aggressive.

>>> We need you to act in good faith for the financial well-being

>>> Seniors and other Stakeholders. Without supplying the above

>>> information, it will be hard to claim you are acting as a trustee

>>> Receiver on this project.

>>>

>>> The dry construction season is passing. You have Foxpark's commitment

>>> and fixed contract to complete the total project for \$10,000,

>>> which is shown in the completed budget, starting with a first

>>> mortgage of \$2.5 M. Can we agree to work together to achieve

>>> intent of Justice Cavanagh's Order?

>>>

>>> Sincerely,

>>> Carl

>>>

>>> Carl Strand

>>> President, Foxpark Development Corporation
>>> T: +1 705-888-1821
>>> E: carl@foxparkdevelopments.com
>>> -----
>>>
>>>
>>>
>>>
>>>
>>> On 2025-07-16 21:12, Joanne Russo wrote:
>>>> Thank you for your email Michelle. We are in the process of
>>>> gathering a list of all depositors as our Counsel, (who is being
>>>> copied on this
>>>> email) will be preparing a letter to speak of the Receivership and
>>>> matters moving forward.
>>>>
>>>> Kindly forward to us the following:
>>>>
>>>> 1. A copy of your Agreement
>>>> 2. A copy of your deposit
>>>> 3. Any further relevant documents pertaining to this Development
>>>> Project you may have in your possession
>>>> 4. Your contact details, mailing address and phone number.
>>>>
>>>> Kindly provide us your sister's contact details as well as we will
>>>> require the above information from her as well.
>>>>
>>>> As we have been appointed Receiver in this matter, any and all
>>>> future dealings with respect to the Property should be directed to
>>>> the writer.
>>>> While we appreciate Carl being copied on this email, he no longer
>>>> has carriage of the Project/Property.
>>>>
>>>> We look forward to hearing from you.
>>>>
>>>> Regards,
>>>>
>>>>
>>>>
>>>>
>>>> RUSSO CAN HELP.
>>>> Joanne Russo, President, Licensed Insolvency Trustee
>>>> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext. 101
>>>> |
>>>> F: 905.503.2338
>>>> E: russo@russocanhelp.com | www.russocanhelp.com
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>>>> communication is strictly prohibited.

>>>>

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>>>>

>>>>

>>>>

>>>>

>>>> -----Original Message-----

>>>> From: Michelle Charlebois <77foxstreet43@gmail.com>

>>>> Sent: Wednesday, July 16, 2025 2:06 PM

>>>> To: Carl Strand <carl@foxparkdevelopments.com>

>>>> Cc: Joanne Russo <russo@russocanhelp.com>

>>>> Subject: Re: Info RE: 77 Fox Street (Receivership)

>>>>

>>>>

>>>> Hello Joanne and Carl,

>>>>

>>>> I wanted to reach out as one of the deposit holders myself.

>>>> I originally was purchasing 43 and 44 for my sister and I, but my
>>>> sister cancelled due to health reasons and the delays, and so my
>>>> full

>>>> \$200,000 deposit was transferred just into my unit which is 43.

>>>>

>>>> I referred my friend Kelly Turner, who is scheduled for unit 45

>>>> and she has put in \$125,000. Dan McGinnis and his wife put in

>>>> \$50,000, Jim Wenger and Cathy his spouse put in \$250,000.

>>>> I don't know how much of any other deposit holders there are except
>>>> for Eunice Moore who has put in \$450,000, I believe paying her unit
>>>> outright.

>>>>

>>>> We are all anxious for the completion of the project and

>>>> occupancy.

>>>> To be honest, we prefer not to have rental units, but it is what it
>>>> is at this point. We believe the subdivision would be better served
>>>> as a life lease community with all seniors, and if there are
>>>> rentals, but they would be rental rentals age 50+ and above to avoid
>>>> a lot of small children other issues which is why we purchased in
>>>> the first place.

>>>>

>>>> We have all made temporary accommodations and I'm not sure how
>>>> many are moving forward in the end, some are just frustrated and
>>>> want their money back, but I know we all feel a completion of the
>>>> project or at least occupancy for us while the remaining project is
>>>> being completed would be a godsend given the prices of rent and
>>>> having to move around for some people.

>>>>

>>>> There is a group of us who are trying to coordinate to work with
>>>> everyone. I have been sort of the spokesperson for communication
>>>> with Carl, on behalf of the others because I know some of them have
>>>> not been very nice to him, and I wanted to avoid that kind of

>>>> animosity discussion because it serves no purpose.

>>>>

>>>> As someone who has grown up in the custom building industry,
>>>> real estate, rental properties / Property Management and banking, I
>>>> have been exposed to many facets of this industry and respect all of
>>>> the parties involved in working to resolve.

>>>>

>>>> The industry has a hole as we all know, has taken a hit due to
>>>> higher interest rates, and hopefully everything moves to succession
>>>> for completion of the project, which is much needed in our community.

>>>>

>>>> I believe in life lease properties I have seen how successful
>>>> they can be, and I know everyone I represent as deposit holders
>>>> feels the same.

>>>>

>>>> I personally did a lot of research on Fox Park and Carl and
>>>> found him to be credible in every way before I moved forward and
>>>> referred the subdivision to my friends. I know several local
>>>> business owners being in the banking industry, who also vouched for
>>>> the credibility of Fox Park and Carl Strand.

>>>>

>>>> I still trust Carl I know he's in a precarious situation, but I
>>>> still trust his judgement and completion of the project in spite of
>>>> everything that has gone on. My father even tried to purchase this
>>>> property many years ago when he was a custom home builder and knew
>>>> the owner at the time. I feel that with the right receivership
>>>> direction from yourself Joanne, that this project can come to
>>>> fruition for all current and future owners.

>>>>

>>>> I would like to be kept up-to-date to inform our group. It is
>>>> not my intent at this time to move forward with any class action
>>>> lawsuit, as I believe it is in the best interest of everyone to take
>>>> possession of their unit and at that point if they wish to put it up
>>>> for sale they can. I honestly believe most will take possession and
>>>> maintain their occupancy right long-term.

>>>>

>>>> If there is anything I can do to help in any process, I welcome
>>>> the opportunity. It would also be my intent in the future as an
>>>> occupant/owner to be on any resident board.

>>>> My experience, an insight would be most helpful for these matters.
>>>> In addition to the above background, I also as property management,
>>>> working for two cooperative housing complex complexes in Oshawa, I
>>>> served as secretary for the board, and was involved in assistance of
>>>> coordinating meetings, social events, enforcing bylaws, etc. I
>>>> handled rent geared to income (RGI), applications, and many other
>>>> faucets involved in monitoring/budgeting, maintenance, etc.

>>>>

>>>> Thank you both for working together, this is a step in the right
>>>> direction for all deposit holders. I realize as the receiver you are
>>>> cautious and may have more in-depth information than I have, but
>>>> again I believe in this project, Fox Park ability to complete it,
>>>> and the life lease program. I look forward to meeting you and

>>>> working in anyway I can to help out everyone. Thank you.

>>>>

>>>> Sincere regards,

>>>> Michelle Charlebois

>>>> 905-431-5971

>>>> 129 Champlain Rd., Penetanguishene , ON L9M1R5

>>>> 77foxstreet43@gmail.com charleboism431@yahoo.ca

>>>>

>>>> On Jul 16, 2025, at 10:18 a.m., Carl Strand

>>>> <carl@foxparkdevelopments.com> wrote:

>>>>

>>>> Joanne,

>>>>

>>>> Thank you for your quick response. I have a potential investor for
>>>> \$2.5 million but would have to go in first position. This would
>>>> complete the existing 18 units which would give the deposit holders
>>>> their units in 6 months. We can start arranging materials and be on
>>>> the site within one week of having finance in place.

>>>>

>>>> As you know, Justice Cavanagh, in his order, stated that we could
>>>> finish the project, working with you as the Receiver. The funds
>>>> would be controlled by your firm and would require the signature of
>>>> the guarantor and myself. It is imperative for all the stakeholders
>>>> that we move with haste.

>>>>

>>>> Please arrange the existing first mortgage to move back behind this
>>>> new mortgage.

>>>>

>>>> Regards,

>>>> Carl

>>>>

>>>> Carl Strand

>>>> President, Foxpark Development Corporation

>>>> T: 705-888-1821

>>>> E: carl@foxparkdevelopments.com

>>>>

>>>>

>>>>

>>>>

>>>>> On Jul 15, 2025, at 2:20 PM, Joanne Russo <russo@russocanhelp.com>
>>>>> wrote:

>>>>>

>>>>> Hi Carl, thank you for your email. Please see our response below
>>>>> in CAPITAL LETTERS.

>>>>>

>>>>>

>>>>>

>>>>>

>>>>> RUSSO CAN HELP.

>>>>> Joanne Russo, President, Licensed Insolvency Trustee

>>>>> 78 Wellington St. E., Aurora, ON L4G 1H8 | T: 905.503.3328 ext.

>>>>> 101

>>>> |
>>>> F: 905.503.2338
>>>> E: russo@russocanhelp.com | www.russocanhelp.com
>>>>
>>>> IMPORTANT NOTICE: This message is intended only for the use of the
>>>> individual or entity to which it is addressed. This message may
>>>> contain information that is privileged, confidential and exempt
>>>> from disclosure under applicable law. If the reader of this
>>>> message is not the intended recipient, or the employee or agent
>>>> responsible for delivering the message to the intended recipient,
>>>> you are notified that any dissemination, distribution or copying of
>>>> this communication is strictly prohibited.
>>>>
>>>>
>>>>
>>>>
>>>>
>>>>
>>>> -----Original Message-----
>>>> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com>
>>>> Sent: Tuesday, July 15, 2025 11:13 AM
>>>> To: Joanne Russo <russo@russocanhelp.com>
>>>> Cc: tgreen@greenadvocacy.ca
>>>> Subject: Re: Info RE: 77 Fox Street (Receivership)
>>>> Importance: High
>>>>
>>>> Thank you for your reply and update, Joanne.
>>>>
>>>> RE: PROPERTY, 77 FOX ST., PENETANGUISHENE, ONTARIO.
>>>>
>>>> I should be sending the list of Depositors, along with their
>>>> deposit amounts, by tomorrow. Also, as the President of Foxpark
>>>> Development Corporation, I would like to point out some useful
>>>> information relating to this project. Please read and take
>>>> everything into careful consideration; THANK YOU THIS INFORMATION
>>>> IS VERY IMPORTANT AND WE LOOK FORWARD IN RECEIVING YOUR LIST
>>>>
>>>> 1. Presently, both buildings have all windows and doors
>>>> installed.
>>>> They
>>>> are all locked up securely. THANK YOU WE HAVE CONDUCTED OUR WALK
>>>> THRU AND HAVE IMPLEMENTED OUR SECURITY MEASURES AS WELL.
>>>>
>>>> 2. The project is in a built-up area beside the historic Carl
>>>> Beck
>>>> House
>>>> and is surrounded on two sides by fenced backyards with one fenced
>>>> side that abuts to McGuire Park. The remaining side abuts to Fox
>>>> Street. This side has two driveway entrances with a ditch in
>>>> between.
>>>> The driveways have locked chains across them.
>>>>
>>>> THANK YOU , WE HAVE PROPERLY SECURED THE PREMISES AND ADDED OUR

APPENDIX "14"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE

Request #: 30322-004
Transit - FI #: 4141357689
Sequence #: 09/15/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$5,850.00 CAD

000452

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 886-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 29082023

PAY TO THE ORDER OF VICTOR L. VANDERGUST LAW IN TRUST \$ 5,850.⁰⁰

FIVE THOUSAND EIGHT HUNDRED FIFTY ~~100~~ DOLLARS

FOR 282 NORENE ST. EXTENSION ARLINGTON PER Carl Shand
MIDLAND, ON L4R 4C2

⑈0000452⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

20230915
TAE9192
2288 00331163
3246626293 00000000022882969128

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT BRN 22882 TOR
20230915 ISN: 4141357689
CR 22882-969128

Request #: 30322-004
Transit - FI #: 2141303953
Sequence #: 2141303953
Date: 04/12/2022

Request Desc:
Account #: 03755241910
Amount: \$550.00 CAD

FOXPARK DEVELOPMENT CORPORATION 000191
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

DATE 2022-03-29
Y Y Y Y M M D D

PAY to Midland P.U.E. \$ 550.00
the order of Five Hundred & Fifty DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Account # 00657374-03
282 Novene St. Lower Unit - Joyce St road

PER Carl Strand

⑈000191⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

NEW MARKET - TAY POWER DISTRIBUTION LTD
NEW MARKET - TAY POWER DISTRIBUTION LTD
NEW MARKET - TAY POWER DISTRIBUTION LTD

DEPOSIT TO/DEPOT AU

Endorsement - Signature or Stamp

BACKVERSO

20220412
>31022-004 0301038
TD ISN 10096
RDC DEPO TDD DEPOT

TDG TOR
20220412 ISN: 2141303953
CR 1022-0301038

Request #: 30322-004
Transit - FI #: 2141303956
Sequence #: 2141303956
Date: 04/12/2022

Request Desc:
Account #: 03755241910
Amount: \$600.00 CAD

FOXPARK DEVELOPMENT CORPORATION 000190
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

DATE 2022-03-29
Y Y Y Y M M D D

PAY to Midland P.W.E \$ 500.00
the order of Six Hundred ^{XX} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Account # 0657375-01
282 Norene St. - Joyce Strand upper unit

PER Carl Strand

⑈000190⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

NEW MARKET-TAY POWER DISTRIBUTION LTD
NEW MARKET-TAY POWER DISTRIBUTION LTD

DEPOSIT TO/DEPOT AU

Endorsement - Signature or Stamp

BACK/VERSO

20220412
>31022-004 0301038
TD ISN 14 0097
RDC DEPOT TDD DEPOT

TD RDC TOR
20220412 ISN: 2141303956
CR 31022-0301038

Deposit to the Credit of
NEW MARKET-TAY POWER DISTRIBUTION LTD
TR # 31022-004

Request #: 30322-004
Transit - FI #: 4141474734
Sequence #: 4141474734
Date: 03/09/2022

Request Desc:
Account #: 03755241910
Amount: \$11,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000185

DATE 20 22-03-07
Y Y Y Y M M D D

PAY to Midland Home Hardware \$ 11,000-
the order of Eleven Thousand XX DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Stead

RE Payment in full for 282 Noran

⑈000185⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

09MAR2022
001 03432
705811520325810
03432-1019567

Printer ID# 1021

Endorsement - Signature or Stamp

ROA 6607469

TDCT OFI001 TOR
20220309 ISN: 4141474734 **BACKVERSO**

MPN 1001
TDCT Online Image Retrieval Services
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Check Number
Check Date
Check Amount
Check Status

Page 1 of 1
Make sure you have the correct
document type.

Request #: 30322-004
Transit - FI #: 141192293
Sequence #: 01/24/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$420.25 CAD

FOXPARK DEVELOPMENT CORPORATION 000150
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

DATE 2022-01-19
 Y Y Y Y M M D D

PAY to P.U.C. Midland | \$420.²⁵
 the order of Four hundred and twenty ²⁵/₁₀₀ DOLLARS 

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Strand

RE # 00657375-01
282 Noene St. Midland

⑈000150⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

Deposit to the Credit of
NEWMARKET - TAY POWER DISTRIBUTION LTD.
 TR # 31022-004 AGC # 3102-0301038
 Endorsement - Signature or Stamp

20220124
 >31022-004< 0301038
 TD ISN 1445688926
 RDC DEPOSIT / TDD DEPOT

TDCT RDC TOR
 20220124 ISN: 0141192293
 CR 31022-0301038

BACKVERSO

DEPOSIT TO/DEPOT AU
 NEWMARKET-TAY POWER DISTRIBUTION 1
 NEWMARKET-TAY POWER DISTRIBUTION LTD
 31022004-0301038

Request #: 30322-004
Transit - FI #: 141192296
Sequence #: 01/24/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$406.26 CAD

FOXPARK DEVELOPMENT CORPORATION 000149
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

DATE 2022-01-19
Y Y Y Y M M D D

PAY to P.U.C. Midland \$ 406.26
the order of Four hundred and six ²⁶/₁₀₀ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Acct. 00657374-03
282 Noene St. Midland

PER [Signature]
PER [Signature]

⑈000149⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID# 1021

Deposit to the Credit of
NEWMARKET - TAY POWER DISTRIBUTION LTD.
TR # 31022-004 RDC #3102-0301038

Endorsement

20220124
>31022-004< 0301038
TD ISN 1445688927
RDC DEPOSIT / TDD DEPOT

TDCT RDC TOR
20220124 ISN: 0141192296
CR 31022-0301038

BACK/VERSO

DEPOSIT TO/DEPOT AU
NEWMARKET-TAY POWER DISTRIBUTION LTD
NEWMARKET-TAY POWER DISTRIBUTION LTD
10220124 0301038

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3142405661
 Date: 03/01/2024

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000405
		DATE	01032024 D D M M Y Y Y Y
PAY TO THE ORDER OF:	<i>Albert Cannon & Katrina Cannon</i>		\$1,000.-
<i>One thousand</i>		xx/100 DOLLARS	
FOR	<i>Mortgage for 548 Easy St. Midland</i>		
	PER	<i>Carl Cannon</i>	
	PER		
⑈0000405⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈			

MRWW3 228542110952 34256-002 9193198 Scotiabank WASAGA BEACH, ONTARIO	Printer ID # 1014
01-Mar-2024 9193198 34256-002 34256 0183970	Endorsement - Signature or Stamp
TDCT OF1002 TOR 20240301 ISN: 3142405661	BACK/ENDOS
65052-002 BNS CIDC Toronto ON 01-Mar-2024 2220334573	

Request #: 30322-004
 Transit - FI #: 1142955462
 Sequence #: 02/02/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

000404

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 01022024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Albert Cannon & Katrina Cannon \$1,000.-

One thousand XX/100 DOLLARS

mortgage on
 FOR 548 Easy St. Midland

PER Carl Cannon

⑈0000404⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

Endorsement - Signature or Stamp

10172-016
 HSBC BANK CANADA
 FEB 07 2024
 406 Bryne Drive, Unit 438
 Barrie, Ontario N9R1
 INITIAL

BACK/ENDOS

002-654725-203

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3141234251
 Date: 01/03/2024

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

000403

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 01012024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Albert Cannon & Katrina Cannon \$1,000.-

One thousand XX/100 DOLLARS

Mortgage on
 FOR 548 Easy St. Midland

PER [Signature]
 PER [Signature]

⑈0000403⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

SS3RG 223940606073
 34256-01 8564485
 Scotiabank
 WASAGA BEACH, ONTARIO

Printer ID #
1014

03-Jan-2024
 856448 34256-002
 3425(0503320

Endorsement - Signature or Stamp

TDCT OFI 002 TOR
 20240103 ISN: 3141234251 **BACK/ENDOS**

65052-002 BNS
 CIDC Toronto ON
 03-Jan-2024
 2229069533

Request #: 30322-004
Transit - FI #: 4141771971
Sequence #: 12/01/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$1,000.00 CAD

000402

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 01/12/2023
D D M M Y Y Y Y

PAY TO THE ORDER OF: Albert Cannon & Katrina Cannon \$1,000.-
One thousand ^{XX}/₁₀₀ DOLLARS

Mortgage on
FOR 548 Easy St. Midland

PER Carl Cannon

⑈0000402⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

CCLHL 220518006756
34256-002 9193198
Scotiabank
WASAGA BEACH, ONTARIO

Printer ID #
1014

01-Dec-2023
9193198 34256-002
34256 0503320

Endorsement - Signature or Stamp

TDCT OFI002 TOR
20231201 ISN: 4141771971 **BACK/ENDOS**

65052-002 BNS
CIDC Toronto-ON
01-Dec-2023
2228365273

Request #:
 Transit - FI #: 30322-004
 Sequence #: 148290275
 Date: 11/01/2023

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000401 DATE 01/11/2023 <small>DATE D D M M Y Y Y Y</small>
PAY TO THE ORDER OF: <i>Albert Cannon & Katrina Cannon</i>		<i>\$1,000.</i>	
<i>One thousand</i>		<i>100</i> DOLLARS	
<i>Mortgage on</i> FOR <i>548 Easy St Midland</i>		PER <i>Carl Cannon</i>	
@0000401# :30322#004: 0375#5241910#			

G67MM 227175204288 34256-00 6054110 Scotiabank WASAGA BEACH, ONTARIO	Printer ID # 1014
01-Nov-2023 6054111 34256-002 34256 0503320	Endorsement - Signature or Stamp
TDCT OFI002 TOR 20231101 ISN: 0148290275	BACK/ENDOS
65052-002 BNS CIDC Toronto ON 01-Nov-2023 2227688751	

Request #: 30322-004
Transit - FI #: 141911477
Sequence #: 10/03/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$1,000.00 CAD

000400

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 01/10/2023
D D M M Y Y Y Y

PAY TO THE ORDER OF: Albert Cannon & Katima Cannon \$ 1,000.-

One thousand ^{XX}/100 DOLLARS

Mortgage on
FOR 548 Easy St. Midland ON.

PER Carl Strand

⑈0000400⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

MKXRS 223965003158
34256-002 9193198
Scotiabank
WASAGA BEACH, ONTARIO

Printer ID #
1014

03-Oct-2023
9193198 34256-002
34256 0503320

Endorsement - Signature or Stamp

TDCT OFI 002 TOR
20231003 ISN: 0141911477 **BACK/ENDOS**

65052-002 BNS
CIDC Toronto ON
03-Oct-2023
2226929886

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3140152382
 Date: 09/01/2023

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

000399
 01
 09092023
 DATE D D M M Y Y Y Y

PAY TO THE ORDER OF: Albert Cannon & Katrina Cannon \$1,000.
 One thousand XX/100 DOLLARS

FOR mortgage on 548 Easy St. Midland

PER Carl Strand

⑈0000399⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

36PWX 221934601577
 34256-002 9193198
 Scotiabank
 WASAGA BEACH, ONTARIO

01-Sep-2023
 9193198 34256-002
 34256 0498882

Printer ID # 1014

Endorsement - Signature or Stamp

TDCT OFI 002 TOR
 20230901 ISN: 3140152382 **BACK/ENDOS**

65052-002 BNS
 CIDC Toronto ON
 01-Sep-2023
 2226259846

Request #:
 Transit - FI #: 30322-004
 Sequence #: 2142104956
 Date: 08/02/2023

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000398 DATE 01082023 <small>DATE D D M M Y Y Y Y</small>
PAY TO THE ORDER OF: <i>Albert Cannon & Katrina Cannon</i>		<i>\$1,000.-</i>	
<i>One thousand</i>		<i>XX</i> / 100 DOLLARS	
FOR <i>mortgage on 548 Easy St. Midland</i>		PER <i>Carl Cannon</i>	
@0000398@ :30322@004: 0375@5241910@			

LNDLC 228278417117 34256-002 9184357 Scotiabank WASAGA BEACH, ONTARIO	Printer ID # 1014
02-Aug-2023 9184357 34256-002 34256 0503320	Endorsement - Signature or Stamp
TDCT OF1002 TOR 20230802 ISN: 2142104956	BACK/ENDOS
65052-002 BNS CIDC Toronto ON 02-Aug-2023 2225599695	

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 4140403392
 Date: 01/04/2022

Request Desc:
 Account #: 03755241910
 Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@smarthomeshq.com
 Tel: (705) 888-1821

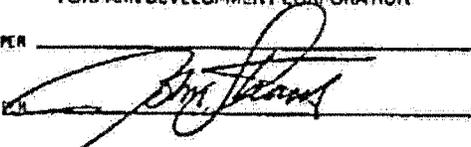
000019

DATE 2022 01 01
 Y Y Y Y M M O D

PAY to STEVEN SMITH & JOANNE MORIN \$583.³³
 the order of
FIVE HUNDRED EIGHTY THREE 33 DOLLARS 
 100

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

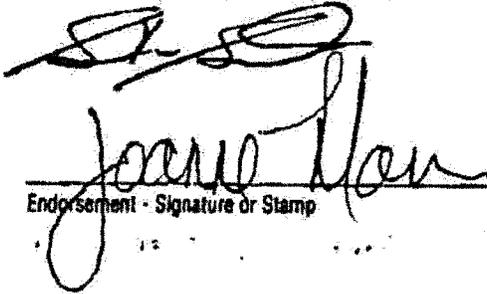
PER 

RE EASY ST MORTGAGE

⑈000019⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Deposit date: 01/01/22
 Deposit transit / FI: 30800-010
 Code source: 49
 Deposit Number: 038025
 Deposit account: 20000064154685

Printer ID# 1021


 Endorsement - Signature or Stamp

1. Do not sign over the back of the cheque.
 2. If you do sign over the back of the cheque, you must sign in front of the cheque.
 3. If you do sign over the back of the cheque, you must sign in front of the cheque.
 4. If you do sign over the back of the cheque, you must sign in front of the cheque.
 5. If you do sign over the back of the cheque, you must sign in front of the cheque.

