**From:** John David <jdavidekpen@gmail.com>
**Sent:** July 29, 2022 at 08:54 pm
**To:** Justin Koifman <JKoifman@zubco.com>
**Subject:** CV-18-00596690
**Attachments:** 699 Dupont st Appraisal 2016 (1) 699 Dupont st Appraisal 2016 (2)

---

Dear Counsel,
Please find the attached appraisal with respect to the undertakings for the above matter.

Regards,

Sandrine, legal assistant for John D. Ekpenyong


JD Ekpenyong Barrister Professional Corporation

393 University Avenue, Suite 2000

Toronto, Ontario

M5G 1E6

Tel: (416) 596-9027 ext. 269, C.(416) 768-8577

Fax: (416) 593-1352



*CONFIDENTIALITY NOTICE:*

*The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and or/privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email or call JD Ekpenyong Barrister Professional Corporation at (416) 596-9027 ext 269 and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.*

**TD Canada Trust**
TD Centre
P.O. Box 1
Toronto, Ontario M5K 1A2

July 21, 2022

LOUISE MCAVOY
699 Dupont St
Toronto, ON
M6G1Z5

Dear LOUISE MCAVOY,

At TD, we are committed to providing a prompt response to requests for information, in compliance with the requirements of the *Personal Information Protection and Electronics Documents Act* (PIPEDA).

The details of your request dated July 5, 2022 are as follows: you have requested a copy of the appraisal completed on your property. Please find enclosed our response to this information request. *

We have made every effort to present this information in an easily understandable format. If you have any questions or concerns, please contact the TD representative who submitted the request on your behalf.

Sincerely,

TD Appraisal Services

* Access request packages will not include any information already available through normal business processes; information on non-Canadian operations; or audio/video tapes (unless details of date, time and location are provided).

Any material that may reveal confidential commercial, proprietary, or legally privileged information or which relates to a formal dispute resolution process has been omitted or severed where possible.

Please note that our response is limited to your personal information and any information regarding third parties has been severed, redacted, or entirely removed from these records to protect the privacy of those third parties.

For security reasons, system identification data and account numbers have been masked in this request. If you require this information, please call us and it will be sent to you under separate cover.

Please be aware that there is a possibility of transaction discrepancies and inconsistencies, due to delays in updating financial information. In the normal course of processing day-to-day transactions and other financial arrangements, data may change between the date of the information request and the delivery of response.



Internal

[redacted]

# APPRAISAL REPORT

**OF**

699 Dupont St
Toronto, ON M6G1Z5

**AS OF**

Sep/28/2016

**PREPARED FOR**

TDCT

[redacted]

# RESIDENTIAL APP

## CLIENT

CLIENT: TDCT
ATTENTION:
ADDRESS:
E-MAIL:
PHONE: FAX:

## SUBJECT

NAME: Louise Mcavoy
PROPERTY ADDRESS: 699 Dupont St IT
LEGAL DESCRIPTION: Plan 991 Block B Part Lots 190 and 191,City of To
PURPOSE OF APPRAISAL: To estimate market value or [X] Other As herein noted under Definition of Market Value
INTENDED USE OF APPRAISAL: Restricted to conventional first mortgage financing only/Cannot be utilized for any additional second tier financing.
INTENDED USERS (by name or type): None, restricted to the noted client/No other reliance by any other party fore the noted and or alternate use.
REQUESTED BY: [X] Client above [ ] Other
THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments) [X] Current [ ] Retrospective [ ] Prospective
[ ] Update of original report completed on with an effective date of File No.
PROPERTY RIGHTS APPRAISED: [X] Fee Simple [ ] Leasehold [ ] Cooperative [ ] Condominium [ ] Strata Maintenance Fee: $ N/a [ ] See Comments
IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? [X] No [ ] Yes (if yes, see comments)
MUNICIPALITY AND DISTRICT: Dupont/Christie
ASSESSMENT: Land $ N/a Imps $ N/a Total $ 546,000 Assessment Date: 01/01/12 Taxes $ 3.756.33 Year 2016
EXISTING USE: Single Family Residence OCCUPIED BY: Owner/Occupied
HIGHEST AND BEST USE OF SUBJECT PROPERTY: [X] As Improved, or [ ] Other *Note: if highest and best use is not the existing use, or not the use reflected in the report, see additional comments.*

