

THIS IS EXHIBIT "A" REFERRED TO IN THE
AFFIDAVIT OF HEWARD JORY KESTEN SWORN
BEFORE ME THIS 9 DAY OF JUNE, 2014.

Robin A. Dodd

A Commissioner, etc.

Properties

<i>PIN</i>	21055 - 0068 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL G-1 SEC M204; PT LT G PL M204 TORONTO; PT LT H PL M204 TORONTO PARTS 1 AND 3, R3025; TORONTO , CITY OF TORONTO		
<i>Address</i>	TORONTO		
<i>PIN</i>	21055 - 0069 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL H-1 SEC M204; PT LT H S/S QUEEN ST EAST PL M204 TORONTO COMM AT A POINT IN THE SLY LIMIT OF QUEEN ST E WHERE THE SAME WOULD BE INTERSECTED BY THE PRODUCTION NLY OF THE CENTRE LINE OF PARTITION WALL BTN THE MAIN PARTS OF THE BRICK STORE BUILDINGS STANDING IN MAY 1922 UPON THE SAID LT AND LANDS IMMEDIATELY TO THE W THEREOF, THE SAID POINT BEING DISTANT 20 FT 7 INCHES MEASURED WLY ALONG THE SAID LIMIT OF QUEEN ST E FROM THE WLY LIMIT OF LOGAN AV (FORMERLY CALLED BLONG ST); THENCE SLY TO AND ALONG THE SAID CENTRE LINE OF WALL IN ALL A DISTANCE OF 33 FT 9 INCHES TO AN ANGLE IN THE SAME; THENCE ELY ALONG THE CENTRE LINE OF PARTITION WALL BTN THE AFORESAID BUILDINGS AND ON A COURSE ABOUT PARALLEL TO THE SAID LIMIT OF QUEEN ST E 3 FT TO THE CENTRE LINE OF PARTITION WALL BTN THE REAR PARTS OF THE AFORESAID STORE BUILDINGS; THENCE SLY ALONG THE LAST MENTIONED CENTRE LINE OF WALL 28 FT 10 1/2 INCHES TO A POINT IN THE SLY FACE OF THE SLY WALL OF THE SAID REAR PARTS OF THE SAID STORE BUILDINGS, WHICH POINT IS DISTANT 17 FT 5 3/4 INCHES MEASURED WLY ON A COURSE PARALLEL TO THE SAID LIMIT OF QUEEN ST E FROM THE SAID LIMIT OF LOGAN AV; THENCE SLY IN A STRAIGHT LINE 8 FT 1 1/2 INCHES TO A POINT IN THE SLY FACE OF THE SLY WALL OF THE FRAME EXTENSIONS OF THE SAID STORE BUILDINGS, WHICH POINT IS DISTANT 17 FT 11 1/2 INCHES MEASURED WLY ON A COURSE PARALLEL TO THE SAID LIMIT OF QUEEN ST E FROM THE SAID LIMIT OF LOGAN AV; THENCE SLY ALONG THE LINE OF FENCE DIVIDING IN PT THE REAR PREMISES OF THE SAID STORE BUILDINGS 26 FT 6 INCHES TO A POINT IN THE NLY FACE OF THE NLY WALL OF CERTAIN FRAME SHEDS STANDING AT THE DATE THEREINBEFORE LAST MENTIONED UPON THE REAR PREMISES OF THE SAID STORE BUILDINGS, WHICH POINT IS DISTANT 17 FT 2 1/2 INCHES MEASURED WLY ON A COURSE ABOUT PARALLEL TO THE SAID LIMIT OF QUEEN ST E FROM THE SAID LIMIT OF LOGAN AV; THENCE SLY ALONG THE CENTRE LINE OF PARTITION BTN THE SAID SHEDS, 10 FT 3 INCHES TO THE SLY FACE OF THE SAID SHEDS; THENCE WLY ALONG THE SAID SLY FACE OF SHEDS, BEING ABOUT PARALLEL TO THE SAID LIMIT OF QUEEN ST E, 2 FT 9 1/2 INCHES; THENCE SLY ALONG THE CENTRE LINE OF PARTITION WALL IN AN OLD FRAME BUILDING STANDING AT THE DATE THEREINBEFORE LAST MENTIONED, UPON THE REAR PREMISES OF THE SAID STORE BUILDINGS, AND CONTINUING THENCE SLY PARALLEL TO THE SAID LIMIT OF LOGAN AV, IN ALL A DISTANCE OF 24 FT 6 INCHES TO A POINT IN THE NLY LIMIT OF THE LANE IN THE SAID LT, WHICH POINT IS DISTANT 19 FT 10-3/4 INCHES, MEASURED WLY THEREON FROM THE SAID LIMIT OF LOGAN AV; THENCE ELY ALONG THE SAID LIMIT OF LANE 19 FT 10-3/4 INCHES TO THE WLY LIMIT OF LOGAN AV; THENCE NLY ALONG THE SAID LIMIT OF LOGAN AV 132 FT TO THE SLY LIMIT OF QUEEN ST E AFORESAID; THENCE WLY ALONG THE LAST MENTIONED LIMIT 20 FT 7 INCHES, MORE OR LESS, TO THE POC; TORONTO , CITY OF TORONTO		
<i>Address</i>	TORONTO		

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 RED DOOR LANDS LTD.
Address for Service 30 Hazelton Avenue
Toronto, Ontario
M5R2E2

I, Norma Walton, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Chargee(s) *Capacity* *Share*

Name WOODGREEN MANAGEMENT INC.

Chargee(s)	Capacity	Share
------------	----------	-------

Address for Service 10744 Highway 27
 Kleinburg, Ontario
 L0J 1C0

Statements

Schedule: See Schedules

Provisions

Principal	\$1,200,000.00	Currency	CDN
Calculation Period	semi-annually, not in advance		
Balance Due Date	2015/07/06		
Interest Rate	6.0%		
<i>Payments</i>			
Interest Adjustment Date	2012 07 06		
Payment Date	5th day of each month		
First Payment Date	2012 08 05		
Last Payment Date	2015 07 05		
Standard Charge Terms	200033		
Insurance Amount	See standard charge terms		
Guarantor			

Signed By

John Todd Holmes	100-95 Barber Greene Rd. Toronto M3C 3E9	acting for Chargor (s)	Signed 2012 07 06
------------------	--	---------------------------	-------------------

Tel 4164491400

Fax 4164497071

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

Submitted By

DEVRY, SMITH & FRANK	100-95 Barber Greene Rd. Toronto M3C 3E9	2012 07 06
----------------------	--	------------

Tel 4164491400

Fax 4164497071

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

SCHEDULE

Principal Payments

The Chargor shall make the following payments on account of the principal outstanding under this charge by the following times on the following dates:

1. The sum of \$400,000.00 by 5:00pm on July 5, 2013;
2. The sum of \$400,000.00 by 5:00pm on July 5, 2014; and
3. The sum of \$400,000.00 by 5:00pm on July 5, 2015.

Interest Payments

Interest shall be payable on the 5th day of each month on the balance of the principal outstanding from time to time, as well after as before maturity of this charge, and both before and after default and judgement until paid.

PREPAYMENT

The Chargor may prepay the whole or any part of the principal outstanding under this charge at any time or times after 5:00pm on July 5, 2013 without notice, bonus or penalty.

MAINTENANCE OF BUILDING

The Chargor agrees to fully maintain the existing building and shall not perform any work on the subject property aside from maintenance work items until this charge has matured and/or been paid in full, or the Chargor provides the Chargee with a certified appraisal, from a qualified appraiser, confirming a value of at least \$2,400,000.00 for the land alone.