TDCT OFI 010 TOR
 20220104 ISN: 4140403392 **BACK/VERSO**

Request #: 30322-004
Transit - FI #: 145047641
Sequence #: 145047641
Date: 02/01/2022

Request Desc:
Account #: 03755241910
Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@smarthomesq.com
Tel: (705) 888-1821

000020

DATE 2022 02 01
V V V V M M D D

PAY TO STEVEN SMITH & JOANNE MORIN \$583.³³
the order of
FIVE HUNDRED EIGHTY THREE 33 DOLLARS 
100

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

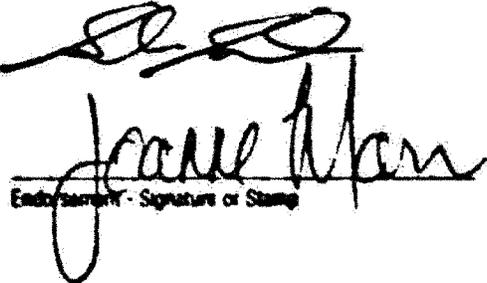
PER 

RE EASY ST. MORTGAGE

000020 ⑆30322⑆004⑆ 0375⑆5241910⑆

Deposit date: 02/01/22
Deposit transit / FI: 30800-010
Code source: 49
Deposit Number: 225947
Deposit account: 20000064154685

Printer ID: 1021


Endorser's Signature or Stamp

TDCT OFI 010 TOR
20220201 ISN: 0145047641 **BACKVERSO**

Print Close

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1144153425
 Date: 03/01/2022

Request Desc:
 Account #: 03755241910
 Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@smarthomeshq.com
 Tel: (705) 888-1821

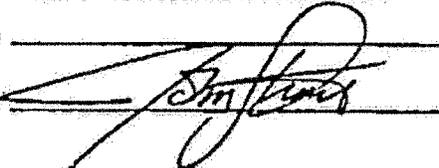
000021

DATE 2022 03 01
 . V V M M D D

PAY to STEVEN SMITH & JOANNE MORIN \$583.³³
 the order of
FIVE HUNDRED EIGHTY THREE ³³ DOLLARS ₁₀₀

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

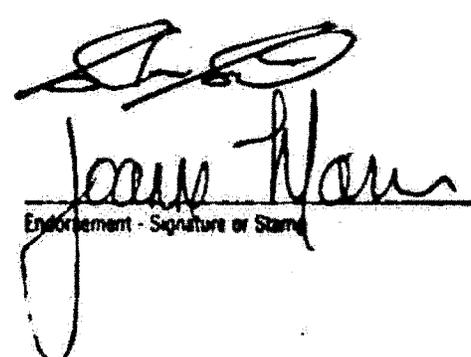
PER _____
 PER 

RE EASY ST. MORTGAGE

000021 ⑆30322⑆004⑆ 0375⑆5241910⑆

Deposit date: 03/01/22
 Deposit transit / FI: 30800-010
 Code source: 49
 Deposit Number: 395058
 Deposit account: 20000064154685

Printer ID# 1021


 Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20220301 ISN: 1144153425 **BACKVERSO**

Request #: 30322-004
 Transit - FI #: 4141560129
 Sequence #: 4141560129
 Date: 04/01/2022

Request Desc:
 Account #: 03755241910
 Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
 Ecarl@smarthomeshq.com
 Tel: (705) 823-1821

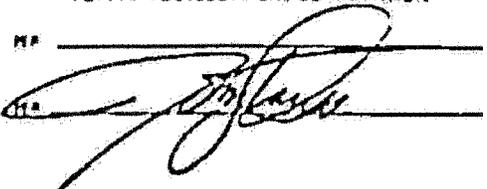
000022

DATE 2022 04 01
 Y M D

PAY TO STEVEN SMITH & JOANNE MORIN \$583.33
 IN FULL OF
FIVE HUNDRED EIGHTY THREE $\frac{33}{100}$ DOLLARS 

TO CANADA TRUST
 27, KING ST.
 MONTREAL, PQ H3B 2K5

FOXPARK DEVELOPMENT CORPORATION

MP _____
 MS 

BY EMSY ST. MORTGAGE

#000022# ⑆30322-004⑆ 0375-5241910#

Printer ID: 1021

Deposit date: 04/01/22
 Deposit transit / FI: 30800-010
 Code source: 49
 Deposit Number: 603879
 Deposit account: 20000064154685


 Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20220401 ISN: 4141560129 

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3142440050
 Date: 05/02/2022

Request Desc:
 Account #: 03755241910
 Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
 101 (100) 844 (147)

01113
 05 20 22 08 41
 1 1 1 1 1 1 1 1 1 1

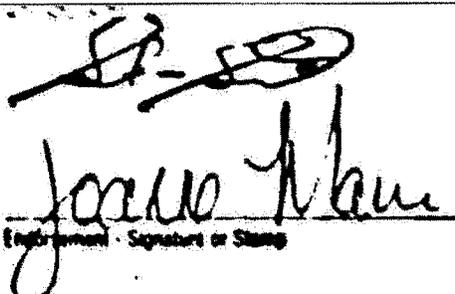
PAY TO STEVEN SMITH & JONAS MORIN 3583.33
 THE ORDER OF
 FIVE HUNDRED FORTY SEVEN 22 111111 11
 10 CANADA TRUST
 100 (100) 844 (147)

DE EASY FI. MORTGAGE

0000 23 30322 004 0375 5241910

Deposit date: 05/01/22
 Deposit transit / FI: 30800-010
 Code source: 49
 Deposit Number: 945738
 Deposit account: 20000064154685

Printer ID# 1021


 James Morin
 Endorsment - Signature or Stamp

TDCT OFI 010 TOR
 20220502 ISN: 3142440050 BACKVERSO

Request #: 30322-004
Transit - FI #: 144354095
Sequence #: 06/01/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$583.33 CAD

FOXPARK DEVELOPMENT CORPORATION
Ecard@smarthomesbq.com
Tel: (705) 823-1821

000024

DATE 2022-06-01
Y · Y Y M M D D

PAY TO STEVEN SMITH & JOANNE MORIN \$583.³³
 or order of
FIVE HUNDRED EIGHTY THREE ³³ DOLLARS 

TO CANADA TRUST
23 KING ST.
MONTREAL, QC H2Z 1K5

FOXPARK DEVELOPMENT CORPORATION

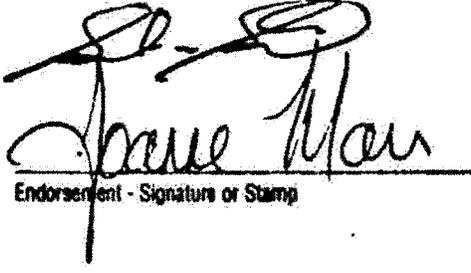
PER _____
 PER 

BY EASY ST. MORTGAGE

⑆000024⑆ ⑆30322⑆004⑆ 0375⑆5241910⑆

Deposit date: 06/01/22
 Deposit transit / FI: 30800-010
 Code source: 49
 Deposit Number: 152177
 Deposit account: 20000064154685

Printer ID# 1021


 Endorsement - Signature or Stamp

Name of Member
 Name of Branch
 Name of Office
 Name of Agent
 Name of Endorser
 Name of Endorsee
 Name of Payee
 Name of Beneficiary
 Name of Endorser
 Name of Endorsee
 Name of Payee
 Name of Beneficiary

TDCT OFI 010 TOR
20220601 ISN: 0144354095 **BACK/VERSO**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 2142340366
 Date: 07/05/2023

Request Desc:
 Account #: 03755241910
 Amount: \$1,000.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

000397

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 01072023
D D M M Y Y Y Y

PAY TO THE ORDER OF: Albert Cannon & Katrina Cannon \$ 1,000.-

One thousand ^{XX} 100 DOLLARS

FOR Mortgage on 548 Easy St. Midland ON.

PER Carl Strand

⑈0000397⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

34256
0503320

34256-002
 SCOTIA BANK
 JUL 04 2023
 1263 MOSLEY STREET, UNIT # 1
 WASAGA BEACH, ON
 012 34256-002

Endorsement - Signature or Stamp

BNS 20230705 3231 TDCT OFI 002 TOR
 4253600785673 20230705 ISN: 2142340366 **BACK/ENDOS**

65052-002 BNS
 CIDC Toronto ON
 05-Jul-2023
 7223406435

Request #:
 Transit - FI #: 30322-004
 Sequence #: 4141421661
 Date: 02/05/2024

Request Desc:
 Account #: 03755241910
 Amount: \$5,500.00 CAD

000471

FOXPAK DEVELOPMENT CORPORATION
 E: cark@foxparkdevelopments.com
 Tel: (705) 888-1821

TO CANADA TRUST
 299 KING ST.
 MIDLAND, ON L4R 3M8

DATE 03 02 2024

PAY TO THE ORDER OF Green Garage Growers Inc. \$ 5500.-
Five thousand five hundred 00 / 100 DOLLARS

FOR Mortgage 23 Laurier Rd. PER Carl Stead

⑈0000471⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

14382-004 5020635
 2/5/2024 8:20:59 AM
 Mobile Deposit 2619
 3543927693

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
 20240205 ISN: 4141421661
 CR 14382-5020635

Request #: 30322-004
Transit - FI #: 2140035979
Sequence #: 2140035979
Date: 03/11/2024

Request Desc:
Account #: 03755241910
Amount: \$5,500.00 CAD

000472

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 05032024

PAY TO THE ORDER OF

Green Garage Growers Inc. \$5500.
Five thousand five hundred 100 DOLLARS

FOR *23 Laurier Rd.*
Mortgage payment

PER *Carl Stand*

⑈0000472⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

14382-004 5020635
3/9/2024 12:04:29 PM
Mobile Deposit 2619
3548132285

Endorsement - Signature or Stamp

TDCT MOB TOR
20240311 ISN: 2140035979
CR 14382-5020635

BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1144877826
 Date: 04/05/2024

Request Desc:
 Account #: 03755241910
 Amount: \$5,500.00 CAD

000473

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 05042024

PAY TO THE ORDER OF Green Garage Growers Inc. \$5500.-
Five thousand five hundred ^{X4} 100 DOLLARS

FOR Mortgage 23 Laurier Rd PER Carl Steward

⑈0000473⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID # 1014

14382-004 5020635
 4/5/2024 5:29:17 PM
 Mobile Deposit 2619
 4541514843

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
 20240405 ISN: 1144877826
 CR 14382-5020635

Request #: 30322-004
Transit - FI #: 1144715997
Sequence #: 05/06/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$5,500.00 CAD

000474

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 05052024

PAY TO THE ORDER OF Green Garage Growers Inc. \$5500.
Five thousand five hundred ²⁴/₁₀₀ DOLLARS

FOR Mortgage 23 Laurier Rd. PER Carl Stank

⑆0000474⑆ ⑆30322⑉004⑆ 0375⑉5241910⑆

14382-004 5020635
5/5/2024 9:58:54 AM
Mobile Deposit 2619
4546114011

Printer ID #
1014

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
20240506 ISN: 1144715997
CR 14382-5020635

Request #: 30322-004
Transit - FI #: 2142801547
Sequence #: 2142801547
Date: 06/06/2024

Request Desc:
Account #: 03755241910
Amount: \$5,500.00 CAD

000475

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3V5

DATE 05 06 2024
D O M M

PAY TO THE ORDER OF Green Garage Growers Inc. \$5500.-
Five thousand five hundred /100 DOLLARS

FOR Mortgage 23 Laurier Rd.

PER Carl Strand

⑈0000475⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

14382-004 5020635
6/6/2024 2:56:20 PM
Mobile Deposit 2619
5540755477

Endorsement - Signature or Stamp

BACKENDOS

TDCT MOB TOR
20240606 ISN: 2142801547
CR 14382-5020635

Request #:
 Transit - FI #: 30322-004
 Sequence #: 143154554
 Date: 01/05/2024

Request Desc:
 Account #: 03755241910
 Amount: \$5,500.00 CAD

000470

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 05 01 / 24
 D D M M

PAY TO THE ORDER OF Green Garage Growers Inc. \$5500-
Five Thousand & Five Hundred ~~00~~ 100 DOLLARS

FOR Mortgage Payment 23 Laurier Rd. PER Carl Strand

⑆0000470⑆ ⑆30322⑆004⑆ 0375⑆5241910⑆

Printer ID #
1014

14382-004 5020635
 1/5/2024 12:48:03 PM
 Mobile Deposit 2619
 2549255067

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
 20240105 ISN: 0143154554
 CR 14382-5020635

Request #: 30322-004
Transit - FI #: 1144534872
Sequence #: 1144534872
Date: 07/06/2023

Request Desc:
Account #: 03755241910
Amount: \$3,000.00 CAD

000364

FOXPARK DEVELOPMENT CORPORATION
E: cark@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 05 07 2023
D O M M Y Y Y Y

PAY TO THE ORDER OF Green Garage Growers Inc. \$ 3,000.-
Three thousand ~~100~~ DOLLARS

FOR 23 Laurier Penetang PER Carl Lund

⑈0000364⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

14382-004 5020635
7/6/2023 4:58:20 PM
Mobile Deposit 2619
0543160681

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
20230706 ISN: 1144534872
CR 14382-5020635

Request #: 30322-004
 Transit - FI #: 4140162963
 Sequence #: 4140162963
 Date: 08/11/2023

Request Desc:
 Account #: 03755241910
 Amount: \$3,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TO CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000365 DATE <u>05082023</u> <small>B U M M Y Y Y Y</small>
PAY TO THE ORDER OF <u>Green Garage Growers Inc.</u>		\$ 3,000.- <u>Three thousand</u> ^{XX} 100 DOLLARS	
FOR <u>Mortgage B Laurier</u>		PER <u>Carl Strand</u>	
⑆0000365⑆ ⑆30322⑆⑆004⑆ 0375⑆5241910⑆			

Printer ID # 1014

14382-004 5020635
 8/11/2023 11:17:15 AM
 Mobile Deposit 2619
 0548995363

Endorsement - Signature or Stamp

TD BANK LIMITED
 100 KING STREET WEST
 TORONTO, ONTARIO M5X 1C5
 CANADA

BACK/ENDOS

TDCT MOB TOR
 20230811 ISN: 4140162963
 CR 14382-5020635

Request #: 30322-004
Transit - FI #: 148503470
Sequence #: 148503470
Date: 09/06/2023

Request Desc:
Account #: 03755241910
Amount: \$3,000.00 CAD

000366

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 05092023
D D M M Y Y Y Y

PAY TO THE ORDER OF Green Garage Growers Inc. \$ 3000.
Three thousand ~~XX~~ 100 DOLLARS

FOR 23 Laurier Mortgage PER Cecil Stand

⑈0000366⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

14382-004 5020635
9/6/2023 4:45:15 PM
Mobile Deposit 2619
1542373407

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
20230906 ISN: 0148503470
CR 14382-5020635

Request #: 30322-004
 Transit - FI #: 2140830460
 Sequence #: 2140830460
 Date: 10/06/2023

Request Desc:
 Account #: 03755241910
 Amount: \$3,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000367 DATE <u>05102023</u> <small>D D M M Y Y Y Y</small>
PAY TO THE ORDER OF	<i>Green Garage Growers Inc.</i>	\$ 3,000.-	
	<i>Three thousand</i>	**100 DOLLARS	
FOR <i>23 Laurier Mortgage</i>	PER <i>Carl Strand</i>		
@0000367@ 1303220041 03755241910@			

14382-004 5020635 10/6/2023 8:55:14 AM Mobile Deposit 2619 1546170651	Printer ID # 1014
TDCT MOB TOR 20231006 ISN: 2140830460 CR 14382-5020635	Endorsement - Signature or Stamp BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3145111799
 Date: 11/06/2023

Request Desc:
 Account #: 03755241910
 Amount: \$3,000.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000368 DATE 05 11 2023
PAY TO THE ORDER OF <u>Green Garage Growers Inc.</u>		<u>\$ 3,000.-</u>	
<u>Three thousand</u>		xx/100 DOLLARS	
FOR <u>Mortgage 23 Laurier</u>		PER <u>Carl Strand</u>	
0000368 :30322*004: 03755241910*			

14382-004 5020635 11/5/2023 10:42:57 AM Mobile Deposit 2619 2541010473	Printer ID # 1014
TDCT MOB TOR 20231106 ISN: 3145111799 CR 14382-5020635	Endorsement - Signature or Stamp
BACK/ENDOS	

Request #: 30322-004
Transit - FI #: 4144015731
Sequence #: 12/05/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$3,000.00 CAD

000369

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 05 12 2023
D D M M Y Y Y Y

PAY TO THE ORDER OF Green Garage Growers Inc. \$ 3,000.
Three thousand /100 DOLLARS

FOR Mortgage 23 Laurier - Pen. PER Carl Strand

⑈0000369⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

14382-004 5020635
12/5/2023 6:20:53 PM
Mobile Deposit 2619
2544964641

Endorsement - Signature or Stamp

BACK/ENDOS

TDCT MOB TOR
20231205 ISN: 4144015731
CR 14382-5020635

Request #: 30322-004
 Transit - FI #: 3144655223
 Sequence #: 3144655223
 Date: 05/31/2024

Request Desc:
 Account #: 03755241910
 Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000450 22 05 2024 DATE D M M Y Y Y
PAY TO THE ORDER OF <u>156 06 48 ONTARIO LIMITED</u>		<u>\$5,824.⁷⁸</u>	
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>		<u>78</u> /100 DOLLARS	
FOR <u>RENT HST, M/T FOR MAY 2024</u> <u>105 FOURTH ST., MIDLAND, ON.</u>		PER <u>Carl Strand</u>	
@00004501@ 303220041: 03755241910@			

Date: 05/31/24 Dep: 000710 Transit-FI: 00502-010 Source Number: 98 Account 6518117	Printer ID # 1014
_____ Endorsement - Signature or Stamp	
TDCT OFI 010 TOR 20240531 ISN: 3144655223 BACK/ENDOS	

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1144997085
 Date: 04/26/2024

Request Desc:
 Account #: 03755241910
 Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000449 22042024 DATE J O W M Y Y Y
PAY TO THE ORDER OF <u>1560648 ONTARIO LIMITED</u>		<u>\$5,824.⁷⁸</u>	
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>		⁷⁸ 100 DOLLARS	
FOR RENT, HST, M/T FOR APRIL 2024 105 FOURTH ST., MIDLAND, ON.		PER <u>Carl [Signature]</u>	
@0000449@ 1:30322@004: 0375@5241910@			

Date: 04/26/24
 Dep: 000686
 Transit-FI: 00502-010
 Source Number: 98
 Account 6518117

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20240426 ISN: 1144997085 **BACK/ENDOS**

Print Close

Request #: 30322-004
Transit - FI #: 2143268806
Sequence #: 2143268806
Date: 03/28/2024

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST MIDLAND, ON L4R 3M5	000448
		DATE	22 03 2024 D C M M Y Y Y Y
PAY TO THE ORDER OF <u>1560648 ONTARIO LIMITED</u>		\$	5,824. ⁷⁸
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>			<u>78</u> 100 DOLLARS
FOR <u>RENT, HST, M/T FOR MARCH 2024</u> <u>105 FOURTH ST, MIDLAND, ON.</u>		PER	<u>Carl Strand</u>
⑈0000448⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈			

Date: 03/28/24	Printer ID # 1014
Dep: 000656	
Transit-FI: 00502-010	
Source Number: 98	
Account 6518117	
Endorsement - Signature or Stamp	
TDCT OFI010 TOR 20240328 ISN: 2143268806 BACK/ENDOS	

Request #: 30322-004
Transit - FI #: 143027759
Sequence #: 03/05/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

000447

22 02 2024
DATE U D M M Y Y Y Y

PAY TO THE ORDER OF 1560648 ONTARIO LIMITED \$5,824.⁷⁸

FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR ⁷⁸/₁₀₀ DOLLARS

FOR RENT, HST, M/T FOR FEB 2024
105 FOURTH ST. MIDLAND, ON.

PER *Carl Strand*
PER _____

⑈0000447⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 03/05/24
Dep: 000643
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20240305 ISN: 0143027759 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 2140073524
Sequence #: 2140073524
Date: 01/24/2024

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000446
		DATE	22 01 2024 D O M M Y Y Y Y
PAY TO THE ORDER OF <u>1560648 ONTARIO LIMITED</u>		\$5,824. ⁷⁸	
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>		⁷⁸	100 DOLLARS
FOR <u>RENT, HST, M/T FOR JAN 2024</u> <u>105 FOURTH ST/ MIDLAND, ON.</u>		PER <u><i>Carl Stoney</i></u>	
⑈0000446⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈			

Date: 01/24/24
Dep: 000602
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20240124 ISN: 2140073524 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 3143673305
Sequence #: 3143673305
Date: 08/29/2023

Request Desc:
Account #: 03755241910
Amount: \$17,803.94 CAD

000441

FOXPARK DEVELOPMENT CORPORATION

E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

24 08 2023
DATE D D M M Y Y Y Y

PAY TO THE ORDER OF 1560648 ONTARIO LIMITED \$17,803.⁹⁴

SEVENTEEN THOUSAND EIGHT HUNDRED AND THREE ⁹⁴/₁₀₀ DOLLARS

FOR INVOICES 44770 45105 + COVERING
RENT, HST, MIT FOR JUNE, JULY, AUG. 2023
FOR 105 FOURTH ST. MIDLAND, ON

PER Carl Strand
PER _____

⑈0000441⑈ ⑆30322⑈004⑆ 03755⑈5241910⑈

Printer ID #
1014

Date: 08/29/23
Dep: 000438
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20230829 ISN: 3143673305 BACK/ENDOS

Request #: 30322-004
Transit - FI #: 148619765
Sequence #: 148619765
Date: 09/06/2023

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

000442

FOXPARK DEVELOPMENT CORPORATION
E: cark@foxparkdevelopments.com
Tel: (705) 888-1821

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE **22092023**
D D M M Y Y Y Y

PAY TO THE ORDER OF 1560648 ONTARIO LIMITED \$5824.⁷⁸

FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR ⁷⁸/₁₀₀ DOLLARS

FOR RENT, HST, M/T FOR SEPT 2023
105 FOURTH ST. MIDLAND, ON

PER Carl Strand

⑈0000442⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 09/06/23
Dep: 000445
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20230906 ISN: 0148619765 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 4145130345
Sequence #: 4145130345
Date: 10/04/2023

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

000443

FOXPARK DEVELOPMENT CORPORATION
E: cark@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

22 10 2023
DATE D D M M Y Y Y Y

PAY TO THE ORDER OF 1560648 ONTARIO LIMITED \$ 5824.78
FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR ⁷⁸/₁₀₀ DOLLARS

FOR RENT, HST, M/T FOR OCT. 2023
105 FOURTH ST., MIDLAND, ON.

PER *Carl Strand*
PER _____

⑈0000443⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 10/04/23
Dep: 000487
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20231004 ISN: 4145130345 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 140285015
Sequence #: 140285015
Date: 11/02/2023

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000444 22 11 2023 DATE D D M M Y Y Y Y
PAY TO THE ORDER OF <u>1560648 ONTARIO LIMITED</u>		<u>\$5,824.78</u>	
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>		<u>78</u> /100 DOLLARS	
FOR <u>RENT, HST, M/T FOR NOV. 2023</u> <u>105 FOURTH ST., MIDLAND, ON</u>		PER <u><i>Carl Strand</i></u> PER _____	
@0000444@ 30322004@ 03755241910@			

Date: 11/02/23 Dep: 000519 Transit-FI: 00502-010 Source Number: 98 Account 6518117	Printer ID # 1014
_____ Endorsement - Signature or Stamp	
TDCT OFI 010 TOR 20231102 ISN: 0140285015 BACK/ENDOS	

Request #: 30322-004
Transit - FI #: 3143536058
Sequence #: 3143536058
Date: 12/07/2023

Request Desc:
Account #: 03755241910
Amount: \$5,824.78 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST MIDLAND, ON L4R 3M5	000445 22122023 DATE D D M M Y Y Y Y
PAY TO THE ORDER OF <u>1560648 ONTARIO LIMITED</u>		<u>\$5,824.78</u>	
<u>FIVE THOUSAND EIGHT HUNDRED TWENTY FOUR</u>		<u>78</u>	100 DOLLARS
FOR <u>RENT, HST, M/T FOR DEC 2023</u> <u>105 FOURTH ST., MIDLAND, ON.</u>		PER <u><i>Carl Stewart</i></u>	
@0000445@ 1:30322@004: 0375@5241910@			

Date: 12/07/23 Dep: 000550 Transit-FI: 00502-010 Source Number: 98 Account 6518117	Printer ID # 1014
_____ Endorsement - Signature or Stamp	
TDCT OFI 010 TOR 20231207 ISN: 3143536058 BACK/ENDOS	

Request #: 30322-004
Transit - FI #: 2142925963
Sequence #: 2142925963
Date: 05/31/2022

Request Desc:
Account #: 03755241910
Amount: \$11,649.56 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000215
DATE 2022-05-28
Y Y Y Y M M D D

PAY to 1560648 Ontario Limited | \$ 11649.56
the order of Eleven Thousand, Six Hundred & Forty Nine - 56 DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Lease & Security Payment
105, 4th St. Midland

PER Carl Strand
PER Carl Strand

⑈000215⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/31/22
Dep: 000209
Transit-FI: 00502-010
Source Number: 98
Account 6518117

Printer ID# 1021
00502 6518117

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220531 ISN: 2142925963 BACKVERSO

Request #: 30322-004
Transit - FI #: 1143842076
Sequence #: 1143842076
Date: 06/02/2022

Request Desc:
Account #: 03755241910
Amount: \$2,108.33 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000178

DATE 20 22-06-02
Y Y Y Y M M D D

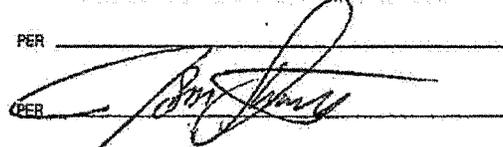
PAY TO PATRICIA BELYL PRICE AND/OR LESLIE SHARON PRICE \$2,108.33
the order of

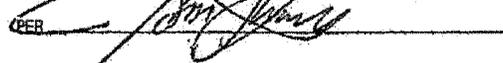
TWO THOUSAND ONE HUNDRED EIGHT 33 DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE VINDIA ST. MORTGAGE

PER 

PER 

⑈000178⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

20220602
DUERHJ9
2288 00061104
3244029922 00000000002482500723

Endorsement - Signature or Stamp

BACK/VERSO

20250602
20220602 ISN: 1143842076
CR 02482-500723

20250602
 This money order is valid for 90 days from the date of issue.
 Check for Prohibition
 Check for Indication of the paper
 Paper is not to be used if it is not the common one.
 Paper
 This money order is not valid for cash.
 Unintentional Paper
 This money order is not valid for cash.
 Paper is not to be used if it is not the common one.