## NEIGHBOURHOOD

| | | | | | | |
|---|---|---|---|---|---|---|
| NATURE OF DISTRICT: | [X] Residential | [ ] Rural | [ ] Commercial | [ ] Industrial | [ ] | |
| TREND OF DISTRICT: | [ ] Improving | [X] Stable | [ ] Transition | [ ] Deteriorating | [ ] | |
| BUILT-UP: | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | [ ] | | |
| CONFORMITY Age: | [ ] Newer | [X] Similar | [ ] Older | [ ] | | |
| Condition: | [ ] Superior | [X] Similar | [ ] Inferior | [ ] | | |
| Size: | [X] Larger | [ ] Similar | [ ] Smaller | [ ] | | |

AGE RANGE OF PROPERTIES: Infill to 120 years
MARKET OVERVIEW Supply: [ ] Good [X] Average [ ] Poor
Demand: [ ] Good [X] Average [ ] Poor
PRICE TRENDS: [ ] Increasing [X] Stable [ ] Declining
PRICE RANGE OF PROPERTIES: $ 600,000 to $ 1,500,000

SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY ( e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) The subject property under appraisement comprises entry level freehold semi-detached housing situated within the built-up west/central Toronto community near Dupont/Christie Street with the subject property found sited/positioned along the south side of Dupont Street fronting a busy arterial roadway opposite non-compatible uses including a car dealership.

## SITE

SITE DIMENSIONS: 19.25x135.00 / Per Mpac - Subject to Survey
SITE AREA: 2,599 SqFt SOURCE: Per Mpac
TOPOGRAPHY: Essentially level throughout entire coverage
CONFIGURATION: Essentially rectangular shape interior lot
ZONING: Residential - Will not warrant if the basement apartment and derived rental are lawful.
DOES EXISTING USE CONFORM TO ZONING? [X] Yes [ ] No (see comments)
EASEMENTS: [ ] Utility [ ] Access [X] Other No title search

| | | | | | | |
|---|---|---|---|---|---|---|
| UTILITIES: | [X] Telephone | [X] Sanitary Sewer | [ ] Septic System | [X] Municipal Water | [ ] Well | |
| | [X] Natural Gas | [X] Storm Sewer | [ ] Open Ditch | [ ] | | |
| FEATURES | [X] Paved Road | [X] Sidewalk | [X] Street Lights | [ ] Gravel Road | [X] Curbs | |
| | [X] Cablevision | [ ] Lane | [ ] | | | |
| ELECTRICAL: | [X] Overhead | [ ] Underground | [ ] | | | |
| DRIVEWAY: | [ ] Private | [ ] Mutual | [ ] None | [ ] Single | [ ] Double | |
| Surface: | Lane | | | | | |
| PARKING | [X] Garage | [ ] Carport | [ ] Driveway | [X] Street | | |
| LANDSCAPING: | [ ] Good | [X] Average | [ ] Fair | [ ] Poor | | |
| CURB APPEAL: | [ ] Good | [X] Average | [ ] Fair | [ ] Poor | | |

COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effects of assemblage, any known documentation of environmental contamination, etc.) The subject dwelling/improvement is sited on a lot improved with full municipal services sited along a mix use street (opposite non-compatible uses/deemed a visionary impairment impacting conformity) the dwelling sited on a residential zoned interior positioned building lot with parking provided by a rear lane. Some of the modest exterior works/site improvements include a fenced rear yard, a rear entry to the basement apartment, various plantings and a garage. As noted, the subject property fronts a two lane minor arterial roadway which exposes the subject property to elevated levels of vehicular traffic/related polluntants and the visionary impairment of traffic as well as being opposite non-compatible uses found across the street. Reader will also note, that the appraiser is unaware of titular constraints including any adverse easements that would adversely affect the market value of the subject property in which title has not been formally searched.

## IMPROVEMENTS

CONSTRUCTION COMPLETE: Yes PERCENTAGE COMPLETE: 100%
YEAR BUILT (estimated): 1909 EFFECTIVE AGE: 15 years REMAINING ECONOMIC LIFE (estimated): 45 years

| FLOOR AREA | [ ] Sq. M. [X] Sq. Ft. |
|---|---|
| MAIN | |
| SECOND | |
| THIRD | |
| FOURTH | |
| TOTAL | 1,640 SqFt |
| Source: | Mpac/Measured |

BUILDING TYPE: Semi-Detached
DESIGN/STYLE: 2 Storey
CONSTRUCTION: Wood Frame
BASEMENT: Full/Finished
BASEMENT AREA: [ ] Sq. M [ ] Sq. Ft. % Finished
WINDOWS: Vinly Frame - Double Glazed
FOUNDATION/WALLS: Stone