Request #: 30322-004
Transit - FI #: 3140142293
Sequence #: 3140142293
Date: 05/06/2022

Request Desc:
Account #: 03755241910
Amount: \$2,108.33 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

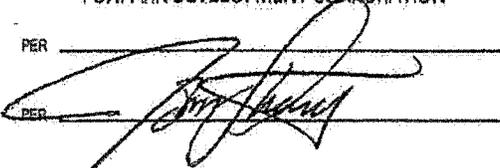
000177

DATE 20 22-05-02
Y Y Y Y M M D D

PAY to PATRICIA BEYL PRICE AND/OR LESLIE SHARON PRICE \$2,108.33
the order of
TWO THOUSAND ONE HUNDRED EIGHT 33 DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER _____
PER 

RE VINDIN ST. MORTGAGE

⑈000177⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

20220506
DUERHJ9
2288 00045453
2247741282 00000000002482500723

Endorsement - Signature or Stamp

BACKVERSO

TDCT BRN 22882 TOR
20220506 ISN: 3140142293
CR 02482-500723

Microprint
Physical copy of this document is required for verification
Caution: Information on this page is confidential and should be kept secure
Faint
Watermarked Paper
Warning: If you do not receive a receipt or photocopy.

Request #: 30322-004
 Transit - FI #: 148176071
 Sequence #: 148176071
 Date: 04/04/2022

Request Desc:
 Account #: 03755241910
 Amount: \$2,108.33 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

000176

DATE 2 0 2 2 - 0 4 - 0 2
 Y Y Y Y M M D D

PAY to PATRICIA BERYL PRICE AND/OR LESLIE SHARON PRICE \$2,108.33
 the order of
TWO THOUSAND ONE HUNDRED EIGHT 33 DOLLARS 
 100

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER _____
 PER 

RE VINDIN ST. MORTGAGE

⑈000176⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

20220402
 EADEBR8
 2288 00023958
 1248359680 00000000002482500723

Endorsement - Signature or Stamp

BACKVERSO

TDCT BRN 22882 TOR
 20220404 ISN: 0148176071
 CR 02482-500723

Not a receipt
 This receipt is not valid unless it is signed by the issuer or its authorized agent.
 Check all fields on this receipt
 except the amount of cash or the amount of the deposit.
 E-Check
 Void if any of the above
 Watermarked Paper
 Watermarks should not appear if scanned in portrait mode.

APPENDIX "15"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



PROPERTY DESCRIPTION: PT LT 3 E/S SECOND ST PL 306 MIDLAND AS IN R01051033; MIDLAND

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

OWNERS' NAMES

STRAND, JOYCE
STRAND, JOHN

CAPACITY SHARE

JTEN
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/11/09 **				
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
** AND ESCHEATS OR FORFEITURE TO THE CROWN.				
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
** CONVENTION.				
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 2001/11/13 **				
R01051033	1989/03/31	TRANSFER		*** COMPLETELY DELETED ***
SC35609	2002/07/08	APL (GENERAL)		CLARK, ANDREW BLAKE CLARK, JANET EILEEN MIDLAND PROFESSIONAL MANAGEMENT CONSULTANTS LIMITED
REMARKS: DELETE INTERESTS IN R01051033, R01445625, DELETE "DESCRIPTION NOT ACCEPTABLE FOR FUTURE REGISTRATION" FRO				
SC645565	2008/05/09	TRANSFER		*** COMPLETELY DELETED *** MIDLAND PROFESSIONAL MANAGEMENT CONSULTANTS LIMITED
SC645566	2008/05/09	CHARGE		*** COMPLETELY DELETED *** 2171476 ONTARIO INC.
SC1048724	2013/04/02	TRANSFER		*** COMPLETELY DELETED *** 2171476 ONTARIO INC.
SC1055870	2013/05/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE CANADA TRUST COMPANY

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM
REMARKS: SC645566.				
SC1055886	2013/05/10	CHARGE		*** COMPLETELY DELETED *** LESPERANCE, GERALD ALFRED BAILIS, ERIC
SC1478501	2017/12/15	TRANSFER		*** COMPLETELY DELETED *** BAILIS, ERIC LESPERANCE, GERALD ALFRED
REMARKS: PLANNING ACT STATEMENTS.				
SC1478960	2017/12/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** BAILIS HOLDINGS LIMITED
REMARKS: SC1055886.				
SC1546089	2018/10/04	TRANSFER	\$42,000	CARREIRO, RUBEN RAPOSO
REMARKS: PLANNING ACT STATEMENTS.				
SC1546090	2018/10/04	CHARGE		*** COMPLETELY DELETED *** STRAND, JOYCE STRAND, JOHN
SC1781667	2021/05/14	CHARGE		*** COMPLETELY DELETED *** STRAND, JOHN STRAND, JOYCE
SC1782535	2021/05/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** CARREIRO, RUBEN RAPOSO
REMARKS: SC1546090.				
SC1962216	2023/02/09	CHARGE	\$100,000	STRAND, JOHN STRAND, JOYCE
SC1962217	2023/02/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, STEVEN MORIN, JOANNE
REMARKS: SC1781667.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX "16"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE

58453-0487 (LT)

LAND
REGISTRY
OFFICE #51



PROPERTY DESCRIPTION: PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS 110 & 111 CONCESSION 1 WPR TINY; 51R6569 EXCEPT PART 1, 51R42573; S/T R0628437; TOWN OF MIDLAND

PROPERTY REMARKS:

ESTATE/QUALIFIER:

RECENTLY:

FEE SIMPLE
LT CONVERSION QUALIFIED

DIVISION FROM 58453-0024

OWNERS' NAMES

CAPACITY SHARE

100112190 ONTARIO INC.

ROMN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM
-----------	------	-----------------	--------	--------------

** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2021/06/25 **

** SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:

SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *

AND ESCHEATS OR FORFEITURE TO THE CROWN.

THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF

IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY

CONVENTION.

** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.

** DATE OF CONVERSION TO LAND TITLES: 2001/1/13 **

R0134683 1961/06/28 BYLAW

51R1286 1971/08/17 PLAN REFERENCE

51R6569 1977/03/01 PLAN REFERENCE

R0628437 1978/03/10 TRANSFER BASEMENT

R0888815 1985/12/20 CHARGE

R0983857 1987/12/18 TRANSFER

CORRECTIONS: AMOUNT, CHANGED FROM \$ 166194.00 TO \$ 166194000.00, ON 2001/06/29 BY GINETTE LAFORGE.

R0429097 2006/04/20 TRANS PERSONAL REP

*** DELETED AGAINST THIS PROPERTY ***
 VILLANI, CLARA
 *** DELETED AGAINST THIS PROPERTY ***

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH THE PRINTOUT THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM
SC1778905	2021/05/06	TRANSMISSION-LAND		*** DELETED AGAINST THIS PROPERTY *** WRONSKI, EDWARD
SC1778906	2021/05/06	TRANSMISSION-LAND		*** DELETED AGAINST THIS PROPERTY *** SARRA, ASCENZA
SC1815972	2021/08/18	LR'S ORDER AMEND CAPACITY		LAND REGISTRAR, SIMCOE LAND REGISTRY OFFICE
SC1816149	2021/08/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** MONTREAL TRUST COMPANY OF CANADA
SC1816545	2021/08/19	TRANS PERSONAL REP		*** COMPLETELY DELETED *** WU, PATRICK ZAWADZKI, LUCY ELIZABETH SARRA, CLARA DI PROSPERO, ANNA DI GIALLODARDO, MARIA
SC1816546	2021/08/19	CHARGE		*** COMPLETELY DELETED *** VINDIN INC.
SC1874961	2022/03/02	CHARGE		*** COMPLETELY DELETED *** VINDIN INC.
SC1874963	2022/03/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCLEAN, GORDON MCLEAN, SANDRA
SC2110783	2025/01/28	TRANS POWER SALE	\$170,000	PRICE, PATRICIA BERYL PRICE, SHARON LESLIE



LAND
REGISTRY
OFFICE #51

58453-0487 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY :

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

yyyy mm dd Page 1 of 3

Properties

Pin	Interest/Estate	Fee Simple
58453 - 0487 LT		
Description		
PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS 110 & 111 CONCESSION 1 WPR TINY; PART S1/2 LOT 111 CONCESSION 1 WPR TINY PARTS 3 TO 8, 51R6569 EXCEPT PART 1, 51R42573; S/T RO628437; TOWN OF MIDLAND		
Address		
1300 VINDIN STREET MIDLAND		

Chargor(s)

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

Name VINDIN INC.
Address for Service C/O Carl Strand
252 Norene St.
Midland, ON L4R 4C2

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

Chargee(s)

Name	Capacity	Share
PRICE, PATRICIA BERYL	Joint Account, Right Of Survivorship	

Address for Service	70 Manning Avenue, Collingwood, ON L9Y 2E6	
Name	PRICE, SHARON LESLIE	Joint Account, Right Of Survivorship
Address for Service	70 Manning Avenue, Collingwood, ON L9Y 2E6	

Statements

Schedule: The mortgagor(s) and the mortgagee(s) acknowledge that this mortgage is part of a financing in the amount of TWO HUNDRED AND THIRTY THOUSAND 00/100 (\$230,000.00) which is also secured by a mortgage against the title to: 731 Kirk Dr., Midland, Ontario being Part Lot 102 Concession 2 TAY being Part 2, 51R25605; Midland, County of Simcoe PIN 58474-0209 and the parties agree that payment upon one security shall constitute payment on the other, and that default on one shall constitute default on the other, and the mortgagee, in exercising any of its remedies contained herein, or contained in the other mortgage referred to above, may do so, in any way it, in its sole discretion may decide.

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

yyyy mm dd Page 2 of 3

Signed By

Fax 705-446-2275

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

Submitted By

NADINE A. SCHWEISHHELM BARRISTER & SOLICITOR

30 THIRD ST, UNIT 1
Collingwood
L9Y 1K3

2022 03 02

Tel 705-446-2338

Fax 705-446-2275

Fees/Taxes/Payment

Statutory Registration Fee

\$66.30

Total Paid

\$66.30

File Number

Chargor Client File Number :

W22085

Chargee Client File Number :

W22085

Schedule A

Provided that the Mortgagor shall provide the Mortgagee with a series of post-dated cheques at the commencement of the within mortgage to cover all payments due for the entire term of the mortgage. The cheques shall be drawn in the amount as called for in the mortgage on a proper bank account. Failure to provide same shall, at the Mortgagee's opinion, constitute default under the mortgage. Any payment, including final pay-out of the mortgage, that is made after 1:00 p.m. on any date shall be deemed, for the purpose of calculating interest, to have been made and received on the next business day. In the alternative, if requested and required, the Mortgagor agrees to arrange a monthly pre-authorized payment plan to make all payments due for the entire term of the mortgage in accordance with the terms herein.

PROVIDED when not in default hereunder, the Mortgagor shall have the privilege of paying the whole or any part of the principal sum outstanding at any time upon 1 months interest penalty prior to 6 months and open thereafter. It is intended and agreed that the mortgage loan may not be prepaid prior to the maturity date unless provided herein as a privilege.

PROVIDED that if the Mortgagor sells, assigns or otherwise transfers title to the property or places an additional mortgage on the property, or any other encumbrance or lien which affects the property, without the express consent of the Mortgagee, then, at the sole option of the Mortgagee, all monies accrued hereby shall become due and payable in full immediately, together with all accrued interest.

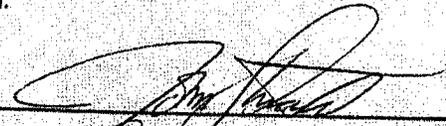
PROVIDED that this mortgage is non-transferable and non-assumable.

PROVIDED that the Mortgagor will immediately insure the subject property and during the continuance of the mortgage, keep the property insured, for fire and extended insurance coverage, to an amount of not less than the full insurable value on a replacement cost basis, such amount not to be less than the principal amount within mortgage. Failure of Mortgagor to provide a copy of the policy on demand shall represent default under the mortgage.

PROVIDED that the Mortgagor shall pay all realty/provincial and municipal real property taxes and local improvement charges in full as they fall due. Failure by the Mortgagors to make such payment(s) shall represent default under the mortgage.

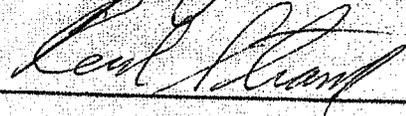
IN THE EVENT that the Mortgagor shall make any payments to the Mortgagee by cheque and any such cheque is returned to the Mortgagee unpaid for any reason whatsoever including, but not so as to limit the generality of the foregoing, insufficient funds, payment stopped or inaccuracies in the completion of the terms of the said cheque, the Mortgagor shall pay a fee in respect of each said cheque, which fee shall be immediately due and payable, and shall be a charge upon the lands, such fee being in the amount of \$500 for each said cheque. In the event post-dated cheques are required and not provided to the Mortgagee by the payment due date(s), or are provided to the Mortgagee after the payment due date(s), the fee of \$500 shall apply for each cheque that is provided late or not provided at all.

Borrower: _____



Date: Feb 25/12

Borrower: _____



Date: Feb 25/12

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

yyyy mm dd Page 1 of 3

Properties

Pin	Interest/Estate	Fee Simple
58453 - 0487 LT		
Description		
PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS 110 & 111 CONCESSION 1 WPR TINY; PART S1/2 LOT 111 CONCESSION 1 WPR TINY PARTS 3 TO 8, 51R6569 EXCEPT PART 1, 51R42573; S/T RO628437; TOWN OF MIDLAND		
Address		
1300 VINDIN STREET MIDLAND		

Consideration

Consideration \$160,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name WU, PATRICK
Address for Service 341 Crawford Street
Toronto, ON

M6J 2V7

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2021/08/19. Clear execution Number(s) 43053644-8573450B ASCENZA SARRA. I TRACY NANZIRI confirm the appropriate party(ies) were searched.

Name ZAWADZKI, LUCY ELIZABETH
Address for Service 30 Grafton Avenue
Toronto, ON

M6R 1G4

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2021/08/19. Clear execution Number(s) 43053644-8573450B EDWARD WRONSKI. I TRACY NANZIRI confirm the appropriate party(ies) were searched.

Name SARRA, CLARA
Address for Service 61 Katherine Road
Toronto, ON

M3K 1J3

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2021/08/19. Clear execution Number(s) 43053644-8573450B ASCENZA SARRA. I TRACY NANZIRI confirm the appropriate party(ies) were searched.

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

Statements

Title to the land is not subject to spousal rights under the Family Law Act

The debts of the deceased are paid in full

No consents are required for this transfer

I TRACY EMLIE NANZIRI solicitor make the following law statement Patrick Wu is over the age of 18. Patrick Wu is a spouse, but this property is not ordinarily occupied by him and his spouse as a matrimonial home..

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Tracy Emilie Nanziri

201-845 Wilson Avenue
Toronto

M3K 1E6

acting for
Transferor(s)

First
Signed

2021 08 19

Tel 416-636-9770

Fax 416-636-1655

Tracy Emilie Nanziri

201-845 Wilson Avenue
Toronto

M3K 1E6

acting for
Transferor(s)

Last
Signed

2021 11 01

Tel 416-636-9770

Fax 416-636-1655

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).
I have the authority to sign and register the document on behalf of the Transferor(s).

Shari Maria Haynes

1-1344 Mosley Street
Wasaga Beach

L9Z 2C7

acting for
Transferee(s)

First
Signed

2021 08 19

Tel 705-429-5291

Fax 705-429-0661

Shari Maria Haynes

1-1344 Mosley Street
Wasaga Beach

L9Z 2C7

acting for
Transferee(s)

Last
Signed

2021 11 03

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 58453 - 0487 PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS 110 & 111 CONCESSION 1 WPR TINY; PART S1/2 LOT 111 CONCESSION 1 WPR TINY PARTS 3 TO 8, 51R6569 EXCEPT PART 1, 51R42573; S/T RO628437; TOWN OF MIDLAND

BY: WU, PATRICK
ZAWADZKI, LUCY ELIZABETH
SARRA, CLARA
DI PROSPERO, ANNA
DI GALLONDARDO, MARIA
TO: VINDIN INC.
Registered Owner

1. CARL STRAND
I am
- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - (c) A transferee named in the above-described conveyance;
 - (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
 - (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for VINDIN INC. described in paragraph(s) (c) above.
 - (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$160,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$160,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$160,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

2 (2.1) The transferee(s) is not a "Canadian entity" or a "taxable trustee"

Properties

PIN 58453 - 0487 LT Interest/Estate Fee Simple

Description PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS

110 & 111 CONCESSION 1 WPR TINY; PART S1/2 LOT 111 CONCESSION 1 WPR
TINY PARTS 3 TO 8, 51R6569 EXCEPT PART 1, 51R42573; S/T RO628437; TOWN OF
MIDLAND

Address 1300 VINDIN STREET
MIDLAND

Source Instruments

Registration No.	Date	Type of Instrument
SC-1874961	2022 03 02	Charge/Mortgage

Consideration

Consideration \$170,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name PRICE, PATRICIA BERYL
Address for Service 70 Manning Ave
Collingwood, ON L9Y 2E6

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Name PRICE, SHARON LESLIE
Address for Service 70 Manning Ave
Collingwood, ON L9Y 2E6

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name 1001112190 ONTARIO INC.

Registered Owner

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 58453 - 0487 PART LOT 110 CONCESSION 1 WPR TINY; ROAD ALLOWANCE BETWEEN LOTS 110 & 111 CONCESSION 1 WPR TINY; PART S1/2 LOT 111 CONCESSION 1 WPR TINY PARTS 3 TO 8, 51R6569 EXCEPT PART 1, 51R42573; S/T R0628437; TOWN OF MIDLAND

BY: PRICE, PATRICIA BERYL
PRICE, SHARON LESLIE
TO: 100112190 ONTARIO INC. Registered Owner

1. 100112190 ONTARIO INC.
I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$170,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$170,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$170,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A2793770.

2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".

4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable the transferee(s) to file a return of land transfer tax.

APPENDIX "17"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



Profile Report

VINDIN INC. as of August 05, 2025

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	VINDIN INC.
Ontario Corporation Number (OCN)	2860316
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	August 13, 2021
Registered or Head Office Address	Attention/Care of CARL STRAND, 282 Norene Street, Midland, Ontario, L4R 4C2, Canada

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

V. Quintanilla W.

Director/Registrar

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

Minimum Number of Directors 1
Maximum Number of Directors 10

Active Director(s)

Name	CARL STRAND
Address for Service	282 Norene Street, Midland, Ontario, L4R 4C2, Canada
Resident Canadian	Yes
Date Began	August 13, 2021

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

V. Quintanilla W.

Director/Registrar

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

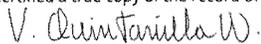
Active Officer(s)

Name CARL STRAND
Position President
Address for Service 282 Norene Street, Midland, Ontario, L4R 4C2, Canada
Date Began August 13, 2021

Name CARL STRAND
Position Secretary
Address for Service 282 Norene Street, Midland, Ontario, L4R 4C2, Canada
Date Began August 13, 2021

Name CARL STRAND
Position Treasurer
Address for Service 282 Norene Street, Midland, Ontario, L4R 4C2, Canada
Date Began August 13, 2021

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



Director/Registrar

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

Corporate Name History

Name	VINDIN INC.
Effective Date	August 13, 2021

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

V. Quintanilla W.

Director/Registrar

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

Active Business Names

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

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

V. Quintanilla W.

Director/Registrar

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

Expired or Cancelled Business Names

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

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

V. Quintanilla W.

Director/Registrar

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

Document List

Filing Name	Effective Date
CIA - Initial Return PAF: CARL STRAND - DIRECTOR	September 22, 2021
BCA - Articles of Incorporation	August 13, 2021

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

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

V. Quintanilla W.

Director/Registrar

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

APPENDIX "18"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE

Joanne Russo

From: Carl Strand <carl@foxparkdevelopments.com>
Sent: Wednesday, August 6, 2025 10:27 AM
To: Joanne Russo; Michelle Charlebois
Cc: Gilbert; Gerry Hogenhout; Will Egerton; James Quigley
Subject: Re: Info RE: 77 Fox Street (Receivership)

Joanne,

This is to inform you that there is a floating charge debenture on the project at 77 Fox St., Pentanguishene, I felt it prudent to put in place in 2024, on behalf of all the depositors, unsecured creditors and the second mortgage holder. It's secured by the following; the engineering drawings and tests, copyright of architectural drawings, planning information, approvals along with the land, site plan agreement and anything loose on the property. The amount for this floating charge debenture is \$6 million dollars.

We should finish the project since I doubt it can be sold.

Your response is requested. You could set up a court appointment to discuss. Joanne I see you took a little money from our Foxpark Bank Account. I do believe you were not allowed to do this and, under the court order, could be considered theft. The monies in the account, you took, did not belong to the company. I felt it prudent to keep the account open for future use and those funds had nothing to do with the project in receivership. I would appreciate that you remove your claim to any monies that are in that bank account forthwith and refund the money you took.

James you are only getting your client in deeper, the truth will come out under examination and the lawsuit will start all over again. A friend of mine was in a lawsuit for 26 years.

Your Client's cooperation in this matter is therefore requested.

Carl Strand
President, Foxpark Development Corporation
T: 705-888-1821
E: carl@foxparkdevelopments.com

On Jul 28, 2025, at 1:49 PM, Joanne Russo <russo@russocanhelp.com> wrote:

Carl,

You continue to not address our simple questions with respect to the Debtor's bank accounts. We are **demanding** that you forward to us the Corporate bank statements. If you fail to deliver them today, we will report same to the Court.

APPENDIX "19"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE

The Toronto-Dominion Bank

295 KING STREET MIDLAND, ON L4R 3M5
Purchaser JOHN J STRAND OF FOXPARK DEV CORP

4984274

DATE 2022-11-01

YYYYMMDD

Transit-Serial No. 3032-04984274

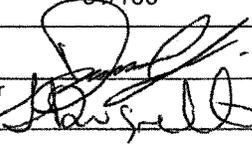
Pay to the Order of ALECTRA UTILITIES CORPORATION

\$ ****193,280.61

ONE HUNDRED NINETY THREE THOUSAND TWO HUNDRED EIGHTY**61/100

Authorized signature required for amounts over CAD \$5,000.00

Re EXPANSION AND DAMAGE DEPOSIT FOR
The Toronto-Dominion Bank 77 FOX ST., PENETANGUISHEN
Toronto, Ontario ON.
Canada M5K 1A2

Authorized Officer 

Countersigned

Canadian Dollars

Number 6691

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈04984274⑈ ⑆09612⑆004⑆ ⑈3808⑈

The Toronto-Dominion Bank

295 KING STREET MIDLAND, ON L4R 3M5
Purchaser JOHN J STRAND OF FOXPARK DEV CORP

4984273

DATE 2022-11-01

YYYYMMDD

Transit-Serial No. 3032-04984273

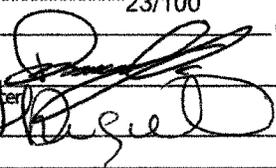
Pay to the Order of ALECTRA UTILITIES CORPORATION

\$ ****223,780.23

TWO HUNDRED TWENTY THREE THOUSAND SEVEN HUNDRED EIGHTY**23/100

Authorized signature required for amounts over CAD \$5,000.00

Re O.T.C. PAYMENT FOR 77 FOX ST., PENETANGUISHEN
The Toronto-Dominion Bank ON.
Toronto, Ontario
Canada M5K 1A2

Authorized Officer 

Countersigned

Canadian Dollars

Number 6691

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈04984273⑈ ⑆09612⑆004⑆ ⑈3808⑈

APPENDIX "20"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



ATTN: James Handy, Engineering Technologist
Distribution Design, Subdivisions - North
Alectra Utilities
55 Patterson Road, Barrie, ON, L4N 3V9
E: James.Handy@alectrautilities.com

RE: Security Deposits Paid to Alectra on 22/11/01 Totalling \$417,060.84 for 77 Fox Street,
Penetanguishene, ON, Project

The Company, Foxpark Development Corporation hereby assigns the total amount, due for
repayment, to William Carley.

This letter assigns the repayment of the above-noted Security Deposits to William Carley unless
or until this letter is cancelled, by mutual consent, of both William Carley and Foxpark
Development Corporation.

SIGNED at Midland, ON, this 24th day of November, 2023:

Nov. 24/2023

CARL STRAND
HAVING THE RIGHT AND AUTHORITY TO ASSIGN THE ABOVE FUNDS

DATE

Carl Strand
President, Foxpark Development Corporation
Home Office: 282 Morene Street, ON, L4R 4C2
T: 705-888-1821
E: carl@foxparkdevelopments.com
W: www.foxparkdevelopments.com

APPENDIX "21"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



Account 3755241910
FROM: 1/1/2022
TO: 6/30/2022
NAME FOX PARK- Analysis of Cheques 2022

DATE:	PAY TO:	CHEQUE	NOTE ON CHEQUE:
1/1/2022	Michael Strand	\$ 500.00	Advance Agianst Dividends
1/8/2022	Michael Strand	\$ 500.00	Advance Against Dividends
1/15/2022	Michael Strand	\$ 500.00	Advance Against Dividends
1/22/2022	Michael Strand	\$ 500.00	Advance Against Dividends
1/29/2022	Michael Strand	\$ 500.00	Advance Against Dividends
2/5/2022	Michael Strand	\$ 500.00	Advance Against Dividends
2/12/2022	Michael Strand	\$ 500.00	Advance Against Dividends
2/26/2022	Michael Strand	\$ 500.00	Advance Against Dividends
3/5/2022	Michael Strand	\$ 500.00	Advance Against Dividends
3/12/2022	Michael Strand	\$ 500.00	Advance Against Dividends
3/19/2022	Michael Strand	\$ 500.00	Advance Against Dividends
3/26/2022	Michael Strand	\$ 500.00	Advance Against Dividends
4/2/2022	Michael Strand	\$ 500.00	Advance for Future Dividends
4/9/2022	Michael Strand	\$ 500.00	Advance for Future Dividends
4/16/2022	Michael Strand	\$ 500.00	Advance Against Dividends
4/23/2022	Michael Strand	\$ 500.00	Advance Against Dividends
4/30/2022	Michael Strand	\$ 500.00	Advance Against Dividends
5/7/2022	Michael Strand	\$ 500.00	Advance Against Dividends
5/14/2022	Michael Strand	\$ 500.00	Advance Agianst Dividends
5/21/2022	Michael Strand	\$ 500.00	Advance Against Dividends
5/28/2022	Michael Strand	\$ 500.00	Advance Against Dividends
6/4/2022	Michael Strand	\$ 500.00	Advance Against Dividends

6/11/2022	Michael Strand	\$	600.00	Advance Against Dividends
6/18/2022	Michael Strand	\$	600.00	Advance Against Dividends
6/25/2022	Michael Strand	\$	600.00	Advance Against Dividends

Total \$ 12,800.00

Request #: 30322-004
Transit - FI #: 147982640
Sequence #: 09/25/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$586.39 CAD

000459

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 2309/23
D D M M Y Y Y Y

PAY TO THE ORDER OF Michael Strand \$ 586.39
Five Hundred and Eighty Six / 100 DOLLARS

FOR Expenses PER Carl Strand

⑈0000459⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

Endorsement - Signature or Stamp

1165919

CAPTURING BRANCH
9/25/23 2:01 PM Pacific TZ
Meridian Credit Union
00242-837
Penetanguishene Branch

TDCT - OPI 869 TOR
20230925 ISN: 0147982640 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 1140625890
Sequence #: 08/31/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$698.23 CAD

000453

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 300823
D D M M Y Y Y Y

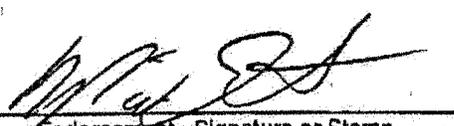
PAY TO THE ORDER OF Michael Strand \$ 698.23

Six Hundred and Ninety Eight 27 100 DOLLARS

FOR Expenses PER Carl Strand

⑈0000453⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014


Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20230831 ISN: 1140625890 **BACK/ENDOS**

CAPTURING BRANCH:
8/31/23 2:05 PM Pacific TZ
Meridian Credit Union
00242-837
Penetanguishene Branch

Request #: 30322-004
Transit - FI #: 2141381203
Sequence #: 2141381203
Date: 07/04/2023

Request Desc:
Account #: 03755241910
Amount: \$538.88 CAD

000435

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 26 06 2023
D D M M Y Y Y Y

PAY TO THE ORDER OF Michael Strand \$ 538.88
Five Hundred & Thirty Eight 88 100 DOLLARS

FOR Expenses PER Carl Strand

⑈0000435⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

Endorsement - Signature or Stamp

1165919

BACK/ENDOS

TDCT - OFI 869 TOR
20230704 ISN: 2141381203

CAPTURING BRANCH
7/4/23 5:59 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
Transit - FI #: 149210774
Sequence #: 06/27/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$600.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000237

DATE 2022-06-28
Y Y Y Y M M D D

PAY to Michael Strand | \$ 600-
the order of Six Hundred ~~XXXXXXXX~~ DOLLARS 

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends PER Carl Strand

⑈000237⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
20220627 ISN: 0149210774 **BACKVERSO**

CAPTURING BRANCH
6/27/22 12:31 PM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch
1165919

MP Microprint
Tiny lines on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemicals in the paper should appear as white if exposed to common solvents.

Fibre
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 3141475664
Sequence #: 3141475664
Date: 06/20/2022

Request Desc:
Account #: 03755241910
Amount: \$600.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000226

DATE 2022-06-18
Y Y Y Y M M D D

PAY to Michael Strand \$ 600-
the order of Six Hundred ^{XX} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends PER Carl Strand

⑈000226⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

1165919
Endorsement - Signature or Stamp

MICROPRESS
Tiny words on cheques should not be legible if scanned or photocopied.

 Chemical Protection
Chemical indicators in the paper appear as stars if exposed to certain ink solvents.

 Fibres
Visible only under UV light.

 Watermarked Paper
Watermark should not appear if scanned or photocopied.

TDCT OFI869 TOR
20220620 ISN: 3141475664 **BACKVERSO**

CAPTURING BRANCH
6/20/22 6:00 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
Transit - FI #: 3143386568
Sequence #: 06/13/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$600.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000225

DATE 2022-06-11
Y Y Y Y M M D D

PAY to Michael Strand | \$ 600-
the order of Six Hundred ^{XX} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑈000225⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

1165919

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
20220613 ISN: 3143386568 BACK/VERSO

CAPTURING BRANCH
6/13/22 12:41 PM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Microprint
Tiny marks on cheques should not be legible if scanned or photocopied.

Chemical Protection
Chemical indicators in the paper should be visible if exposed to common ink solvents.

Fibres
Visible only under UV light.

Watermarked Paper
Watermarks should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 2140943035
Sequence #: 2140943035
Date: 06/06/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000221
DATE 2022-06-04
Y Y Y Y M M D D

PAY to Michael Strand | \$ 500-
the order of Five Hundred ^{XL} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑈000221⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

Microprint
This waste on cheque should not be legible if scanned in photoceptor

 Chemical Protection
Chemical indicators on the paper appear as stars if exposed to certain ink solvents

 Fibres
Visible only under UV light

 Watermarked Paper
Watermark should not appear if scanned or photocopied

TDCT OFI 869 TOR
20220606 ISN: 2140943035 **BACK/VERSO**

CAPTURING BRANCH
6/6/22 6:00 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch
1165919

Request #: 30322-004
Transit - FI #: 4142786199
Sequence #: 4142786199
Date: 05/16/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000213

DATE 2022-05-14
Y Y Y Y M M D D

PAY to Michael Strand \$ 500-
the order of Five Hundred ^{XY} DOLLARS ₁₀₀

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑈000213⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

1165919

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
20220516 ISN: 4142786199

BACK/VERSO

CAPTURING BRANCH
5/16/22 1:17 PM-Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Microprint
The words on this paper should not be
legible if scanned or photocopied

Chemical Protection
Chemical indicators in this paper
appear as violet if exposed to
certain ink solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if
scanned or photocopied

Request #: 30322-004
Transit - FI #: 4141896201
Sequence #: 4141896201
Date: 05/25/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000214

DATE 2022-05-21
Y Y Y Y M M D D

PAY to Michael Strand \$ 500 -
the order of Five Hundred ^{XX} DOLLARS ₁₀₀

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

RE Advance against dividends

FOXPARK DEVELOPMENT CORPORATION
PER Carl Strand

⑈000214⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220525 ISN: 4141896201 BACKVERSO

CAPTURING BRANCH
5/25/22 5:53 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Microprint
Tiny words on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators on the paper appear as stains if exposed to certain ink solvents.

Fluorescence
Visible only under UV light.

Watermark Paper
Watermark should not appear if copied or photocopied.

Request #: 30322-004
Transit - FI #: 4144354848
Sequence #: 05/09/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000205
DATE 2021-05-07
Y Y Y Y M M D D

PAY to Michael Strand | \$ 500-
the order of Five Hundred XX DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

RE Advance against dividends

FOXPARK DEVELOPMENT CORPORATION
PER Carl Strand

⑈000205⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

MP Microprint
Tiny words on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical markers in the paper appear as voids if exposed to certain ink solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220509 ISN: 4144354848 **BACK/VERSO**

CAPTURING BRANCH
5/9/22 6:04 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
Transit - FI #: 1142973723
Sequencia #: 04/25/2022
Date: 04/25/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000203

DATE 2022-04-23
Y Y Y Y M M D D

PAY to Michael Strand \$500-
the order of Five Hundred DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE: Advance against dividends PER: Carl Strand

⑈000203⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220425 ISN: 1142973723 BACK/VERSO

CAPTURING BRANCH
4/25/22 5:56 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

MP Microprint
Faint words on crease should not be legible if scanned or photocopied.

Chemical Protection
Chemical residues in the paper appear as stains if solvent is contained on solvents.

Fibres
Visible only under UV light.

Watermarked Paper
Watermark should not appear if scanned or photocopied.

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1143273699
 Date: 07/24/2023

Request Desc:
 Account #: 03755241910
 Amount: \$452.05 CAD

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

000436
 21
 07/23
 DATE D D M M Y Y Y Y

PAY TO THE ORDER OF Michael Strand \$ 452.05
Four Hundred & Fifty Two 05/100 DOLLARS

FOR Expenses PER Carl Strand

⑈0000436⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

W. J. S.
 Endorsement - Signature or Stamp

116599

TDCT OFI 869 TOR
 20230724 ISN: 1143273699

BACK/ENDOS

CAPTURING BRANCH
 7/24/23 11:34 AM Pacific TZ
 Meridian Credit Union
 00242-837
 Penetanguishene Branch

Request #: 30322-004
Transit - FI #: 141273743
Sequence #: 141273743
Date: 04/21/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000202

DATE 2022-04-16
Y Y Y Y M M D D

PAY to Michael Strand \$ 500 -
the order of Five Hundred ~~XX~~ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Strand

RE Advance against dividends

⑈000202⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220421 ISN: 0141273743 BACKVERSO

CAPTURING BRANCH
4/21/22 6:10 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

BPI Multiples: This mark on cheques should not be legible if scanned or photocopied.
 Chemical Protection: Chemical indicators in the paper appear as stains if exposed to common dry cleaning.
 Fibres: Visible only under UV light.
 Watermarked Paper: Watermarks should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 3142759337
Sequence #: 3142759337
Date: 05/02/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000204

DATE 2022-04-30
Y Y Y Y M M D D

PAY to Michael Strand
the order of Five Hundred \$ 500-
100 DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand
PER Carl Strand

⑈000204⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

- MP Microprint
The words on cheque should not be legible if scanned or photocopied
- Chemical Free Stock
Chemical ink is not on the paper appear on states if covered to contain ink substrate.
- Flare
Visible only under UV light
- Watermarked Paper
Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
20220502 ISN: 3142759337 BACKVERSO

CAPTURING BRANCH
5/2/22 1:43 PM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch
1165919

Print Close

Request #: 30322-004
Transit - FI #: 1144347225
Sequence #: 1144347225
Date: 03/22/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000188

DATE 2022-03-19
Y Y Y Y M M D D

PAY to Michael Stand \$500-
the order of Five Hundred DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividend

PER Carl Stand

⑈000188⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220322 ISN: 1144347225 BACKVERSO

CAPTURING BRANCH
3/22/22 6:24 AM Pacific TZ
Mériidian Credit Union
00092-837
Collingwood Branch

• Ink Absorption
Ink marks on checks should not be legible if scanned or photocopied.
 • Chemical Protection
Chemical indicators in the paper appear or stain if exposed to common solvents.
 • Fibers
Visible only under UV light.
 • Watermarked Paper
Watermark should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 3140962439
Sequence # 3140962439
Date: 04/11/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000196

DATE 20 22-04-09
Y Y Y Y M M D D

PAY to Michael Strand | \$ 500-
the order of Five Hundred ^{XX} DOLLARS 

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance for future dividends PER Carl Strand

⑈000196⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

Not Altered
This cheque should not be legible if altered or photocopied.

 Chemical Protection
Chemical indicators on the paper appear as stars if exposed to certain UV lights.

 Fibres
Visible only under UV light.

 Watermarked Paper
Watermark should not appear if scanned or photocopied.

TDCT OFI 869 TOR
20220411 ISN: 3140962439 **BACKVERSO**

CAPTURING BRANCH
4/11/22 6:43 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

165919

Request #: 30322-004
 Transit - FI #: 1141335294
 Sequence #: 1141335294
 Date: 04/05/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000195
 DATE 2022-05-02
 Y Y Y Y M M D D

PAY to Michael Strand | \$ 500-
 the order of Five Hundred ~~XX~~ DOLLARS 

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance for future dividends PER Carl Strand

⑆000195⑆ ⑆30322⑆004⑆ 0375⑆5241910⑆

Printer ID# 1021

MP Micropaint
 Tiny words on cheques should not be legible if scanned or photocopied
Chemical Protection
 Chemical indicators on the paper appear as stains if exposed to common ink solvents.
Fibres
 Visible only under UV light.
Watermarked Paper
 Watermarks should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
 20220405 ISN: 1141335294 **BACKVERSO**

1145-919
 CAPTURING BRANCH
 4/5/22 6:40 AM Pacific TZ
 Meridian Credit Union
 00092-837
 Collingwood Branch

Request #: 30322-004
Transit - FI #: 4144394142
Sequence #: 4144394142
Date: 03/28/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000189

DATE 2022-03-26
Y Y Y Y M M D D

PAY to Michael Strand \$ 500.00
the order of Five Hundred DOLLARS
100

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand
PER Carl Strand

⑈000189⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

- RF Microprint
Tiny serial on cheque should not be legible if scanned or photocopied
- Chemical Protection
Chemical indicators in the paper appear or change if exposed to common solvents
- Fibres
Visible only under UV light
- Watermarked Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220328 ISN: 4144394142 BACKVERSO

CAPTURING BRANCH
3/28/22 6:15 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
 Transit - FI #: 4143577725
 Sequence #: 03/14/2022
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

000183

DATE 2022-03-12
 Y Y Y Y M M D D

PAY to Michael Strand \$500
 the order of Five Hundred ¹⁰⁰ DOLLARS

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

RE Advance against dividends

PER Carl Strand

FOXPARK DEVELOPMENT CORPORATION

⑈000183⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

MF Microprint
 Tiny marks on cheques should not be
 replaced if scanned or photocopied.
 Chemical Protection
 Chemical additives in the paper
 appear as stains if exposed to
 common solvents.
 Holes
 Visible only under UV light.
 Watermarked Paper
 Watermarks should not appear if
 scanned or photocopied.

Endorsement - Signature or Stamp

1165919

TDCT - OFI 869 TOR
 20220314 ISN: 4143577725
BACKVERSO

CAPTURING BRANCH
 3/14/22 9:24 AM Pacific TZ
 Meridian Credit Union
 00092-837
 Collingwood Branch

Request #: 30322-004
Transit - FI #: 1142829471
Sequence #: 03/08/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000182

DATE 2022-03-05
Y Y Y Y M M D D

PAY to Michael Strand \$500-
the order of Five Hundred DOLLARS 

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against div. funds

PER Carl Strand

⑈000182⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220308 ISN: 1142829471 BACKVERSO

CAPTURING BRANCH
3/8/22 6:19 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

MP Microprint
Tiny marks on currency should not be legible if scanned or photocopied.

Chemical Protection
Chemical treatments in this paper assist in stain removal and prevent ink solvent.

Fibres
Visible only under UV light.

Watermarked Paper
Watermark should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 4143504063
Sequence #: 4143504063
Date: 03/02/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000165

DATE 2022-02-26
Y Y Y Y M M D D

PAY to Michael Strand | \$500-
the order of Five Hundred ^{XX} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M6

RE Advance against Dividends

FOXPARK DEVELOPMENT CORPORATION
PER Carl Strand

⑈000165⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

08

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
20220302 ISN: 4143504063 BACKVERSO

CAPTURING BRANCH
3/2/22 8:10 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

-  Microprint
Any words on cheque should not be legible if scanned or photocopied.
-  Chemical Protection
Chemical ink on the paper appear as stars if exposed to ultraviolet light.
-  Filter
Visible only under UV Light.
-  Watermarked Paper
Watermark should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 4140640383
Sequence #: 4140640383
Date: 02/15/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000164

DATE 2002-02-12
Y Y Y Y M M D D

PAY to Michael Strand \$ 500-
the order of Five Hundred DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

RE Advance against dividends

FOXPARK DEVELOPMENT CORPORATION
PER Carl Strand

⑈000164⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

MP Microprint
Tiny marks on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators in the paper appear as stains if exposed to unusual air solvents.

Watermark Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220215 ISN: 4140640383 **BACKVERSO**

CAPTURING BRANCH
2/15/22 6:04 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
Transit - FI #: 4140567531
Sequence #: 4140567531
Date: 01/25/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000153
DATE 2022-01-22
Y Y Y Y M M D D

PAY to Michael Strand \$500-
the order of Five Hundred ¹⁴/₁₀₀ DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

RE Advance against dividends

FOXPARK DEVELOPMENT CORPORATION
PER Carl Strand

⑈000153⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

1165919

Endorsement - Signature or Stamp

• Microprint
 Tiny words on cheques should not be legible if scanned or photocopied

 • Chemical Protection
 Chemical indicators in the paper appear as stains if exposed to solutions or solvents

 • Fibres
 Visible only under UV light

 • Watermarked Paper
 Watermark should not appear if scanned or photocopied

TDCT OFI 869 TOR
20220125 ISN: 4140567531 **BACKVERSO**

CAPTURING BRANCH
1/25/22 7:04 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Request #: 30322-004
Transit - FI #: 3140822375
Sequence #: 3140822375
Date: 02/08/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000157

DATE 2021-02-05
Y Y Y Y M M D D

PAY to Michael Strand \$ 500-
the order of Five Hundred ~~xx~~ DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

PER Carl Strand

⑈000157⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OF1869 TOR
20220208 ISN: 3140822375 BACKVERSO

CAPTURING BRANCH
2/8/22 6:09 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

Microprint
They vary on cheque should not be legible if scanned or photocopied

 Chemical Protection
A small indicator in the paper will let you know if exposed to any harsh solvents.

 Fibre
Visible only under UV light

 Watermarked Paper
Watermark should not appear if scanned or photocopied.

Cheque Item Image

User: Zoriana Lazar

Request #: 30322-004
Transit - FI #: 1141864710
Sequence #: 1141864710
Date: 02/01/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000156

DATE 2022-01-29
Y Y Y Y M M D D

PAY to Michael Strand \$ 500-
the order of Five Hundred ^{XX} DOLLARS 

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑈000156⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

* Microprint
 Tiny marks on cheque should not be
 legible if scanned or photocopied
 Chemical Protection
 Discoloration of the paper
 suggest no stress is applied to
 appropriate for retention
 Fibres
 Visible only under UV light
 Watermarked Paper
 Watermark should not appear if
 scanned or photocopied

Endorsement - Signature or Stamp

1165919

TDCT OFI869 TOR
 20220201 ISN: 1141864710 **BACKVERSO**

CAPTURING BRANCH
 2/1/22 7:12 AM Pacific TZ
 Meridian Credit Union
 00092-837
 Collingwood Branch

Request #: 30322-004
Transit - FI #: 148139051
Sequence #: 01/18/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000145
DATE 2022-01-15
Y Y Y Y M M D D

PAY to Michael Strand \$500.00
the order of Five Hundred ^{XX} DOLLARS

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against Dividends

PER Carl Strand

⑈000145⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

MICRPRINT
 They think an cheque should not be legible if scanned or photocopied.

 CHEMICAL PROTECTION
 Chemical dyes used in the paper appear or stain if exposed to common solvents.

 WATER MARK
 Watermark should not appear if scanned or photocopied.

TDCT OFI 869 TOR
 20220118 ISN: 0148139051 **BACKVERSO**

CAPTURING BRANCH
 1/18/22 5:58 AM Pacific TZ
 Meridian Credit Union
 00092-837
 Collingwood Branch

1165919

Request #: 30322-004
Transit - FI #: 4144621329
Sequence #: 4144621329
Date: 01/11/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000140
DATE 2022-01-08
Y Y Y Y M M O O

PAY to Michael Strand | \$ 500-
the order of Five Hundred ^{xx} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑈000140⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

1165919

TDCT OFI 869 TOR
20220111 ISN: 4144621329 BACK/VERSO

CAPTURING BRANCH
1/11/22 6:13 AM Pacific TZ
Meridian Credit Union
00092-837
Collingwood Branch

MP Microprint
Tiny marks on cheques should not be legible if scanned or photocopied

Chemical Protection
Chemical inks in the paper appear as areas of exposure to common ink solvents

UV
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
 Transit - FI #: 1141804860
 Sequence #: 01/10/2022
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

000141

DATE 2022-01-01
 Y Y Y Y M M D D

PAY to Michael Strand \$500.
 the order of Five Hundred ^{XX} DOLLARS 

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends

PER Carl Strand

⑆000141⑆ ⑆30322⑆004⑆ 0375⑆5241910⑆

Printer ID# 1021

1165919

Endorsement - Signature or Stamp

TDCT OFI 869 TOR
 20220110 ISN: 1141804860 BACK/VERSO

CAPTURING BRANCH
 1/10/22 6:07 AM Pacific TZ
 Meridian Credit Union
 00092-837
 Collingwood Branch

Microprint
 Tiny words on cheque should not be legible if scanned or photocopied.
 Chemical Protection
 Chemical indicators in the paper appear as stains if exposed to common ink solvents.
 Fibres
 Visible only under UV light.
 Watermarked Paper
 Watermarks should not appear if scanned or photocopied.