ROOFING: Asphalt Shingle + Rubber Membrane
Condition: [X] Good [ ] Average [ ] Fair [ ] Poor
EXTERIOR FINISH: Brick
Condition: [X] Good [ ] Average [ ] Fair [ ] Poor
UFFI APPARENT: [ ] Yes [X] No [ ] Removed

| BEDROOMS (#) | | BATHROOMS (#) | | INTERIOR FINISH: | Walls | Ceilings |
|---|---|---|---|---|---|---|
| 1 | Large | | 2-piece | 2 Good | Drywall | X | X |
| 2 | Average | 1 | 3-piece | Average | Plaster | X | X |
| | Small | 1 | 4-piece | Fair | Paneling | X | |
| 1 | Loft Br | | 5-piece | Poor | | | |
| 1 | Bas't Br | | | | | | |

FLOORING: Hardwood, Ceramic and Vinly Tile
ELECTRICAL: [ ] Fuses [X] Breakers
Estimated rated capacity of main panel: 100 amps
HEATING SYSTEM: Forced Air Fuel type Gas
WATER HEATER: Type Rental

CLOSETS: [ ] Good [X] Average [ ] Fair [ ] Poor
INSULATION: [ ] Ceiling [ ] Walls [ ] Basement [ ] Crawlspace
Source: Unknown R-Values
PLUMBING LINES: Copper
FLOOR PLAN: [X] Good [ ] Average [ ] Fair [ ] Poor
BUILT-INS/EXTRAS: [ ] Garbage Disposal [X] Central Air [ ] Swimming Pool [ ] Fireplace(s) [ ] Oven [ ] Air Cleaner [ ] Sauna [ ] Garage Opener [X] Dishwasher [ ] Vacuum [ ] Solarium [ ] Security System [ ] Stove [ ] Whirpool [ ] Skylights [ ] HR Ventilator [X] Appliances
OVERALL INT. COND.: [X] Good [ ] Average [ ] Fair [ ] Poor

BASEMENT FINISHES/UTILITY: The subject property is improved with finished 3 room/1 bedroom apartment with a height clearance in excess of 6 1/2 feet.
GARAGES/CARPORTS: Single car garage
DECKS, PATIOS, OTHER IMPROVEMENTS: See previous site description
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) The subject property comprises maintained semi detached two storey with third level recovered loft bedroom sited on a 19.25x135.00 feet fronting a minor arterial roadway opposite side non-compatible sues with a built-up west/central Toronto community. The floor plan provides for 7 rooms/4 bedrooms ab/grade which includes a third level loft bedroom and a opne main floor plan offering a living/dining and kitchen area.

[redacted]

[redacted]

# SUBJECT PHOTO ADDENDUM

[redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

**FRONT OF SUBJECT PROPERTY**

**REAR OF SUBJECT PROPERTY**

**STREET SCENE**

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Yard/Garage

Front Yard

Third Floor

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Bedroom

Bedroom

Bathroom

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Bedroom

Living Room

Dining Room

[redacted]

# SUBJECT PHOTO ADDENDUM

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Kitchen

Laundry Room

Basement Bathroom

[redacted]

[redacted]

# SUBJECT PHOTO ADDENDUM

[redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Basement Bedroom

Basement Kitchen

Basement Living Room

[redacted]

[redacted]

## RESIDEN

ROOM ALLOCATION

| LEVEL: | MAIN | SECOND | THIRD | | BASEMEN |
|---|---|---|---|---|---|
| ENTRANCE | 1 | | | | Rear |
| LIVING | 1 | | | | 1 |
| DINING | 1 | | | | |
| KITCHEN | 1 | | | | 1 |
| FULL BATH | | 1-4 | | | 1-3 |
| PART BATH | | | | | |
| BEDROOM | | 3 | 1 | | 1 |
| FAMILY | | | | | |
| LAUNDRY | x | | | | |
| OTHER | | | | | Mech |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL ROOMS | 3 | 3 | | | |

T

| | | | |
|---|---|---|---|
| AGE/CONDITION | 1927 | Good | |
| LIVEABLE FLOORAREA | 1,640 SqFt | | |
| | Total | Bdrms | Bath |
| ROOM COUNT | 7 | 4 | |
| BASEMENT | Full/Finished | | |
| PARKING | Lane | | |
| Garage | Single | | |
| Roadway | Minor Arterial | | |
| Fronts/Adjacent | Non-Comp Use's | | |

ADJUSTMENTS (Gross/Net)

ADJUSTED VALUES

CONCLUSIONS: The reader will note, the
level recovered loft bedroom sited on
exposure to non-compatible uses.
The use of the noted has resulted in the appraiser exceeding a number of the cleint terms of reference.