APPENDIX "22"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



Account 3755241910

FROM: 1/1/2022

TO: 6/30/2022

NAME FOX PARK- Analysis of Cheques 2022

DATE:	PAY TO:	CHEQUE	NOTE ON CHEQUE:
1/1/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
1/8/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
1/15/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
1/22/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
1/29/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
2/5/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
2/12/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
2/19/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
2/26/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
3/5/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
3/8/2022	Brenda Strand	\$ 450.00	Commission Bryan Breaven 1 Dunbrook- Ingrid 1/2
3/12/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
3/19/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
3/26/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
4/3/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
4/9/2022	Brenda Strand	\$ 500.00	Advance Against Dividends
4/16/2022	Brenda Strand	\$ 500.00	Advance on Dividends
4/23/2022	Brenda Strand	\$ 500.00	Advance on Dividends
4/30/2022	Brenda Strand	\$ 500.00	Advance on Dividends
5/7/2022	Brenda Strand	\$ 500.00	Advance on Dividends
5/14/2022	Brenda Strand	\$ 500.00	Advance on Dividends
5/21/2022	Brenda Strand	\$ 500.00	Advance on Dividends

5/28/2022	Brenda Strand	\$	500.00	Advance on Dividends
6/4/2022	Brenda Strand	\$	500.00	Advance on Dividends
6/11/2022	Brenda Strand	\$	500.00	Advance on Dividends
6/18/2022	Brenda Strand	\$	500.00	Advance on Dividends
6/25/2022	Brenda Strand	\$	500.00	Advance on Dividends

Total \$ 13,450.00



Account #: 3755241910
FROM: 1/1/2022
TO: 12/19/2024
NAME: FOX PARK- Analysis of Cheques

DATE:	PAY TO:	CHEQUE AMOUNT:	NOTE ON CHEQUE:
1/4/2024	Brenda Strand	\$ 163.84	Electrical wiring
1/6/2024	Brenda Strand	\$ 500.00	Advance Bonus
1/10/2024	Brenda Strand	\$ 285.00	Project expenses
1/12/2024	Brenda Strand	\$ 500.00	advance dividend
1/20/2024	Brenda Strand	\$ 500.00	advance dividend
1/27/2024	Brenda Strand	\$ 500.00	advance on bonus
2/3/2024	Brenda Strand	\$ 500.00	Advance Bonus
2/10/2024	Brenda Strand	\$ 500.00	Advance Bonus
2/17/2024	Brenda Strand	\$ 500.00	Advance Bonus
2/24/2024	Brenda Strand	\$ 500.00	advance on dividend
3/9/2024	Brenda Strand	\$ 500.00	advance on dividend
3/9/2024	Brenda Strand	\$ 120.16	for expense receipts
3/15/2024	Brenda Strand	\$ 500.00	advance on dividend
3/23/2024	Brenda Strand	\$ 500.00	advance on dividend
3/30/2024	Brenda Strand	\$ 500.00	advance on dividend
4/5/2024	Brenda Strand	\$ 500.00	advance on dividend
4/12/2024	Brenda Strand	\$ 500.00	advance on dividend
4/18/2024	Brenda Strand	\$ 500.00	advance on dividend
4/25/2024	Brenda Strand	\$ 541.78	project expenses
4/25/2024	Brenda Strand	\$ 500.00	advance on dividend

5/4/2024	Brenda Strand	\$	500.00	advance on dividend
5/10/2024	Brenda Strand	\$	500.00	advanc on dividend
5/24/2025	Brenda Strand	\$	500.00	advance on dividend
6/20/2024	Brenda Strand	\$	500.00	advance on dividend
6/29/2024	Brenda Strand	\$	500.00	advance on dividend
7/6/2024	Brenda Strand	\$	500.00	advance on dividend
7/13/2024	Brenda Strand	\$	500.00	advance on dividend
7/20/2024	Brenda Strand	\$	600.00	advance on dividend
7/27/2024	Brenda Strand	\$	600.00	advance on dividend
8/3/2024	Brenda Strand	\$	600.00	advance on dividend
08/10/2024	Brenda Strand	\$	600.00	advance on dividend
8/17/2024	Brenda Strand	\$	600.00	advance on dividend
9/14/2024	Brenda Strand	\$	600.00	advance on dividend
9/21/2024	Brenda Strand	\$	600.00	advance on dividend
9/28/2024	Brenda Strand	\$	600.00	advance on dividend
10/5/2024	Brenda Strand	\$	600.00	advance on dividend
10/11/2024	Brenda Strand	\$	600.00	advance on dividend
10/18/2024	Brenda Strand	\$	600.00	advance on dividend
10/22/2024	Brenda Strand	\$	600.00	advance on dividend
11/3/2024	Brenda Strand	\$	600.00	advance on dividend
11/8/2024	Brenda Strand	\$	600.00	advance on dividend
11/16/2024	Brenda Strand	\$	600.00	advance on dividend
12/7/2024	Brenda Strand	\$	600.00	advance on dividend
12/15/2024	Brenda Strand	\$	600.00	advance on dividend
12/21/2024	Brenda Strand	\$	500.00	advance on dividend
12/28/2024	Brenda Strand	\$	500.00	advance on dividend
	total	\$	23,810.78	



Account #: 3755241910
FROM: 1/1/2025
TO: 1/5/2025
NAME FOX PARK- Analysis of Cheques

DATE:	PAY TO:	CHEQUE AMOUNT:
1/2/2025	BRENDA STRAND	\$ 500.00
1/4/2025	BRENDA STRAND	\$ 500.00
1/18/2025	BRENDA STRAND	\$ 500.00
1/25/2025	BRENDA STRAND	\$ 500.00
2/8/2025	BRENDA STRAND	\$ 500.00
2/15/2025	BRENDA STRAND	\$ 500.00
2/22/2025	BRENDA STRAND	\$ 500.00
5/27/2025		
TOTAL		\$ 3,500.00

Request #:
 Transit - FI #: 30322-004
 Sequence # 2141568418
 Date: 02/24/2025

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS LIMITED FEATURES. SEE REVERSE.

000551

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 22 02 25
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.00
Five Hundred 100 DOLLARS

FOR Advance on Autumn dividend PER Carl Strand

⑈000055⑆⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

23022025
 03482-001 3971381
 3241002 008320

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20250224 ISN: 2141568418 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 3142991075
 Sequence #: 02/18/2025
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000550

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 1502 2025
 D O M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.00
Five Hundred ~~X~~100 DOLLARS

FOR Advance future dividends

PER Carl Strand

⑈0000550⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

18022025
 03482-001 3971381
 3241002 007767

Endorsement - Signature or Stamp

TDCT OF1001 TOR
 20250218 ISN: 3142991075 BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3143914988
 Date: 02/10/2025

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000549

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 08022025
 D O M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.00
Five Hundred XX / 100 DOLLARS

FOR Advance on future dividends PER Carl Strand

⑈0000549⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID #
1014

08022025
 03482-001 3971381
 3241515 003818

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20250210 ISN: 3143914988 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 144860513
Sequence #: 02/03/2025
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITIZED INFORMATION

FOXPAK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

000548

DATE 0102/25
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500 -
Five Hundred / 100 DOLLARS

FOR Advance on future dividends PER Carl Strand

⑈0000548⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

01022025
03482-001 3971381
3241002 006332

Endorsement - Signature or Stamp

TDCT OFI001 TOR
20250203 ISN: 0144860513 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1141047582
 Date: 01/27/2025

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000547

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 25012025
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500 ~
Five Hundred ~~XX~~ 100 DOLLARS

FOR Advance future dividends PER Carl Strand

⑈0000547⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

26012025
 03482-001 3971381
 3241002 005378

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20250127 ISN: 1141047582 BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence #: 2143777972
 Date: 01/20/2025

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TO CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000546 DATE 18/01/2025 D D M M Y Y Y Y
PAY TO THE ORDER OF	<i>Brenda Strand</i>		\$ 500.00
	<i>Five Hundred</i>		00 DOLLARS
FOR <i>Advance on future dividends</i>	PER <i>Carl Strand</i>		
@0000546@ 30322004 03755241910			

18012025 03482-001 3971381 3241002 004747	Printer ID # 1014
Endorsement - Signature or Stamp	
TDCT OF1001 TOR 20250120 ISN: 2143777972 BACK/ENDOS	

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 149190767
 Date: 01/06/2025

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE REVERSE.

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000545
 04 01 / 25
 DATE D D M M Y Y Y Y

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

PAY TO THE ORDER OF Brenda Sfrand \$ 500
Five Hundred ~~XX~~ 100 DOLLARS

FOR Advance on future dividends

PER [Signature]
 PER [Signature]

⑈0000545⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Date: 01/05/25
 Dep: 945056
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID #
1014

 Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20250106 ISN: 0149190767 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 2140403902
 Date: 06/24/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT IS ORIGINAL IN FULL. PLEASE FEATURES - SEE REVERSE.

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000518
 TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 20062024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.—

Five hundred ~~XX~~/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000518⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 06/23/24
 Dep: 295232
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20240624 ISN: 2140403902 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1144733577
 Date: 06/17/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE ADVISORY

000517

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 24 05 2024
D O M M Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.^{XX}

Five hundred ^{XX}/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000517⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

15062024
 03482-001 3971381
 3241515 000868

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20240617 ISN: 1144733577 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 1144600344
Sequence #: 04/25/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$541.78 CAD

THIS DOCUMENT CONTAINS SENSITIVE FEATURES - SEE REVERSE

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

000513

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 25,04,24
D O M M Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 541.78
Five Hundred & Forty One 78 / 100 DOLLARS

FOR Project Expenses PER Carl Strand

⑈0000513⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

25042024
03482-001 3971381
3241515 002867

Endorsement - Signature or Stamp

TDCT OFI001 TOR
20240425 ISN: 1144600344 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 2144078497
Sequence #: 2144078497
Date: 04/22/2024

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE REVERSE

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

000512
TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5
DATE 18 04 2024
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.-
Five hundred ^{KK} / 100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000512⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID #
1014

20042024
03482-001 3971381
3241515 002451

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20240422 ISN: 2144078497 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 3142488347
Sequence #: 04/15/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

000510

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 12042024
D D M M Y Y Y Y

PAY TO THE ORDER OF Banda Strand \$500.⁻
Five hundred ~~XX~~/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000510⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

13042024
03482-001 3971381
3241515 001386

Endorsement - Signature or Stamp

TDCT OFI001 TOR
20240415 ISN: 3142488347 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3144454817
 Date: 04/08/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS 14 CHARACTERS OF SECURITY FEATURES

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000508
 TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5
 DATE 05042024
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.⁻
Five Hundred ^{**}/100 DOLLARS

FOR advance on dividends PER Carl Strand

⑈0000508⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID #
1014

06042024
 03482-001 3971381
 3241515 000488

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240408 ISN: 3144454817 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 3140983049
 Sequence #: 05/13/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000516
 TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5
 DATE 10 05 24
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.00
Five Hundred ~~100~~ DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000516⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

11052024
 03482-001 3971381
 3241515 005479

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20240513 ISN: 3140983049 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 4140504567
 Sequence #: 05/07/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000515 DATE <u>04052024</u> <small>D D M M Y Y Y Y</small>
PAY TO THE ORDER OF <u>Brenda Strand</u>	<u>Five hundred</u>	\$500. ^{xx}	^{xx} /100 DOLLARS
FOR <u>advance on dividends</u>	PER <u>Carl Strand</u>		
@0000515@ 30322004 03755241910			

07052024 03482-001 3971381 3241515 004810	Printer ID # 1014
Endorsement - Signature or Stamp	
TDCT OFI001 TOP 20240507 ISN: 4140504567 BACK/ENDOS	

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1140707823
 Date: 04/29/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000514

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 25, 04, 24
 D D M M Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500
Five Hundred 00/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000514⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

27042024
 03482-001 3971381
 3241515 003279

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240429 ISN: 1140707823 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 3140354984
 Sequence #: 04/01/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000505

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 30032024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.^{xx}
Five hundred ^{xx}/100 DOLLARS

FOR advance on dividends PER Carl Strand

⑈0000505⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

30032024
 03482-001 3971381
 3241515 009388

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20240401 ISN: 3140354984 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 4142317743
Sequence #: 03/25/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

000504

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 23 03 2024
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.-
Five hundred /100 DOLLARS

FOR advance on dividends PER Carl Strand

⑈0000504⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

23032024
03482-001 3971381
3241002 001555

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20240325 ISN: 4142317743 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1140973746
 Date: 03/18/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SECURITY FEATURES - SECURIZES

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000503
 TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5
 DATE 15 03 20 24
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.⁻
Five hundred ^{**}/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000503⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

16032024
 03482-001 3971381
 3241002 000974

Endorsement - Signature or Stamp

TDCT OF1001 TOR
 20240318 ISN: 1140973746 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence # 3142641881
 Date: 03/12/2024

Request Desc:
 Account #: 03755241910
 Amount: \$120.16 CAD

(THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE THE FRONT OF THE CHEQUE.)

FOXPARK DEVELOPMENT CORPORATION
 E: carke@foxparkdevelopments.com
 Tel: (705) 888-1821

000502

DATE 09032024

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

PAY TO THE ORDER OF Brenda Strand \$120.16

One hundred and twenty 16/100 DOLLARS

FOR for expense receipts PER Carl Strand

⑈0000502⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 03/11/24
 Dep: 887411
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OF1010 TOR
 20240312 ISN: 3142641881 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 1143418443
 Sequence #: 03/11/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000501

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 09 03 2024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.-
Five Hundred ^{XX}/100 DOLLARS

FOR Advance on Dividends PER Carl Strand

⑈000050⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

10032024
 03482-001 3971381
 3241002 000284

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240311 ISN: 1143418443 BACK/ENDOS

Request #: 30322-004
Transit - FI #: 1140664722
Sequence #: 03/05/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS 14 DIGIT MICR CHARACTERS

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

000499

DATE 02032024
D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.-

Five hundred 72/100 DOLLARS

FOR Advance on Bonus

PER Carl Strand

PER Carl Strand

⑈0000499⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

04032024
03482-001 3971381
3241002 009662

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20240305 ISN: 1140664722 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence # 3142236272
 Date: 02/20/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000497

17 02 2024
DATE D D M M Y Y Y Y

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

PAY TO THE ORDER OF Brenda Strand \$500.-
Five hundred XV 100 DOLLARS

FOR Advance Bonus PER Carl Strand

⑈0000497⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

17022024
 03482-001 3971381
 3241002 007615

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240219 ISN: 4142286846 **BACK/ENDOS**

TDCT WAR TOR
 20240220 ISN: 3142236272

Print Close

Cheque Item Image

User: Zoriana Lazar

Request #: 30322-004
Transit - FI #: 147981239
Sequence #: 02/26/2024
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

000498

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 24 02 24
O D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500
Five Hundred XX 100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000498⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

25022024
03482-001 3971381
3241002 008324

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20240226 ISN: 0147981239 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 2140412602
Sequence #: 2140412602
Date: 02/05/2024

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

000490

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 03022024
D O M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.—
Five hundred xx/100 DOLLARS

FOR Advance on bonus PER Carl Strand

⑈0000490⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

03022024
03482-001 3971381
3241002 006410

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20240205 ISN: 2140412602 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3144055253
 Date: 02/12/2024

Request Desc:
 Account #: 03756241910
 Amount: \$500.00 CAD

000493

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 1002 2024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500.-
Five hundred ~~XX~~/100 DOLLARS

FOR Advance on Bonus PER Carl Strand

⑈0000493⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

11022024
 03482-001 3971381
 3241002 007047

Endorsement • Signature or Stamp

TDCT OFI 001 TOP
 20240212 ISN: 3144055253 BACK/ENDOS

Request #: 30322-004
 Transit - FI #: 144478742
 Sequence #: 01/29/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000489 DATE 27 01 2024 <small>P D M M Y Y Y Y</small>
PAY TO THE ORDER OF <u>Brenda Strand</u>		\$500.-	
<u>Five hundred</u>		XX/100 DOLLARS	
FOR <u>Advance on Bonus</u>		PER <u>Carl Strand</u>	
⑆0000489⑆ ⑆30322⑆004⑆ 0375⑆5241910⑆			

Printer ID # 1014

27012024
 03482-001 3971381
 3241002 005340

Endorsement - Signature or Stamp

TDCT OF1001 TOR
 20240129 ISN: 0144478742 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 2143997389
 Sequence #: 01/22/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000488

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 20 01 2024
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.-
Five hundred XX/100 DOLLARS

FOR Advance on Bonus PER Carl Strand

⑈0000488⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

20012024
 03482-001 3971381
 3241002 004731

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240122 ISN: 2143997389 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 3141334103
 Sequence #: 01/15/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000486

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 12 01 20 24
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.⁻
Five hundred ^{xx}/100 DOLLARS

FOR Advance on dividends PER Carl Strand

⑈0000486⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

13012024
 03482-001 3971381
 3241002 004117

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20240115 ISN: 3141334103 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 2143749742
Sequence #: 2143749742
Date: 01/10/2024

Request Desc:
Account #: 03755241910
Amount: \$285.00 CAD

000485

FOXPARK DEVELOPMENT CORPORATION
E: carl@foxparkdevelopments.com
Tel: (705) 888-1821

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

DATE 10 01 2024
D O M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 285
Two Hundred & Eighty Five ~~XX~~ 100 DOLLARS

FOR Project Expenses

PER Carl Strand

⑈0000485⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

10012024
03482-001 3971381
3241002 003784

Endorsement - Signature or Stamp

TDCT OFI 001 TOP
20240110 ISN: 2143749742 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 3143619278
 Sequence #: 01/08/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000484 DATE <u>06/01/2024</u> <small>D D M M Y Y Y Y</small>
PAY TO THE ORDER OF <u>Brenda Strand</u>	<u>Five hundred</u>	<u>\$500.⁰⁰</u>	<u>XX</u> / 100 DOLLARS
FOR <u>Advance Bonus</u>	PER <u>Carl Strand</u>		
@0000484@ :30322004: 03755241910@			

06012024 03482-001 3971381 3241002 003518	Printer ID # 1014
Endorsement - Signature or Stamp	
TDCT OFI001 TOR 20240108 ISN: 3143619278 BACK/ENDOS	

Request #: 30322-004
 Transit - FI #: 3142360328
 Sequence #: 01/05/2024
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$163.84 CAD

000483

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 04 01 2024

PAY TO THE ORDER OF Brenda Strand \$163.⁸⁴

One hundred & sixty-three 84/100 DOLLARS

FOR Electrical Wiring PER Carl Strand

⑈0000483⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID # 1014

05012024
 03482-001 3971381
 3241002 003350

Endorsement - Signature or Stamp

TDCT OF1001 TOR
 20240105 ISN: 3142360328 **BACK/ENDOS**

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3140168837
 Date: 01/02/2024

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SENSITIVE INFORMATION - SEE REVERSE

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

000469

DATE 30/22023
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.^{xx}

Five hundred ^{xx}/100 DOLLARS

FOR Advance on Bonus PER Carl Strand

⑈0000469⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

30122023
 03482-001 3971381
 3241002 002907

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20240102, ISN: 3140168837 **BACK/ENDOS**

Request #: 30322-004
 Transit - FI #: 4143710988
 Sequence #: 12/27/2023
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$200.00 CAD

000482

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

27122023
 DATE D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$200.⁻
Two hundred ~~XX~~/100 DOLLARS

FOR Electrical & Gas PER Carl Strand

⑈0000482⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

27122023
 03482-001 3971381
 3241002 002545

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
 20231227 ISN: 4143710988 **BACK/ENDOS**

Print Close

Request #: 30322-004
 Transit - FI #: 1140264324
 Sequence #: 1140264324
 Date: 12/27/2023

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS SENSITIVE INFORMATION - SEE NOTICE

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000468
 TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5
 DATE 23 12 20 23
DATE D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.^{xx}
Five hundred ^{xx}/100 DOLLARS

FOR Advance on Bonus PER Carl Strand

⑈0000468⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID #
1014

23122023
 03482-001 3971381
 3241666 008009

Endorsement - Signature or Stamp

TDCT OFI001 TOR
 20231227 ISN: 1140264324 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 2141784817
Sequence #: 12/04/2023
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E: carl@foxparkdevelopments.com Tel: (705) 888-1821		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	000465 02/12/23 DATE D D M M Y Y Y Y
PAY TO THE ORDER OF <u>Brenda Strand</u>		\$ 500 →	
<u>Five Hundred</u>		100 DOLLARS	
FOR <u>Advance on bonus</u>	PER <u>Carl Strand</u>		
⑈0000465⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈			

Date: 12/03/23
Dep: 962923
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20231204 ISN: 2141784817 **BACK/ENDOS**

Request #:
 Transit - FI #: 30322-004
 Sequence #: 1142141988
 Date: 12/19/2023

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

000467

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 16 12 2023
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$500.^{xx}
Five hundred XX/100 DOLLARS

FOR advance on bonus PER Carl Strand

⑈0000467⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 12/19/23
 Dep: 028532
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20231219 ISN: 1142141988 **BACK/ENDOS**

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3143571461
 Date: 11/27/2023

Request Desc:
 Account #: 03755241910
 Amount: \$550.00 CAD

000464

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 25/11/2023
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 550.00
Five Hundred & Fifty 100 DOLLARS

FOR Advance on profit sharing PER Carl Strand

⑈0000464⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Printer ID #
1014

Date: 11/27/23
 Dep: 461860
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20231127 ISN: 3143571461 BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence # 2141113282
 Date: 11/22/2023

Request Desc:
 Account #: 03755241910
 Amount: \$220.00 CAD

FOXPARK DEVELOPMENT CORPORATION		TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5		000463
E: cark@foxparkdevelopments.com Tel: (705) 888-1821		DATE <u>21 11 2023</u> D D M M Y Y Y Y		
PAY TO THE ORDER OF <u>BRENDA STRAND</u>		<u>\$220.⁰⁰</u>		
<u>TWO HUNDRED TWENTY</u>		<u>100</u> DOLLARS		
FOR <u>FENCE COST</u>		PER <u><i>Carl Strand</i></u>		
⑈0000463⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈				

Date: 11/21/23	Printer ID # 1014
Dep: 093899	
Transit-FI: 30800-010	
Source Number: 97	
Account 20000077354355	
Endorsement - Signature or Stamp	
TDCT OFI 010 TOR - 20231122 ISN: 2141113282 BACK/ENDOS	

Print Close

Request #: 30322-004
 Transit - FI #: 148117190
 Sequence #: 11/20/2023
 Date:

Request Desc:
 Account #: 03755241910
 Amount: \$675.00 CAD

000462

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

DATE 18 11 23
 D D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 675—

Six Hundred & Seventy Five ~~xx~~ 100 DOLLARS

FOR Expenses - Pay advance PER Carl Strand

⑈0000462⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 11/18/23
 Dep: 927943
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID #
1014

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20231120 ISN: 0148117190
BACK/ENDOS

Request #:
 Transit - FI #: 30322-004
 Sequence #: 145203497
 Date: 11/14/2023

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

THIS DOCUMENT CONTAINS FINANCIAL INFORMATION

FOXPARK DEVELOPMENT CORPORATION
 E: carl@foxparkdevelopments.com
 Tel: (705) 888-1821

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

000461
 DATE 11/11/2023
DATE O D M M Y Y Y Y

PAY TO THE ORDER OF Brenda Strand \$ 500-
Five Hundred xx / 100 DOLLARS

FOR Advance on pay PER Carl Strand

⑈0000461⑈ ⑆30322⑆004⑆ 0375⑆5241910⑈

Date: 11/11/23 Printer ID # 1014
 Dep: 457133
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20231114 ISN: 0145203497 **BACK/ENDOS**

Request #: 30322-004
Transit - FI #: 140565815
Sequence #: 140565815
Date: 06/28/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000239

DATE 2022-06-25
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500-
the order of Five Hundred ~~XX~~ DOLLARS Security features on back
100

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance on dividends

PER Carl Strand

PER Carl Strand

⑈000239⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 06/28/22
Dep: 848838
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220628 ISN: 0140565815 BACK/VERSO

MP Meter
This meter on cheques should not be legible if altered or photocopied

Chemical Protection
Changes of indicators on the paper appear as stains if exposed to common solvents

Fluor
Visible only under UV light

Watermarked Paper
Watermark should not appear if altered or photocopied

Request #: 30322-004
Transit - FI #: 2143178470
Sequence #: 2143178470
Date: 06/20/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000219
DATE 2022-06-18
Y Y Y Y M M D D

PAY to Brenda Strand \$500.⁻
the order of Five hundred DOLLARS Security features included

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends PER Carl Strand

⑈000219⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 06/20/22
Dep: 321140
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
Tiny letters on change strip do not be legible if scanned or photocopied

Chemical Protection
Chemical indicators in the paper appear as lines if exposed to common ink solvents.

Fibers
Visible only under UV light.

Watermarked Paper
Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220620 ISN: 2143178470 BACKVERSO

Cheque Item Image

User: Zoriana Lazar

Request #: 30322-004
Transit - FI #: 1143717477
Sequence #: 06/13/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000218

DATE 2022-06-11
Y Y Y Y M M D D

PAY to Brenda Strand \$500.-
the order of Five hundred ^{XX}/₁₀₀ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends PER Carl Strand

⑈000218⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 06/11/22
Dep: 770087
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
The words on cheque should not be
legible if scanned or photocopied

Chemical Protection
Chemical indicators on the paper
appear as stars if exposed to
liquids and solvents.

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if
scanned or photocopied

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220613 ISN: 1143717477 **BACK/VERSO**

Request #: 30322-004
Transit - FI #: 147714401
Sequence #: 06/06/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000217 *W*

DATE 2022-06-24
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.-
the order of Five Hundred ^{Xc} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends PER Carl Strand

⑈000217⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 06/05/22
Dep: 339263
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI010 TOR
20220606 ISN: 0147714401 BACKVERSO

Microprint
Tiny words on cheque should not be visible if scanned or photocopied

 Chemical Protection
Chemical indicators in the paper appear as stars if exposed to common solvents

 Fibres
Visible only under UV light

 Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 1141012587
Sequence #: 05/30/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000216 *es.*
DATE 2022-05-28
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.-
the order of Five hundred ¹⁰⁰ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends

PER Carl Strand

PER Carl Strand

⑈000216⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/29/22
Dep: 786175
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220530 ISN: 1141012587 BACKVERSO

MP Microprint
Tiny words on cheques should not be legible if scanned or photocopied.

Chemical Protection
Chemical indicators on the paper appear as stars if exposed to certain ink solvents.

Fibres
Visible only under UV light.

Watermarked Paper
Watermark should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 3143316743
Sequence #: 3143316743
Date: 05/24/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000209
DATE 2022-05-21
Y Y Y Y M M D D

PAY to Brenda Strand | \$ 500.-
the order of Five hundred ^{XX} DOLLARS ₁₀₀ 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance on dividends

PER Carl Strand

PER Carl Strand

⑈000209⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/22/22
Dep: 360812
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
Tiny words on cheques should not be legible if scanned or photocopied
 Chemical Protection
Chemical indicators in the paper appear as stars if exposed to common ink solvents
 Fibres
Visible only under UV light
 Watermarked Paper
Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20220524 ISN: 3143316743 BACKVERSO

Request #: 30322-004
Transit - FI #: 3145073759
Sequence #: 3145073759
Date: 05/16/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000208

DATE 2022-05-14
Y Y Y Y M M D D

PAY to Brenda Strand \$500.⁻
the order of Five hundred $\frac{XX}{100}$ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance on dividends

PER Carl Strand

⑈000208⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/14/22
Dep: 831001
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp.

Microprint
Tiny words on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators in the paper appear to ensure it cannot be contacted with solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

TDCT OFI 010 TOR
20220516 ISN: 3145073759 **BACKVERSO**

Request #: 30322-004
Transit - FI #: 3141506621
Sequence #: 3141506621
Date: 05/09/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000207

DATE 2022-05-07
Y Y Y Y M M D D

PAY to Brenda Strand | \$500.-
the order of Five hundred ~~XX~~ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance on dividends

PER Carl Strand

PER Carl Strand

⑈000207⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/08/22
Dep: 431779
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

All Microprint
 Tiny words on cheque should not be
 legible if scanned or photocopied
 Chemical Protection
 Chemical treatments on the paper
 appear as stains if exposed to
 corrosive alkalis
 Fibres
 Visible only under UV light
 Watermarked Paper
 Watermarks should not appear if
 scanned or photocopied

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220509 ISN: 3141506621 BACK/VERSO

8/21/25, 9:16 AM

Request #: 30322-004
Transit - FI #: 4142672697
Sequence #: 05/05/2022
Date:

Request Desc: 03755241910
Account #: \$1,100.00 CAD
Amount:

000210

FOXPARK DEVELOPMENT CORPORATION

E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

DATE 2022-05-01
Y Y Y Y M M D D

PAY to Brenda Learme \$1100.
the order of Eleven hundred ~~75~~ DOLLARS Security Ink

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Klumb
PER

RE Beek Street Rental

⑈000210⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Negotiating Institution: RBC ROYAL BANK
Deposit Transit Number: 00462-003
Account Number: 5032602
Date (YYYYMMDD): 20220505
Item Sequence Number: 7034067153

ATMID: SD43
Envelope #: 172

Brenda Learme
Endorsement - Signature or Stamp
503 2602

Printer ID# 1021

Microprint
Tiny marks on cheque should not be
legible if crossed or photocopied.
Chemical Protection
Chemical indicators in the paper
appear as yellow if exposed to
certain solvents.
Fibres
Visible only under UV light
Watermarked Paper
Watermark should not appear if
copied or photocopied

TDCT OFI 003 TOR
20220505 ISN: 4142672697 BACKVERSO

Cheque Item Image

User: Zoriana Lazar

Request #:
 Transit - FI #: 30322-004
 Sequence #: 4140464523
 Date: 05/02/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

000206

DATE 2022-04-30
 Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.—
 the order of Five hundred DOLLARS

TD CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance on dividends PER Carl Strand

⑈000206⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 05/02/22
 Dep: 934551
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
 20220502 ISN: 4140464523 **BACKVERSO**

Microprint
 Tiny dots on cheque should not be legible if scanned or photocopied

Chemical Protection
 Chemical indicators on the paper appear as stars if exposed to ultraviolet light.

Fibres
 Visible only under UV light

Watermarked Paper
 Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 4141449426
Sequence #: 4141449426
Date: 04/25/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000200
DATE 2022-04-23
Y Y Y Y M M D D

PAY to Brenda Strand \$500.
the order of Five Hundred DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends PER Carl Strand

⑈000200⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Date: 04/24/22
Dep: 348417
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220425 ISN: 4141449426 BACK/VERSO

MP Microprint
Tiny marks on cheque should not be legible if scanned or photocopied
 Chemical Protection
Chemical indicators on the paper appear as stars if exposed to common ink solutions
 Fibres
Visible only under UV light
 Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 3140903741
Sequence #: 3140903741
Date: 04/20/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000199

DATE 202204-16
Y Y Y Y M M D D

PAY to Brenda Strand | \$ 500.-
the order of Five hundred DOLLARS Security Features on back
100

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE Advance on Dividends PER Carl Strand

⑈000199⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Date: 04/20/22
Dep: 018589
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
The series on cheque should not be legible if scanned or photocopied

Chemical Protection
Of violet indicators in the paper appear as stars if exposed to common ink solvents.

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI010 TOR
20220420 ISN: 3140903741 **BACKVERSO**

Request #: 30322-004
Transit - FI #: 3140950733
Sequence #: 3140950733
Date: 04/11/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000198

DATE 2022-04-09
Y Y Y Y M M D D

PAY to Brenda Starch \$500.-
the order of Five hundred DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against Dividends

PER Carl Starch

⑈000198⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 04/09/22
Dep: 198061
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

RF Magnetic
This stamp on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators in the paper appear as spots if exposed to moisture or solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

TDCT OFI 010 TOR
20220411 ISN: 3140950733 BACK/VERSO

Request #: 30322-004
Transit - FI #: 4143786330
Sequence #: 04/04/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000197

DATE 2022-04-03
Y Y Y Y M M D D

PAY to the order of Brenda Strand | \$500.-
Five hundred ^{XX} DOLLARS ₁₀₀ 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against Dividends

PER Carl Strand

⑈000197⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 04/03/22
Dep: 715097
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

MP Microprint
Tiny words on cheques allow them to be legible if scanned or photocopied.

Chemical Protection
Optical indicators on the paper appear as stars if exposed to common ink solvents.

Fibres
Visible only under UV light.

Watermarked Paper
Watermarks should not appear if scanned or photocopied.

TDCT OFI 010 TOR
20220404 ISN: 4143786330 **BACK/VERSO**

Request #: 30322-004
Transit - FI #: 4144145052
Sequence #: 03/28/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000169

DATE 2022-03-26
Y Y Y Y M M D D

PAY to Brenda Strand | \$500.
the order of Five Hundred ^{XX} DOLLARS ₁₀₀

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

⑈000169⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 03/26/22
Dep: 097600
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
Tiny marks on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators in the paper appear as stars if exposed to common solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

TDCT OF1010 TOR
20220328 ISN: 4144145052 BACK/VERSO

Cheque Item Image

User: Zoriana Lazar

Request #: 30322-004
Transit - FI #: 140737094
Sequence #: 140737094
Date: 03/21/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000168

DATE 2022 03 -19
Y Y Y Y M M D D

PAY to Brenda Strand \$
the order of Five hundred XX DOLLARS 
100

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

⑈000168⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 03/19/22
Dep: 658592
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
Tiny marks on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical on the back of the paper should appear in spots if exposed to common ink solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220321 ISN: 0140737094 BACK/VERSO

Request #: 30322-004
Transit - FI #: 1145223114
Sequence #: 03/14/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000167

DATE 2022-03-12
Y Y Y Y M M D D

PAY to Brenda Strand \$500.-
the order of Five hundred DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends PER Carl Strand

⑈000167⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Date: 03/13/22
Dep: 303420
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Endorsement - Signature or Stamp

- Microprint**
Tiny marks on cheque should not be legible if scanned or photocopied.
- Chemical Protection**
Chemical indicators in the paper appear as brown if exposed to certain alkalis.
- Fibres**
Visible only under UV light.
- Watermarked Paper**
Watermark should not appear if scanned or photocopied.

TDCT OFI 010 TOR
20220314 ISN: 1145223114 BACK/VERSO

Request #: 30322-004
Transit - FI #: 3144438875
Sequence #: 3144438875
Date: 03/08/2022

Request Desc:
Account #: 03755241910
Amount: \$450.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000186

DATE 2022-03-08
Y Y Y Y M M D D

1 1/2 com

PAY to Brenda Strand \$450.-
the order of Four hundred and fifty ^{XX}/₁₀₀ DOLLARS

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Commission Bryan Breaven 1
Dumbrook - Ingrid 1/2

PER Carl Strand

⑈000186⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

08032022
03482-001 3971381
3241002 007114

Endorsement - Signature or Stamp

TDCT OFI 001 TOR
20220308 ISN: 3144438875 BACKVERSO

HP Microprint
Any words on cheque should not be legible if scanned or photocopied

Chemical Protection
Chemical indicators on the paper apply as stated if scanned to confirm the validity.

Fluorescence
Visible only under UV light.

Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 4140438804
Sequence #: 4140438804
Date: 03/07/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000166
DATE 2022-03-05
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.
the order of Five hundred $\frac{XX}{100}$ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

PER Carl Strand

⑈000166⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 03/05/22
Dep: 836809
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

MP Microprint
This word on cheque should not be legible if scanned or photocopied
 Chemical Protection
Details of inclusions in the paper appear as marks if exposed to certain ink solvents.
 Fibres
Visible only under UV light.
 Watermarked Paper
Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220307 ISN: 4140438804 BACK/VERSO

Request #: 30322-004
Transit - FI #: 4143820884
Sequence #: 4143820884
Date: 02/22/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.com
Tel: (705) 888-1821

000161

DATE 2022-02-26
Y Y Y Y M M D D

PAY to Brenda Strand | \$500.⁻
the order of Five Hundred ^{XX} DOLLARS  Security features included.

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Brenda Strand

PER Brenda Strand

⑈000161⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Date: 02/22/22
Dep: 023011
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220222 ISN: 4143820884 BACK/VERSO

Microprint
They worsen on cheques aimed not to be legible if removed or photocopied

Chemical Protection
Chemicals on the surface of the paper appear as stains if applied to common solvents

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned at normal speed.

Request #: 30322-004
Transit - FI #: 2140201426
Sequence #: 2140201426
Date: 02/22/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.com
Tel: (705) 888-1821

000160
DATE 2022-02-19
Y Y Y Y M M D D

PAY to Brenda Strand | \$500.⁻
the order of Five hundred ~~XX~~ DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

⑈000160⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 02/19/22
Dep: 887583
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Microprint
Tiny words on chems should not be legible if scanned or re-scanned

Chemical Protection
Chemicals on the paper appear as stains if exposed to common inks/adhesives

Fibres
Visible only under UV light

Watermarked Paper
Watermark should not appear if scanned or photocopied

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220221 ISN: 3141258461 **BACKVERSO**

TDCT WAR TOR
20220222 ISN: 2140201426

Request #: 30322-004
Transit - FI #: 3143293868
Sequence #: 3143293868
Date: 02/14/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000159
DATE 2022-02-12
Y Y Y Y M M D D

PAY to Brenda Strand | \$500.⁻
the order of Five hundred ^{XY} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

⑈000159⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 02/12/22
Dep: 511760
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OF1010 TOR
20220214 ISN: 3143293868 BACK/VERSO

Not Recycled: They work on cheque should not be recycled if scanned or photocopied.
 Chemical Protection: Chemical indicators in the paper appear as stable if exposed to common solvents.
 Fibres: Visible only under UV light.
 Watermarked Paper: Watermark should not appear if scanned or photocopied.

Request #: 30322-004
Transit - FI #: 1144433874
Sequence #: 1144433874
Date: 02/07/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000158

DATE 2 0 2 2 - 0 2 - 0 5
Y Y Y Y M M D D

PAY to Brenda Strand | \$ 500.00
the order of Five hundred ^{XX} DOLLARS ₁₀₀ 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE advance against dividends

PER Carl Strand

⑈000158⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 02/05/22
Dep: 099208
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Endorsement - Signature or Stamp

Printer ID# 1021

- RF Micropaper
Tint, words, or other marks should not be
legible if scanned or photocopied.
- Chemical Free Paper
Chemical residue on the paper
appears as a mark if exposed to
certain solvents.
- Fibres
Visible only under UV light.
- Watermarked Paper
Watermarks should not appear if
scanned or printed.

TDCT OFI 010 TOR
20220207 ISN: 1144433874 BACK/VERSO

Request #:
 Transit - FI #: 30322-004
 Sequence #: 4143398484
 Date: 01/31/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E:carl@foxparkdevelopments.Com Tel: (705) 888-1821		000148
		DATE 2022-01-29 Y Y Y Y M M D D
PAY to <u>Brenda Strand</u> \$500. the order of <u>Five hundred</u>		xx 100 DOLLARS
TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	FOXPARK DEVELOPMENT CORPORATION	
RE <u>Advance against Dividends</u>	PER <u>Carl Strand</u> PER	
@000148 @ 30322 004 0375 5241910		

Date: 01/29/22 Dep: 614403 Transit-FI: 30800-010 Source Number: 97 Account 20000077354355	Printer ID# 1021 <small> Microprint Tiny words on cheque should not be legible if printed or photocopied Chemical Protection Chemical indicators in the paper appear as the result of exposure to common ink solvents Fibres Visible only under UV light Watermarked Paper Watermarks should not appear if scanned or photocopied. </small>
Endorsement - Signature or Stamp	
TDCT OFI 010 TOR 20220131 ISN: 4143398484 BACK/VERSO	

Request #:
 Transit - FI #: 30322-004
 Sequence #: 4140543306
 Date: 01/25/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION E:carl@foxparkdevelopments.Com Tel: (705) 888-1821		000147
		DATE 2022-01-22 Y Y Y Y M M D D
PAY to <u>Brenda Strand</u>		\$500.00
the order of <u>Five hundred</u>		DOLLARS
TD CANADA TRUST 295 KING ST. MIDLAND, ON L4R 3M5	FOXPARK DEVELOPMENT CORPORATION	
RE <u>Advance against dividends</u>	PER <u>Carl Strand</u>	
⑈000147⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈		

Date: 01/25/22
 Dep: 331952
 Transit-FI: 30800-010
 Source Number: 97
 Account 20000077354355

Printer ID# 1021

MF Microprint
 Tiny words on cheque should not be legible if scanned or photocopied.
 Chemical Protection
 Chemical indicators in the paper appear as stable if exposed to common ink solvents.
 Fibres
 Visible only under UV light.
 Watermarked Paper
 Watermark should not appear if scanned or photocopied.

Endorsement - Signature or Stamp

TDCT OFI010 TOR
 20220125 ISN: 4140543306 **BACK/VERSO**

Request #: 30322-004
Transit - FI #: 2143702918
Sequence #: 2143702918
Date: 01/17/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E.carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000146

DATE 2022-01-15
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.00
the order of Five Hundred XX DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends PER Carl Strand

⑈000146⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 01/15/22
Dep: 825214
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFL010 TOR
20220117 ISN: 2143702918 BACK/VERSO

MF Microprint
 Do not make doctored or altered should not be
 legible if scanned or photocopied
 Chemical Protection
 Changes of indicators in the paper
 appear to change if exposed to
 common solvents.
 Fibres
 Visible only under UV light.
 Watermarked Paper
 Watermark should not appear if
 scanned or photo-copied.

Request #: 30322-004
Transit - FI #: 4143726123
Sequence #: 01/10/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000143

DATE 2022-01-08
Y Y Y Y M M D D

PAY to Brenda Strand \$ 500.00
the order of Five Hundred XX DOLLARS 

TD CANADA TRUST
296 KING ST.
MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends PER Carl Strand

⑈000143⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 01/08/22
Dep: 404643
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220110 ISN: 4143726123 BACK/VERSO

MP: Microprint
They words or images should not be visible if scanned or photocopied

 Chemical Protection
Chemical indicators on the paper appear to stain if exposed to common ink solvents.

 Fibres
Visible only under UV light.

 Watermarked Paper
Watermark should not appear if scanned or photocopied

Request #: 30322-004
Transit - FI #: 4140389886
Sequence #: 01/04/2022
Date:

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.Com
Tel: (705) 888-1821

000133

DATE 2022-01-01
Y Y Y Y M M D D

PAY to Bunda Strand \$ 500.-
the order of Five hundred ^{XX} DOLLARS 

TO CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE adv. against dividends

PER Carl Strand

⑈000133⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Date: 01/01/22
Dep.: 937805
Transit-FI: 30800-010
Source Number: 97
Account 20000077354355

Printer ID# 1021

Endorsement - Signature or Stamp

TDCT OFI 010 TOR
20220104 ISN: 4140389886 BACK/VERSO

No Microprint
They words on cheque should not be legible if scanned or photocopied

 Chemical Protection
Chemical indicators in the paper appear as stars if exposed to certain solvents

 Fibres
Visible only under UV light

 Watermark Paper
Watermark should not appear if scanned or photocopied

APPENDIX "23"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE



Account 3755241910
FROM: 1/1/2022
TO: 6/30/2022
NAME FOX PARK- Analysis of Cheques 2022

DATE:	PAY TO:	CHEQUE	NOTE ON CHEQUE:
1/2/2022	Darren Strand	\$ 500.00	Advance Against Dividends
1/8/2022	Darren Strand	\$ 500.00	Advance Against Dividends
1/15/2022	Darren Strand	\$ 500.00	Advance Against Dividends
1/22/2022	Darren Strand	\$ 500.00	Advance Against Dividends
1/29/2022	Darren Strand	\$ 500.00	Advance Against Dividends
2/5/2022	Darren Strand	\$ 500.00	Advance Against Dividends
2/12/2022	Darren Strand	\$ 500.00	Advance Against Dividends

Total \$ 3,500.00

Request #: 30322-004
 Transit - FI #: 2141880331
 Sequence #: 2141880331
 Date: 02/14/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.com
 Tel: (705) 888-1821

000163
 DATE 2 022 02 12
 Y Y Y Y M M D D

PAY to Darren Strand \$ 500-
 the order of Five Hundred ^{XX} DOLLARS

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Strand
 PER Carl Strand

RE Advance against dividends

⑈000163⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACK/VERSO

TANGERINE BANK
 IF DISHONORED RET TO TR 10372-614
 TR 10372-614
 DATE 20220214
 ITEM 10735519
 BATCH 9406RX910273

TDCT G 1003 TOR
 20220214 SN: 2141880331

Request #: 30322-004
Transit - FI #: 4143685422
Sequence #: 4143685422
Date: 02/10/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
Escal@foxparkdevelopments.com
Tel: (705) 889-1821

000162
DATE 2022-02-05
T T T T M M M M

PAY to Darren Strand | \$ 500
the order of Five Hundred ^{XX}/₁₀₀ DOLLARS

TD CANADA TRUST
225 KING ST.
MILANO, ON L4R 3M6

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividends PER Carl Strand

#000162# 1:30322#004: 0375#5241910#

FRONT OF CHEQUE

Endorsment - Signature or Stamp

BACK VERSO

TANGERINE BANK
IF DISHONORED RET TO TR 10372-614
TR 10372-614
DATE 20220210
ITEM 10712490
BATCH 5604RX910263

TDCT OFI 003 TOR
20220210 ISN: 4143685422

Request #: 30322-004
 Transit - FI #: 4143841221
 Sequence #: 4143841221
 Date: 01/31/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:cart@foxparkdevelopments.com
 Tel: (705) 888-1821

000155
 DATE 2022 01 29
 Y Y Y Y M M D D

PAY to Barren Strand \$ 500
 the order of Five Hundred **XX** DOLLARS

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

RE Advance against dividends

PER Carl Strand
 PER Carl Strand

100
 FOX PARK DEVELOPMENT CORPORATION

⑈000155⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

TANGERINE BANK
 IF DISHONORED RET TO TR 10372-614
 TR 10372-614
 DATE 20220131
 ITEM 10677899
 BATCH 1100RX910220

TDCT OFI 003 TOR
 20220131 ISN: 4143841221

Request #: 30322-004
Transit - FI #: 2142039697
Sequence #: 2142039697
Date: 01/25/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E:carl@foxparkdevelopments.com
Tel: (705) 888-1821

000152

DATE 2022-01-22
Y Y Y Y M M D D

PAY to Darren Strand
the order of Five Hundred XX DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

PER Carl Strand
PER Carl Strand

FDXPARK DEVELOPMENT CORPORATION

FOR Advance against dividends

⑈000152⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

TANGERINE BANK
IF DISHONORED RET TO TR 10372-614
TR 10372-614
DATE 20220125
ITEM 10652464
BATCH 5271RX910200

TDCT OFI 003 TOR
20220125 ISN: 2142039697

Request #: 30322-004
Transit - FI #: 1144785387
Sequence #: 1144785387
Date: 01/17/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
Escarl@foxparkdevelopments.com
Tel: (705) 888-1821

000144

DATE 2022-01-15
Y Y Y Y M M D D

PAY to Barren Strand \$ 500-
the order of Five Hundred ^{XX} DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3M5

PER Carl Strand
FOR Carl Strand

RE Advance against dividends

100

FOXPARK DEVELOPMENT CORPORATION

⑈000144⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

TANGERINE BANK
IF DISHONORED RET TO TR 10372-614
TR 10372-614
DATE 20220117
ITEM 10629831
BATCH 3263RX910168

TDCT OFI 003 TOR
20220117 ISN: 1144785387

PDF Receipt
This receipt is valid only if it is printed on the original receipt paper.
Do not photocopy, scan, or otherwise reproduce this receipt.
Please do not sign or stamp this receipt.
This receipt is not valid if it is altered in any way.

Request #:
 Transit - FI #: 30322-004
 Sequence #: 3142461467
 Date: 01/10/2022

Request Desc:
 Account #: 03755241910
 Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
 E:carl@foxparkdevelopments.Com
 Tel: (705) 888-1821

000142

DATE 2022-01-08
 Y Y Y Y M M D D

PAY to Darren Strand \$500.00
 the order of Five Hundred ~~XX~~ DOLLARS 

TO CANADA TRUST
 295 KING ST.
 MIDLAND, ON L4R 3M5

FOXPARK DEVELOPMENT CORPORATION

RE Advance against dividend PER Carl Strand

⑈000142⑈ ⑆30322⑈004⑆ 0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACK/VERSO

TANGERINE BANK
 IF DISHONORED RET TO TR 10372-614
 TR 10372-614
 DATE 20220110
 ITEM 10597795
 BATCH 8259RX910140

TDCT OFI003 TOR
 20220110 ISN: 3142461467

Request #: 30322-004
Transit - FI #: 3144511700
Sequence #: 3144511700
Date: 01/04/2022

Request Desc:
Account #: 03755241910
Amount: \$500.00 CAD

FOXPARK DEVELOPMENT CORPORATION
E: Carl@foxparkdevelopments.com
Tel: (705) 888 1821

000138

DATE 2 022 -01-02
Y Y Y Y M M D D

PAY to Darren Strand
the order of Five Hundred XL DOLLARS 

TD CANADA TRUST
295 KING ST.
MIDLAND, ON L4R 3A5

FOXPARK DEVELOPMENT CORPORATION

PER Carl Strand

RE Advance against div. deade

⑈000138⑈ ⑆30322⑈004⑆ ⑆0375⑈5241910⑈

Printer ID# 1021

Endorsement - Signature or Stamp

BACKVERSO

TANGERINE BANK
IF DISHONORED RET TO TR 10372-614
TR 10372-614
DATE 20220103
ITEM 10570048
BATCH 9647RX910113

TDCT OFI 003 TOR
20220104 ISN: 3144511700

⑈⑈⑈⑈
 Try to use the original document
 if possible. If not, use a photocopy.
 Stamp of Financial Institution
 (Name of institution or the stamp
 issuer as shown on reverse) is
 required for all payments.
 Please
 1. Write only using ballpoint pen.
 2. Sign clearly.
 3. Do not sign over the stamp.
 4. Do not sign over the stamp if
 the stamp is illegible.

APPENDIX "24"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF
77 FOX STREET IN PENETANGUISHENE

Russo Corp.
Claims Register

Insolvency Date: 08-Jul-2025

Estate Number:

<i>Creditor Name</i>	<i>Proof of Claim?</i>	<i>Claim Status</i>	<i>Rank / Class</i>	<i>SOA Amount</i>	<i>Amount Filed</i>	<i>Admitted for Dividend</i>
Secured creditors						
1. 1599841 Ontario Inc. 2 MORTGAGES REGISTERED ON TITLE	No	Not proved				
2. Marper Holdings Limited MORTGAGE REGISTERED ON TITLE	No	Not proved				
3. Town of Penetanguishene Attn: Jim Schaefer TAXARREARS- 4372 010 00702150.00	No	Not proved				
Total : Secured creditors						

Unsecured creditors

1. BMO Financial Group c/o BankruptcyHighway.com Attn: Mike Timko UNKNOWN IF DEBTOR HELD BANK ACCO	No	Not proved				
2. Catherine and James Wenger DEPOSITOR-SHORTFALL UNDER LIFE L	No	Not proved			175,000.00	
3. CIBC Bankruptcies c/o TECHCOM Managed Services UNKNOWN IF DEBTOR HELD BANK ACCO	No	Not proved				
4. CONSTRUCSTAFF INC. TO BE REVIEWED	No	Not proved			1.00	
5. CRA - GST/HST - Shawinigan-Sud Attn: Quebec Insolvency Intake Centre UNKNOW IF HST LIABILTY	No	Not proved				
6. CRA - Sudbury Tax Services Office UNKNOW IF CORPORATE TAXES EVER F	No	Not proved				
7. CRA - Tax - Ontario UNKNOW IF PAYROLL ACCOUNT HELD	No	Not proved				
8. Eunice Moore DEPOSITOR- STATEMENT OF CLAIM IS	No	Not proved			400,500.00	
9. Gunnar Thomson DEPOSITOR- SHORTFALL UNDER LIFE	No	Not proved			385,000.00	
10. Kelly Turner DEPOSITOR- SHORTFALL UNDER LIFE	No	Not proved			320,000.00	
11. KJ Excavating hold back monies not paid	No	Not proved			200,000.00	
12. Lorraine and Marc Desroches DEPOSITOR-SHORTFALL UNDER LIFE L	No	Not proved			290,000.00	
13. Michelle Charlesbois DEPOSITOR-SHORTFALL UNDER LIFE L	No	Not proved			245,000.00	
14. RBC Royal Bank c/o BankruptcyHighway.com Attn: Razel Bowen UNKNOWN IF DEBTOR HELD BANK ACCO	No	Not proved				
15. Scotiabank c/o Canaccede International Management Ltd. UNKNOWN IF DEBTOR HELD BANK ACCO	No	Not proved				
16. Sue and Dan McGinnis DEPOSITOR-SHORTFALL UNDER LIFE L	No	Not proved			425,000.00	
17. TD Canada Trust C/O FCT Default Solutions KNOWN BANK ACCOUNT	No	Not proved				

Claims Register for Foxpark Development Corporation - Concluded

Insolvency Date: 08-Jul-2025

Estate Number:

<i>Creditor Name</i>	<i>Proof of Claim?</i>	<i>Claim Status</i>	<i>Rank / Class</i>	<i>SOA Amount</i>	<i>Amount Filed</i>	<i>Admitted for Dividend</i>
18. TOROMONT INDUSTRIES LTD. carrying on business as STATEMENT OF CLAIM ISSUED	No	Not proved		16,174.80		
19. Town of Penetanguishene Attn: Jim Schaefer POTENTIAL SHORTFALL RE; SECURITY	No	Not proved		1.00		
Total : Unsecured creditors					2,456,676.80	
				Grand Total:	2,456,676.80	

APPENDIX "25"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF

77 FOX STREET IN PENETANGUISHENE

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

B E T W E E N:

MARPER HOLDINGS LIMITED

Applicant

- and -

FOXPARK DEVELOPMENT CORPORATION

Respondent

AFFIDAVIT OF JOANNE RUSSO

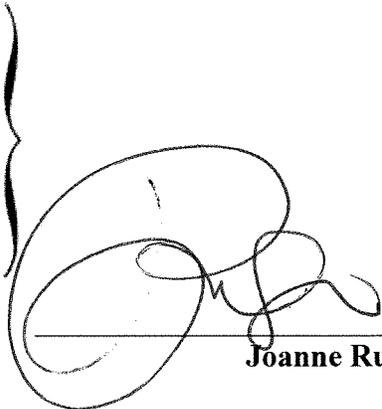
I, Joanne Russo, of the Town of Aurora, in the Province of Ontario, MAKE OATH AND SAY AS FOLLOWS:

1. I am the Court Appointed Receiver and Manager with Russo Corp. (the “**Receiver**”) in its capacity as receiver appointed, without security, over all property, assets and undertakings of the Respondent and as such have knowledge of the matters to which I hereinafter depose. I verily believe to be true all matters that I depose to which I do not have first-hand knowledge of based on my review of the file.
2. Now produced and shown to me and marked as **Exhibit “A”** to this my Affidavit is a true copy of our statement of account for the period between July 7, 2025 , and September 6, 2025.
3. I submit that the hourly rates charged are reasonable and comparable with other Licensed Insolvency Trustees acting in their capacity as Receiver and Manager of the City of Toronto of equivalent competence and expertise in the bankruptcy area.

SWORN BEFORE ME in person at the
Town of Aurora, in the Province of Ontario on
this 6th day of September, 2025, in accordance
with O. Reg. 431/20, Administering Oath or
Declaration Remotely



COMMISSIONER OF OATHS



Joanne Russo

Anna Maria Ezqui, a Commissioner, etc.,
Province of Ontario, for Russo Corp.
Expires June 13, 2028

Exhibit "A"

Referred to in the Affidavit of Joanne Russo

Dated this 6th September, 2025

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
08-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
Note	Received Appointment- discussions with counsel regarding expense account- 3rd party funds and transfer of funds-July 23, 2025- opening estate account					
09-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	5.00	0.00	2,875.00
Note	Attended Premises; site inspection ;					
11-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.25	0.00	718.75
Note	ACKNOWLEDGEMENT re direction executed- discussions with Counsel; reviewed books and records					
15-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	4.50	0.00	2,587.50
Note	Attended on site; meeting with construction consulting					
15-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
Note	discussions with the town- meeting with town From: Kelly Cole <kcole@penetanguishene.ca> Sent: Tuesday, July 15, 2025 2:48 PM To: Joanne Russo <russo@russocanhelp.com>; Mike Campitelli <mcampitelli@penetanguishene.ca>; Sri Kurisetti <skurisetti@penetanguishene.ca>; Samantha Turner <sturner@penetanguishene.ca>; Andrea Betty <abetty@penetanguishene.ca> Cc: 'Tali Green' <igreen@greenadvocacy.ca>; 'Allan Lipman' <alipman@szklaw.ca>; 'James Quigley' <jsquigley@szklaw.ca>; Anna Equizi <Anna@russocanhelp.com> Subject: Re: FOXPARK DEVELOPMENT CORPORATION - Receivership Order					
16-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.35	0.00	201.25
Note	email exchanges with the town-From: Joanne Russo <russo@russocanhelp.com> Sent: July 16, 2025 5:40 PM To: Kelly Cole <kcole@penetanguishene.ca>; Mike Campitelli <mcampitelli@penetanguishene.ca>; Sri Kurisetti <skurisetti@penetanguishene.ca>; Samantha Turner <sturner@penetanguishene.ca>; Andrea Betty <abetty@penetanguishene.ca> Cc: 'Tali Green' <igreen@greenadvocacy.ca>; 'Allan Lipman' <alipman@szklaw.ca>; 'James Quigley' <jsquigley@szklaw.ca>; Anna Equizi <Anna@russocanhelp.com> Subject: RE: FOXPARK DEVELOPMENT CORPORATION - Receivership Order					

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
16-Jul-2025	340	General administration	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>		reviewed appraisal report; discussions with Counsel				
16-Jul-2025	340	General administration	Russo, Joanne	0.45	0.00	258.75
<i>Note</i>		Wed 7/16/2025 1:43 PM- email exchanges from carl				
16-Jul-2025	340	General administration	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>		letter to Carl regarding books and records- July 16, 2025				
		Kindly forward to our offices the following information: The Debtors bank account information; Copy of the Debtors Bank statements ; Based on the list provided by you – “Clients who have already booked units”, we have a list of 7 depositors/clients. Kindly Confirm whether separate bank accounts were held for each client; If separate accounts were opened for each client, kindly provide copy of their bank statements, Kindly forward copies of all utility accounts opened for the Project				
17-Jul-2025	340	General administration	Russo, Joanne	0.80	0.00	460.00
<i>Note</i>		email exchanges with carl-Whether or not you see me as having carriage of the property, I told Justice Cavanagh that the reason I have challenged the litigation is to defend the rights of all Stakeholders. I also stated that I intend to continue to ensure the Senior Deposit Holders will be looked after and receive a unit, or substantial compensation. Michelle and the other Deposit Holders must know they can positively influence the outcome of this situation.				
17-Jul-2025	340	General administration	Russo, Joanne	1.15	0.00	661.25
<i>Note</i>		dated letter to utility company- regarding-Ontario:				
		1. A summary of all outstanding and historical utility accounts associated with the property, including hydro, water, and any other applicable municipal services; 2. Billing details for each utility account, including current balances and account numbers, if available; and 3. Information regarding the property taxes, including the current year's assessment, balance outstanding (if any), payment history, and any other information that can be provided.				
17-Jul-2025	340	General administration	Russo, Joanne	1.25	0.00	718.75

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
<i>Note</i>	discussions with Mauro- re construction progress report- received same- Project Location: 77 Fox Street, Penetanguishene, ON Prepared By: Mauro Biasutto, Construction Manager, Caledon Creek Construction On Behalf Of: Joanne Russo, Russo Corp Date: July 17, 2025; reviewed report; discussions with Bank					
22-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.15	0.00	661.25
<i>Note</i>	exchanges with Mr. Strand; discussions with Counsel-> From: carl@foxparkdevelopments.com <carl@foxparkdevelopments.com> > Sent: Tuesday, July 22, 2025 3:11 PM > To: Joanne Russo <russo@russocanhelp.com> > Cc: 'Michelle Charlebois' <77foxstreet43@gmail.com>; 'Tali Green' <tgreen@greenadvocacy.ca> > Subject: Re: Info RE: 77 Fox Street (Receivership)					
22-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	2.50	0.00	1,437.50
<i>Note</i>	received developers deposit from the town; reviewed same - call with the Town and Counsel- email exchanges From: Joanne Russo <russo@russocanhelp.com> Sent: July 22, 2025 4:31 PM To: Andrea Betty <abetty@penetanguishene.ca Subject: RE: FOXPARK DEVELOPMENT CORPORATION - Receivership Order					
23-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	email exchanges with Mr. Strand, discussions with Counsel; drafted letter-On Jul 23, 2025, at 12:53?PM, Joanne Russo <russo@russocanhelp.com> wrote: Carl, We require details of your business account. You have not answered our questions with respect to bank account information. We will keep it simple, please send us the bank details for the					
23-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	2.50	0.00	1,437.50
<i>Note</i>	drafted letter to all banks-July 23, 2025, IMMEDIATE ACTION REQUIRED NOTICE TO ALL FINANCIAL INSTITUTION - URGENT					
24-Jul-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.25	0.00	718.75

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
29-Jul-2025	340	General administration	Russo, Joanne	0.50		287.50
<i>Note</i>		discussions with insurance company - forwarded documentation -From: Ryan Pursell Sent: Tuesday, July 29, 2025 12:59 PM To: 'Joanne Russo' <russo@russocanhelp.com>; Victoria Bucci <Bucci@russocanhelp.com>; Subject: RE: Insurance policy- Foxpark Development Corporation- Russo Corp. Receivership				
29-Jul-2025	340	General administration	Russo, Joanne	0.50		287.50
<i>Note</i>		Completed application re insurance, Thanks for sending this info				
29-Jul-2025	340	General administration	Russo, Joanne	0.50		287.50
<i>Note</i>		Hi Joanne. Yes, I will call you at 10:30. Thanks Ryan Pursell, CAIB Commercial Lines Account Executive / Partner Mink Insurance Services (A Division of McDougall Insurance Brokers) telephone discussions with insurance broker and email exchanges				
29-Jul-2025	340	General administration	Russo, Joanne	0.50		287.50
<i>Note</i>		Good morning Joanne Wanted to follow up on the quote. Any updates Joe Tassone RIBO, VP, Construction & Surety; email exchanges and telephone conversation with insurance provider				
29-Jul-2025	340	General administration	Russo, Joanne	5.50		3,162.50
<i>Note</i>		review of banking records- create excel spreadsheets on cash deposit- cheques issued; wire and drafts; meeting with team				
29-Jul-2025	340	General administration	Russo, Joanne	1.57		902.75
<i>Note</i>		discussions with realtor- received opinion letter- Hello Joanne, Thank you for providing the supporting documents and details for 77 Fox Street. After carefully reviewing the materials and analyzing all relevant market data, I have prepared a detailed Letter of Opinion outlining my professional assessment of the property's current value. The letter includes a breakdown of land value based on a comparable sale, adjusted to reflect today's market conditions, as well as a valuation of the development project based on its current stage of construction. I intend to provide a clear and well-supported estimate that reflects the property's present status and market position. Please find the Letter of Opinion attached for your review. Should you have any questions, require clarification, or wish to discuss the analysis further, I would be happy to connect at your convenience Regards, Martin Tello-QuirogaREALTOR				

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
30-Jul-2025	340	General administration Foxpark Development Corporation	Bucci, Victoria	0.90	0.00	157.50
<i>Note</i>		prepared spreadsheet- Added to excel. Thank you. From: Joanne Russo <russo@russocanhelp.com> Sent: Wednesday, July 30, 2025 9:08 AM To: Victoria Bucci <Bucci@russocanhelp.com> Subject: FW: FOXPARK DEVELOPMENT CORPORATION - Consultant Proposal to release Security Deposit				
		rom: Jeff Goldberg <jgoldberg@bbsbuilding.ca> Sent: Wednesday, July 30, 2025 7:54 AM To: Joanne Russo <russo@russocanhelp.com> Cc: Mauro Biasutto <MBiasutto@bbsbuilding.ca>; Peter Biasutto <pbiasutto@bbsbuilding.ca> Subject: RE: FOXPARK DEVELOPMENT CORPORATION - Consultant Proposal to release Security Deposit- reviewed report and discussions with consultant				
30-Jul-2025	340	General administration Foxpark Development Corporation	Bucci, Victoria	2.50	0.00	437.50
<i>Note</i>		Good morning Adriana, Please see the attached completed forms. Ms. Russo and I have completed the Vacancy Questionnaire and Insurance Survey Form provided. Let us know if there is anything else that you require us to fill out- email discussions and telephone discussions with insurance company				
30-Jul-2025	340	General administration Foxpark Development Corporation	Russo, Joanne	0.50	0.00	287.50
<i>Note</i>		discussions with insurer-Following up on our quote and if coverage is required. Kindly advise to update our records. Adriana ColuccioInsolvency Account Executive & Programs Practice Leader				
31-Jul-2025	340	General administration Foxpark Development Corporation	Bucci, Victoria	0.60	0.00	345.00
<i>Note</i>		From: Joanne Russo <russo@russocanhelp.com> Sent: Thursday, July 31, 2025 11:57 AM To: Adriana Coluccio <acolucci@fcainsurance.com> Cc: Victoria Bucci <Bucci@russocanhelp.com>Subject: RE: Foxpark Development Corp Yes a call would help thank you. Much easier than email.				
31-Jul-2025	340	General administration Foxpark Development Corporation	Bucci, Victoria	5.50	0.00	962.50
<i>Note</i>		Prepared analysis on cancelled cheques; meeting with Joanne				
01-Aug-2025	340	General administration Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
		reviewed site inspection report- email exchanges=				
		To: Joanne Russo russo@russocanhelp.com Subject: FW: 77 Fox St Penetanguishene - Site Inspection Notes from July 31, 2025				
		From: john.fosterjfive@rogers.com <john.fosterjfive@rogers.com>				
		Sent: August 1, 2025 3:23 PM				
		To: Jeff Goldberg [Caledon Creek] <jeff@caledoncreek.ca>				
		Cc: Shamala Thanabalasingham [Caledon Creek]				
		Subject: RE: 77 Fox St Penetanguishene - Site Inspection Notes from July 31, 2025				
		Please find attached my Site Inspection Report from yesterday, July 31, 2025. Please note that I still have to complete the mark up of my Civil engineering design drawings of works not completed and provide the related cost estimate for works not completed.				
07-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.25	0.00	718.75
		drafted letter to carl- We have put you on notice on several occasions to provide us with the following information and you continue to FAIL to respond to our requests. This will be our last attempt to request this information at which point we will report to the Court of your failure in doing so. We also wish to put you on Notice that your abusive emails will no longer be tolerated. This is a court process and you must adhere and respect the process.				
08-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
		From: Achouri, Karim Sent: Friday, August 8, 2025 2:41 PM				
		To: Joanne Russo <russo@russocanhelp.com>				
		Cc: info@russocanhelp.com Subject: RECEIVERSHIP ***** Foxpark Development Corporation - FIFC agreement #901-7323884				
		Importance: High Good afternoon Joanne, I hope this email finds you well,email discussions, discussions with Counsel				
11-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	2.15	0.00	1,236.25
		email exchanges and review of documentation from William-From: WILLIAM CARLEY <wdcarley@hotmail.com>				
		Sent: Monday, August 11, 2025 3:08 PM To: Joanne Russo <russo@russocanhelp.com>Subject: answer to questions				
		See attached				
11-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.50	0.00	287.50

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
	<i>Note</i>	email exchanges with Dave-From: Dave Arnold Dave.Arnold@bourgeoisautogroup.com> on behalf of Dan McGinnis <danmcg@bourgeoisimotors.com> Sent: August 11, 2025 5:09 PM To: Dan McGinnis <danfivepin@hotmail.com> Subject: FW: Fox development				
12-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.45	0.00	258.75
	<i>Note</i>	From: Dan McGinnis <danfivepin@hotmail.com> Sent: Tuesday, August 12, 2025 1:33 PM To: Joanne Russo <russo@russocanhelp.com> Subject: Fw: Fox development				
	<i>Note</i>	From: Dave Arnold <Dave.Arnold@bourgeoisautogroup.com> on behalf of Dan McGinnis <danmcg@bourgeoisimotors.com> Sent: August 11, 2025 5:09 PM To: Dan McGinnis <danfivepin@hotmail.com> Subject: FW: Fox development				
12-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.50	0.00	287.50
	<i>Note</i>	email exchanges with Counsel regarding MR. Strand and his emailFrom: James Quigley <jsquigley@szklaw.ca> Sent: Tuesday, August 12, 2025 7:30 AM To: Joanne Russo <russo@russocanhelp.com> Subject: FW: Info RE: 77 Fox Street (Receivership)				
12-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
	<i>Note</i>	discussions with secured creditors- email exchanges- From: Joanne Russo <russo@russocanhelp.com> Sent: Tuesday, August 12, 2025 12:42 PM To: 'Gilbert' <gkuiper@sympatico.ca> Cc: James Quigley <jsquigley@szklaw.ca>; Allan Lipman <alipman@szklaw.ca>; Tali Green <tgreen@greenadvocacy.ca> Subject: RE: Info RE: 77 Fox Street (Receivership)				
		discussions with Secured creditors regarding final reports from the engineer- the sale process.				

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
12-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	insurance exchanges of email; discussions with victoria-From: Achouri, Karim <karim.achouri@firsinsurancefunding.ca> Sent: Tuesday, August 12, 2025 6:37 PM To: Joanne Russo <russo@russocanhelp.com> Cc: info@russocanhelp.com Subject: RE: RECEIVERSHIP *2nd request* ***** Foxpark Development Corporation - FIFC agreement #901-7323884 Importance: High					
13-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	Discussions with insurance company - follow up on application lengthy email from Carl; discussions with counsel-From: Carl Strand <carl@foxparkdevelopments.com> Date: August 13, 2025 at 2:05:33PM EDT To: Gilbert <gkuiper@sympatico.ca> Subject: Project, 77 Fox Street, Penetanguishene.					
13-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
<i>Note</i>		email exchanges with carl; discussions with COounsel- From: Carl Strand <carl@foxparkdevelopments.com> Date: August 14, 2025 at 12:02:31?PM EDT To: Joanne Russo <russo@russocanhelp.com> Subject: Re: Info RE: 77 Fox Street (Receivership) Joanne, As previously requested, please set a court hearing, asap, to sort out what your duties are since there is some serious misunderstanding on your behalf.				
14-Aug-2025				2.50	0.00	1,437.50
<i>Note</i>		review of banking reports 340 General administration Foxpark Development Corporation Russo, Joanne				
15-Aug-2025				0.90	0.00	517.50
<i>Note</i>		letter to Bank; dealing with from legal department TD and based on her recommendation/direction she has suggested that we reach out to the main branch to obtain a copy of the bank statements as referred in our enclosed letter; review bank statements 340 General administration Foxpark Development Corporation Russo, Joanne				
16-Aug-2025				2.50	0.00	1,437.50
<i>Note</i>		email exchanges with Bank-From: King, Albert <ALBERT.KING@td.com> Sent: August 15, 2025 3:25 PM To: Joanne Russo <russo@russocanhelp.com> Subject: RE: Foxpark Development Corporation - Receivership Order- URGENT request has been submitted. 340 General administration Foxpark Development Corporation Russo, Joanne				
18-Aug-2025				2.50	0.00	1,437.50
<i>Note</i>		Please log in using your email address and Web Delivery password to view the message. Subject: #td-secure RE: Foxpark Development Corporation - Receivership Order- URGENT • Sent: August 16, 2025 6:43:47 PM, EDT • Expires: August 30, 2025 6:44:07 PM, EDT reviewed bank statements 340 General administration Foxpark Development Corporation Russo, Joanne				

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
		<p><i>Note</i> email exchanges with counsel regarding examination- review of bank account From: Allan Lipman <alipman@szklaw.ca> Sent: Monday, August 18, 2025 8:11 AM To: Joanne Russo <russo@russocanhelp.com>; James Quigley <jsquigley@szklaw.ca>; Tali Green <tgreen@greenadvocacy.ca> Subject: Foxpark</p>				
19-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.45	0.00	833.75
		<p><i>Note</i> Trusting all is well with you. May I propose a meeting with Counsel as well so we can discuss process and provide you with an update. Discussions with secured creditors- email exchanges From: Gerry Hogenhout <gerry@hogenhout.com> Sent: Tuesday, August 19, 2025 8:52 AM To: Joanne Russo <russo@russocanhelp.com> Cc: Will Egerton <wegerton@weconsystems.com> Subject: Foxpark follow up (holder of 2nd & 3rd mortgage) with an update on the sale of the Foxpark property in Penetanguishene. Review "Letter of Interest" - the legal claims that the life lease depositors may, or my not, have against this property.</p>				
19-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.95	0.00	546.25
		<p><i>Note</i> discussions and email exchanges with bank-From: King, Albert <albert.king@td.com> Sent: Tuesday, August 19, 2025 2:48 PM To: Joanne Russo <russo@russocanhelp.com> Subject: RE: #td-secure RE: Foxpark Development Corporation - Receivership Order- URGENT</p>				
20-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.45	0.00	258.75
		<p><i>Note</i> From: Allan Lipman <alipman@szklaw.ca> Sent: Wednesday, August 20, 2025 11:31 AM To: Joanne Russo <russo@russocanhelp.com> Cc: Tali Green <tgreen@greenadvocacy.ca>; James Quigley <jsquigley@szklaw.ca> Subject: RE: Foxpark follow up Call with Counsel; various email exchanges</p>				
20-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
	<i>Note</i>	email exchanges with Counsel and email exchanges with Carl-From: Carl Strand <carl@ahoc.ca> Sent: Wednesday, August 20, 2025 12:07 PM To: Joanne Russo <russo@russocanhelp.com> Subject: 77 Fox Street				
		Russo Corporation Attached is our rough draft of what you will be served with. Plus there will be an article relating to this matter in the Globe and other news papers about the responsibility of Receivers.				
20-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.80	0.00	460.00
	<i>Note</i>	Discussions with Counsel = email exchanges From: Joanne Russo <russo@russocanhelp.com> Sent: Wednesday, August 20, 2025 11:40:55 AM To: 'Allan Lipman' <alipman@szklaw.ca> Cc: Tali Green <igreen@greenadvocacy.ca>; James Quigley <jsquigley@szklaw.ca> Subject: RE: Foxpark follow up				
21-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.50	0.00	287.50
	<i>Note</i>	From: john.fosterfive@rogers.com <john.fosterfive@rogers.com> Sent: August 21, 2025 11:35 AM To: Jeff Goldberg [Caledon Creek] <jeff@caledoncreek.ca> Subject: RE: 77 Fox St Penetanguishene - Release of Cash deposit and security - discussions with engineer re., KJ Excavating, for the 77 Fox Street is also on the site in Barrie. They, Tom Thomason, has noted that they are still waiting for the hold back associated with the work they did on 77 Fox Street, in the amount of approx. \$200,000. They have asked me about what is happening with 77 Fox Street, as they would like to get their hold back, which has been outstanding for more then 2 years. I was reluctant to give them any information and thought you need to be aware of that fact.				
21-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	2.15	0.00	1,236.25

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
<i>Note</i>	preparation for examination- prepared list of questions; spoke with counsel Sent: Thursday, August 21, 2025 3:02 PM To: Joanne Russo <russo@russocanhelp.com>; James Quigley <jquigley@szklaw.ca>; Allan Lipman <alipman@szklaw.ca> Subject: Questions for Carl Tomorrow					
		Discussions in preparation for tomorrow's examination, review and preparation of additional questions.				
22-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.75	0.00	431.25
<i>Note</i>	discussions with Counsel regarding receivers first report- sale process- open bid" sales process, we ought to book a date now with the Commercial List for the approval of the First Report and the accounts, in anticipation of Joanne's completion of the First Report. It might take 30 days to get a date.					
22-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.45	0.00	258.75
<i>Note</i>	email exchanges regarding examination with Carl- rescheduling - confirming that you can attend an Examination on September 11, 2025 at 10am. review of The Notice of Examination is enclosed and will be couriered to you.					
26-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	5.00	0.00	2,875.00
<i>Note</i>	drafting of report- forwarded same to counsel for review-From: Allan Lipman <alipman@szklaw.ca> Sent: Tuesday, August 26, 2025 5:16 PM To: Joanne Russo <russo@russocanhelp.com> Cc: Patricia Walters <pwalters@szklaw.ca> Subject: Fox Park					
27-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	From: James Quigley <jquigley@szklaw.ca> Sent: Wednesday, August 27, 2025 3:25 PM To: Joanne Russo <russo@russocanhelp.com>; Allan Lipman <alipman@szklaw.ca> Subject: RE: review the Easy Street parcel. - discussions with counsel regarding the mortgage registered on title					
27-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.85	0.00	488.75

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
<i>Note</i>	On Aug 27, 2025, at 9:19?PM, Joanne Russo wrote: Mr. Strand, as noted in several emails sent by our office, we will not respond to any emails that we consider to be abuse of process. You have failed to respond to any requests with respect to matters that are prudent in the administration of this estate and in best interest of all creditors including the Depositors. Your threats and comments are unwarranted and will not be tolerated. Thank you					
27-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	conducted title search- review of property re Norene street; dscussions with counsel					
28-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.75	0.00	1,006.25
<i>Note</i>	From: Joanne Russo <russo@russocanhelp.com> Sent: Thursday, August 28, 2025 4:24 PM To: Patricia Walters <pwalters@szklaw.ca>; Allan Lipman <alipman@szklaw.ca>; James Quigley <jquigley@szklaw.ca>; Tali Green <tgreen@greenadvocacy.ca> Subject: AMENDED RECEIVERS REPORT FOR REVIEW- FOXPARK					
Review of amended Receivers Report - discussions with counsel - review and recommended changes						
29-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.45	0.00	258.75
<i>Note</i>	From: Allan Lipman <alipman@szklaw.ca> Sent: Friday, August 29, 2025 9:22 AM To: Tali Green <tgreen@greenadvocacy.ca>; James Quigley <jquigley@szklaw.ca>; Joanne Russo <russo@russocanhelp.com>; Patricia Walters <pwalters@szklaw.ca> Subject: RE: AMENDED RECEIVERS REPORT FOR REVIEW- FOXPARK					
29-Aug-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	5.00	0.00	2,875.00
<i>Note</i>	Finalize DRAFT of final report; review further documents; submit draft to Counsel for review; exhibits; email exchanges 5.00 hrs					

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
01-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.90	0.00	517.50
<i>Note</i>	email exchanges with Engineer-From: Jeff Goldberg [Caledon Creek] Sent: September 1, 2025 1:31 PM -To: Joanne Russo <russo@russocanhelp.com> Subject: FW: 77 FOX STREET, PENETANGUISHENE – review of security funds by JF, (email 2 of 2) From: jfiveengineering@gmail.com <jfiveengineering@gmail.com> Sent: August 25, 2025 3:55 PM To: Jeff Goldberg [Caledon Creek] <jeff@caledoncreek.ca> Subject: RE: 77 FOX STREET, PENETANGUISHENE – review of security funds by JF, (email 2 of 2)					
01-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.75	0.00	1,006.25
<i>Note</i>	drafting receivers report- exchanges with counsel and edits-From: Tali Green <tgreen@greenadvocacy.ca> Sent: Monday, September 1, 2025 3:51 PM To: James Quigley <jsqigley@szklaw.ca>; Joanne Russo <russo@russocanhelp.com> Cc: Allan Lipman <alipman@szklaw.ca> Subject: Re: First Receiver's Report					
01-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>	Discussions with Counsel- revised First Report- proposed blackline changes and comments- pulled exhibits					
02-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.25	0.00	718.75
<i>Note</i>	Hearing scheduled for September 29th. Our First Report + Motion Record Due Sept 8His evidence due Sept 12 Our Factum due September 19 His Factum due Sept 25 From: James Quigley <jsqigley@szklaw.ca> Sent: September 2, 2025 12:14 PM To: Tali Green <tgreen@greenadvocacy.ca>; Joanne Russo <russo@russocanhelp.com> Cc: Allan Lipman <alipman@szklaw.ca> Subject: RE: Notes from Chambers					

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

Date	Code	File Number	Staff	Hours	Disbursements & Mark Down	Amount
02-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	8.25	0.00	4,743.75
<i>Note</i>	September 2- 4th Receive and review mark-up version on DRAFT report; make changes and additions as required; several email and telephone conversations with Counsel re: documents and information needed; receive and review variety of documents from Counsel make further revisions based on the above; submit incomplete revised DRAFT for review; 8.25 hrs					
03-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>	review blackline of receivers report- email to counsel with attachments					
03-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.50	0.00	287.50
<i>Note</i>	From: Andrea Betty <abetty@penetanguishene.ca> Sent: Wednesday, September 3, 2025 1:17 PM To: Joanne Russo <russo@russocanhelp.com> Subject: 77 Fox Street - Penetanguishene discussions with the town					
03-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	0.95	0.00	546.25
<i>Note</i>	drafted letter to carl discussions with counsel- This email is response to your email dated July 21, 2025. Before we begin to discuss the contents of your email we wish to bring to your attention that you continue to fail to respond to our requests. In our latest letter we reminded you that you have failed to respond to our email of July 16, 2025.					
05-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>	Review of cancelled cheques; discussions with bank					
05-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>	Review and drafting of excel spreadsheet re: cheques issued to related party- preparation of exhibits - attached summary of cancelled cheques we received to date.					

Detailed Time Entry Report

File Name: Foxpark Development Corporation
 Debtor Name: Foxpark Development Corporation
 Trustee Office: Aurora

<i>Date</i>	<i>Code</i>	<i>File Number</i>	<i>Staff</i>	<i>Hours</i>	<i>Disbursements & Mark Down</i>	<i>Amount</i>
06-Sep-2025	340 General administration	Foxpark Development Corporation	Bucci, Victoria	6.00	0.00	1,050.00
<i>Note</i>	Prepared excel spreadsheets regarding banking transactions- review with Joanne					
06-Sep-2025	340 General administration	Foxpark Development Corporation	Bucci, Victoria	6.00	0.00	1,050.00
<i>Note</i>	Attended town portal; pulled reporting, permits; inspector approvals; discussions with Joanne					
06-Sep-2025	340 General administration	Foxpark Development Corporation	Russo, Joanne	1.50	0.00	862.50
<i>Note</i>	Preparation and finalization of Report; Affidavit of fees and discussions with Counsel					

Summary

Time charged:	139.27
Amount charged for time:	71,120.25
Disbursements charged:	0.00
Time and disbursement:	71,120.25
Mark Down:	0.00

Summary By Code

Code	Time Charged	Amount Charged	Disbursements	Mark Down
340 - General administration	139.27	71,120.25	0.00	0.00

Summary By Staff

Staff	Time Charged	Amount Charged	Disbursements	Mark Down
Bucci, Victoria	23.00	4,265.00	0.00	0.00
Russo, Joanne	116.27	66,855.25	0.00	0.00

APPENDIX "26"

REFERRED TO IN THE FIRST REPORT OF THE RECIVER AND MANAGER OF

77 FOX STREET IN PENETANGUISHENE

COURT FILE NO. CV-25-00741138-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

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

B E T W E E N:

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent (Debtor)

**FEE AFFIDAVIT OF TALI GREEN
(COUNSEL FOR RECEIVER, RUSSO CORP)**

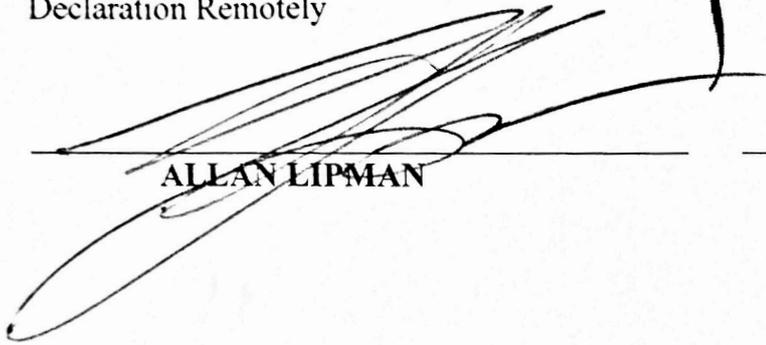
I, Tali Green, of the City of Vaughan, in the Province of Ontario, MAKE OATH AND SAY AS
FOLLOWS:

1. I am a sole practitioner with the law firm Green Advocacy (“GA”), lawyers for Russo Corp (the “**Receiver**”) in its capacity as receiver and manager appointed, without security, over all property, assets and undertakings of the Respondent and as such have knowledge of the matters to which I hereinafter depose.

2. Attached as **Exhibit "A"** to this my Affidavit is a true copy of my account issued by GA to the Receiver for the period between July 8, 2025 to September 7, 2025.

3. I submit that the hourly rates charged are reasonable and comparable with other law firms within the City of Vaughan of equivalent competence and expertise in the bankruptcy area.

SWORN BEFORE ME by in person at the City of Toronto, in the Province of Ontario on this 8th day of September, 2025, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely



ALLAN LIPMAN



TALI GREEN

Schedule "A"

GREEN ADVOCACY

INVOICE

1050 Finch Ave West, Suite 201
 Toronto, ON M3J 2E2
 (647) 273 7467

DATE: September 7, 2025
INVOICE # 1
FOR: Services Rendered per
 Description Below

HST # 72611 7534

BILL TO:
 Joanne Russo
Russo@Russocanhelp.com

Legal Services (July 8-September 7, 2025)	HOURS	RATE	AMOUNT
Initial meeting with client and creditors to discuss project and plan for next steps	0.60	\$450.00	\$ 270.00
Review receivership application to understand chronology of events.	1.20	\$450.00	\$ 540.00
Prepare opinion letter as to enforceability of security	0.90	\$450.00	\$ 405.00
Meet with client to discuss plans for securing, insuring, and selling property.	0.60	\$450.00	\$ 270.00
Prepare letter to Depositors	0.40	\$450.00	\$ 180.00
Consider issue of Lien on property and prepare advice re same	0.50	\$450.00	\$ 225.00
Review correspondence from Depositors and prepare letter re same	0.50	\$450.00	\$ 225.00
Attend meeting with client and creditors' counsel to discuss key issues and required next steps; prepare summary of notes re same	1.20	\$450.00	\$ 540.00
Review financial documents, including bank statements, provided to client	0.40	\$450.00	\$ 180.00
Prepare for examination of Carl Strand	1.50	\$450.00	\$ 675.00
Attend meeting with mortgagees to discuss interest in purchasing property	0.80	\$450.00	\$ 360.00
Schedule and prepare Aide Memoire for appointment to schedule motion to approve first report and bankruptcy order	2.10	\$450.00	\$ 945.00
Attend chambers appointment to schedule motion to approve first report	0.30	\$450.00	\$ 135.00
Edit First Report of the Receiver	6.50	\$450.00	\$ 2,925.00
Prepare first draft of Factum for Motion to approve First Report and Bankruptcy Order	2.90	\$450.00	\$ 1,305.00
Prepare Fee Affidavit and Notice of Motion for motion; review Receiver's Fee Affidavit and advise re same	1.80	\$450.00	\$ 810.00
Finalize Receiver's First Report, Motion Record and Orders	3.50	\$450.00	\$ 1,575.00
Total Hours	25.70	SUBTOTAL	\$ 11,565.00
		HST	\$ 1,503.45
		Total Legal Fees	\$ 13,068.45

Legal Services (July 8-September 7, 2025)	HOURS	RATE	AMOUNT
Disbursements (HST Incl.)			
Service of Notice of Examination on Carl Strand			\$397.08
Service of Notice of Examination on William Carley			\$338.33
Goodfact (1 Active Matter x 2 Months)			\$282.50
TOTAL fees + disbursements			\$ 14,086.36
Paid from Trust			\$ -
Balance in Trust			\$ -
Total Due			\$ 14,086.36

THANK YOU FOR YOUR BUSINESS!

MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceeding commenced at
TORONTO

**FEE AFFIDAVIT OF TALI GREEN
(COUNSEL FOR RECEIVER, RUSSO
CORP)**

GREEN ADVOCACY
1050 Finch Ave West, Suite 201
Toronto, ON M3J 2E2

Tali Green (LSUC # 74573M)
Email: tgreen@greenadvocacy.ca
Tel: 647-273-7467

Lawyer for the Receiver, Russo Corp.

**ONTARIO SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE) WEEKDAY, THE #
)
JUSTICE) DAY OF SEPTEMBER,
) 2025

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

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent

**ORDER
(Bankruptcy Assignment)**

THIS MOTION made by the Russo Corp. in its capacity as the Court-appointed receiver and manager (the "**Receiver**") over the real property municipally described as of 77 Fox Street, Penetanguishene, Ontario (the "**Fox Street Property**"), registered in the name of the Respondent was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report (including the appendices thereto) of the Receiver dated September 8, 2025 and on hearing the submissions of counsel for the Receiver and such other counsel or parties as were present, no one appearing for any other person on the Service List,

as appears from the Affidavit of Service, sworn and filed,

SERVICE

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

BANKRUPTCY ASSIGNMENT

2. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to:
 - (a) Assign the Debtor into bankruptcy; and
 - (b) Act as trustee in bankruptcy in respect of the Debtor, take possession and control of the assets of such bankrupt for the purposes of this Receivership and to pay the costs of such a bankruptcy from the proceeds of the Receivership.
3. **THIS COURT ORDERS** that the date of the initial bankruptcy event with respect to the Debtors is April 23, 2025.

GENERAL

4. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.
5. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order.
6. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the

United States, to give effect to this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Trustee and its agents as may be necessary or desirable to give effect to this Order or to assist the Trustee and its agents in carrying out the terms of this Order.

7. **THIS COURT ORDERS** that this Order is effective as of 12:01 a.m. Toronto Time on the date of this Order and is enforceable without the need for entry and filing.

MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE**

Proceeding commenced at
TORONTO

**ORDER
(Bankruptcy Assignment)**

GREEN ADVOCACY
1050 Finch Ave West, Suite 201
Toronto, ON M3J 2E2

Tali Green (LSUC # 74573M)
Email: tgreen@greenadvocacy.ca
Tel: 647-273-7467

Lawyer for the Receiver, Russo Corp.

ONTARIO SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE) WEEKDAY, THE #
)
JUSTICE) DAY OF SEPTEMBER,
) 2025

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

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent

**ORDER
(Sale Process Approval)**

THIS MOTION made by the Russo Corp. in its capacity as the Court-appointed receiver and manager (the "**Receiver**") over the real property municipally described as of 77 Fox Street, Penetanguishene, Ontario (the "**Fox Street Property**"), registered in the name of the Respondent was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report (including the appendices thereto) of the Receiver dated September 8, 2025 and on hearing the submissions of counsel for the Receiver and such other counsel or parties as were present, no one appearing for any other person on the Service List,

as appears from the Affidavit of Service, sworn and filed,

SERVICE AND DEFINITIONS

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and Motion Record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof;
2. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meaning ascribed to them in the Sale Process attached at **Schedule “A”** hereto (the “**Sale Process**”).

APPROVAL OF THE SALE PROCESS

3. **THIS COURT ORDERS** that the Sale Process and the procedures contemplated therein be and are hereby approved, subject to such non-material amendments as may be made by the Receiver.
4. **THIS COURT ORDERS** that the Receiver is authorized and directed to take such steps as it deems necessary or advisable to carry out and perform its obligations under the Sale Process, subject to prior approval of this Court being obtained before the completion of any transaction(s) under the Sale Process.
5. **THIS COURT ORDERS** that the Receiver is authorized to immediately commence the Sale Process to solicit interest in the opportunity for a sale of all or part of the Debtor’s assets (the “**Property**”).
6. **THIS COURT ORDERS** that the Receiver and its respective affiliates, partners, employees, representatives and agents shall have no liability with respect to any and all losses, claims, damages or liabilities, of any nature or kind, to any person in connection with

or as a result of the Sale Process, except to the extent such losses, claims, damages or liabilities result from the gross negligence or willful misconduct of the Receiver, as determined by the Court.

7. **THIS COURT ORDERS** that in overseeing the Sale Process, the Receiver shall have all benefits and protections granted to it under any order of this Court in the within proceeding.

REGULATORY COMPLIANCE

8. **THIS COURT ORDERS** that the Receiver, and its counsel, be and is hereby authorized but not obligated, to serve or distribute this Order, any other materials, orders, communication, correspondence or other information as may be necessary or desirable in connection with the Sale Process to any Person or interested party that the Receiver consider appropriate. For greater certainty, any such distribution, communication or correspondence shall be deemed to be in satisfaction of a legal or juridical obligation, and notice requirements within the meaning of clause 3(c) of the Electronic Commerce Protection Regulations, Reg. 81000-2-175 (SOR/DORS).

9. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Personal Information Protection and Electronic Documents Act, S.C. 2000, c. 5, as amended, the Receiver is hereby authorized and permitted to disclose and transfer to each potential bidder (collectively, the “**Potential Bidders**”) and to their advisors, if requested by such Potential Bidders, personal information of identifiable individuals, including, without limitation, all human resources and payroll information in the Debtor’s records pertaining to its past and current employees, but only to the extent desirable or required to negotiate or attempt to complete a sale of the Property (“**Sale**”). Each Potential Bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit

the use of such information to its evaluation of a Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The Successful Bidder(s) shall maintain and protect the privacy of such information and, upon closing of the transaction contemplated in the Successful Bid(s), shall be entitled to use the personal information provided to it that is related to the Property acquired pursuant to the Sale in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

GENERAL

10. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.

11. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order.

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

13. **THIS COURT ORDERS** that this Order is effective as of 12:01 a.m. Toronto Time on the date of this Order and is enforceable without the need for entry and filing.

Schedule "A"

Sale Process

77 FOX STREET, PENETANGUISHENE, ONTARIO

INTRODUCTION

1. Upon Application by Marper Holdings Ltd (the "**Applicant**") pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the "**CJA**"), the Court ordered that Russo Corp. (the "**Receiver**") be appointed receiver and manager over the real property municipally described as municipally 77 Fox Street, Penetanguishene, Ontario (the "**Property**"), registered in the name of the Respondent (the "**Debtor**"), including all proceeds hereof and legally described without security.
2. On September 29, 2025, pursuant to an order (the "**Sale Process Order**") of the Court, the Receiver was authorized to conduct a sale process (the "**Sale Process**") in respect of the Property.

Opportunity

3. The Sale Process is intended to solicit bids for the Property and to ultimately consummate a sale transaction (the "**Sale Process**"):
 - a. As soon as practicable following Court approval of the Sale Process, marketing efforts will commence. The Receiver will contact interested parties and distribute sale information as well as advertising the sale publicly;
 - b. The Receiver will require all parties to sign a confidentiality agreement, upon receipt of which the Receiver will distribute the Tender Package;

- c. While awaiting offers, the Receiver will respond to requests for information, arrange site visits and otherwise deal with reasonable information requests from bidders;
- d. Approximately 30 days after the commencement of the Sale Process, proposed bidders shall submit an executed binding bid (the “**Bid**”). Each Bid must:
 - i. be delivered to the Receiver prior to the bid deadline;
 - ii. include an acknowledgment stating that the bidder’s offer is irrevocable and open for acceptance until the Successful Bid is selected by the Receiver;
 - iii. be accompanied by written evidence of a firm, irrevocable commitment for financing, or other evidence satisfactory to the Receiver, in its sole discretion, of the ability of the proposed bidder to consummate the proposed transaction, and that will allow the Receiver to make a determination as to the proposed bidder’s financial and other capabilities to consummate the proposed sale;
 - iv. be unconditional;
 - v. fully disclose the identity of each entity bidding for the Property, or otherwise sponsoring, financing, participating or benefiting from such Bid;
 - vi. include an acknowledgement and representation from the proposed bidder that:
 - (i) it has had an opportunity to conduct any and all due diligence regarding the Property prior to making its bid; (ii) it has relied solely upon its own independent review, investigation and/or inspection of any documents and/or the Property in making its bid; and (iii) it did not rely upon any written or oral statements, representations, warranties, or guarantees whatsoever, whether express, implied, statutory or otherwise, regarding the Property or the completeness of any

information provided in connection therewith;

- vii. be accompanied by a deposit in the amount of not less than 15% of the purchase price offered payable to Russo Corp, In Trust and must be certified or guaranteed funds; and
 - viii. undertake to close the transaction within five business days of Court approval of the Successful Bid and the issuance of a Vesting Order, or so soon thereafter as agreed by the solicitors for the parties.
- e. Bidders will be required to make the following acknowledgements:
- i. that the Receiver may determine, in its sole discretion, whether any bid conforms to one or more of the requirements specified herein, and may also, at its sole discretion, accept a non-conforming bid, if, in the opinion of the Receiver, it is in the best interests of the creditors;
 - ii. that the Receiver is not obligated take the highest, or any bid; and,
 - iii. that the Receiver, in its sole discretion, may extend the bid deadline. or cancel the Sale Process entirely.
- f. Approximately 10 days after the Bids are received, the Receiver will choose a successful bid (the “**Successful Bid**”) (if any) and proceed to finalize the Agreement of Purchase and Sale (the “**APS**”) with the successful bidder. Each Binding APS will be considered and reviewed by the Receiver based upon several factors, including, without limitation,
- i. the proposed purchase price and the net value provided by such bid,
 - ii. the proposed transaction documents,
 - iii. the speed and certainty of the closing of the transaction,

- iv. any related transaction costs, and
- v. such other matters as the Receiver may determine.
- g. The Receiver shall declare the Successful Bid. If the Receiver receives one or more competing bids capable of being accepted, it may, in the Receiver's sole discretion, negotiate with such bidders with a view to improving the bids received.
- h. As soon as possible after final negotiations of the Successful Bid and the entering into the APS, the Receiver will submit same for court approval.

MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceeding commenced at
TORONTO

ORDER
(Sale Process)

GREEN ADVOCACY
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ONTARIO SUPERIOR COURT OF JUSTICE

COMMERCIAL LIST

THE HONOURABLE) WEEKDAY, THE #
)
JUSTICE) DAY OF SEPTEMBER,
) 2025

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

MARPER HOLDINGS LIMITED

Applicant

-and-

FOXPARK DEVELOPMENT CORPORATION

Respondent

**ORDER
(Approval of Activities)**

THIS MOTION made by the Russo Corp. in its capacity as the Court-appointed receiver and manager (the "**Receiver**") over the real property municipally described as of 77 Fox Street, Penetanguishene, Ontario (the "**Fox Street Property**"), registered in the name of the Respondent was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the First Report (including the appendices thereto) of the Receiver dated September 8, 2025 and on hearing the submissions of counsel for the Receiver and such other counsel or parties as were present, no one appearing for any other person on the Service List,

as appears from the Affidavit of Service, sworn and filed,

SERVICE

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

APPROVAL OF ACTIVITIES

2. **THIS COURT ORDERS** that the First Report and the Receiver's activities set out therein be and are hereby approved, provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

GENERAL

3. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.
4. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order.
5. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, to give effect to this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Trustee and its agents as may be necessary or desirable

to give effect to this Order or to assist the Trustee and its agents in carrying out the terms of this Order.

6. **THIS COURT ORDERS** that this Order is effective as of 12:01 a.m. Toronto Time on the date of this Order and is enforceable without the need for entry and filing.

MARPER HOLDINGS LIMITED

-and-

FOXPARK DEVELOPMENT CORPORATION

Applicant

Respondent

Court File No.: CV-25-00741138-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceeding commenced at
TORONTO

ORDER
(Approval of Activities)

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MOTION RECORD

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