SALES HISTORY - ANALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, PRIOR SALES, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of three years)
[redacted] has indicated that the subject property was never

E

RE

THIS REPORT WAS COMPLETED ON:

[redacted]

# RESIDENTIAL APPRAISAL REPORT

## DEFINITIONS

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

(Source: Canadian Uniform Standards of Professional Appraisal Practice) *Note: If other than market value is being appraised, see additional comments.*

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

## SCOPE

The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistenet with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provided the reason for the exclusion of any usual valuation procedures.

## ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS

ORDINARY ASSUMPTIONS & LIMITING CONDITIONS

The certification that appears in this appraisal report is subject to the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.
3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.
4. The subject property is presumed to comply with government regulations including zoning, building and health regulations and, if it doesnt comply, it's non-compliance may affect the market value.
5. No survey of the property has been made any sketch in the appraisal report shows, approximate dimensions and is included only to assist the reader of the report in visualizing the property.
6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made before hand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appriasal report and data related thereto and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, expressed or implied, regarding the condition of the property, and will not be responsible for the accuracy of items that were furnished by other parties.
8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present, or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues than that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.
9. The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties.
10. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work.
11. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy.
12. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.
13. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.
14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports send directly by the appraiser, can be relied upon without fault.

Other: _____

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
An extraordinary assumption or limiting condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum. _____

HYPOTHETICAL CONDITIONS
A hypothetical condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum. _____

JURISDICTIONAL EXCEPTION
A jurisdictional exception has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.
4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client upon the attainment of a stipulated result or the occurence of a subsequent event.
5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.
7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.

SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

PROPERTY IDENTIFICATION

ADDRESS: 699 Dupont St CITY: Toronto PROVINCE: ON POSTAL CODE: M6G1Z5

## SCOPE OF APPRAISAL

The Scope of the Appraisal contains the necessary reserch and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection; confirmation and reporting of the information involved in preparing this report.

The following scope of work includes sections for all types of residential assignments. Please disregard those sections not relevant to the subject property being appraised. The scope of work refers to the due diligence undertaken by the appraiser including the terms of reference from the client. The scope refers to the type of information researched and analysis applied. Scope includes, but is not limited to, the extent of inspection, research into physical and economical . factors that could affect the property, data research, verification, and inspection of comparable's and analysis applied.

This current appraisal complies with the Standards of the Appraisal Institute of Canada. We are competent in this type of appraisal analysis and have appraised this type of property previously. We received our instructions from the client, who

[redacted]

correct.

The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein. The local municipality was not contacted to determine if the subject buildings have any municipal property standards work orders registered against them. The local fire department was not contacted to determine if the subject buildings comply with fire regulations. However, the estimate of market value contained in this report requires that the subject buildings are in compliance with the above regulations.

The appraisal provides an assessment of market value of the subject buildings based on their general conditions and characteristics. This is not a report on the structural integrity of the buildings or whether any major repairs are required. The services of a structural engineer, professional contractor or licensed trades person may be required to advise on these matters. The market value for the land has been determined by using the comparison approach to value. The most

[redacted]

assumes satisfactory completion of any work remaining. This work is to be completed in a good and competent manner using quality materials. Further inspections may be required to confirm completion of such work.

**TD Canada Trust**
TD Centre
P.O. Box 1
Toronto, Ontario M5K 1A2

July 21, 2022

LOUISE MCAVOY
699 Dupont St
Toronto, ON
M6G1Z5

Dear LOUISE MCAVOY,

At TD, we are committed to providing a prompt response to requests for information, in compliance with the requirements of the *Personal Information Protection and Electronics Documents Act* (PIPEDA).

The details of your request dated July 5, 2022 are as follows: you have requested a copy of the appraisal completed on your property. Please find enclosed our response to this information request. *

We have made every effort to present this information in an easily understandable format. If you have any questions or concerns, please contact the TD representative who submitted the request on your behalf.

Sincerely,

TD Appraisal Services

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Any material that may reveal confidential commercial, proprietary, or legally privileged information or which relates to a formal dispute resolution process has been omitted or severed where possible.

Please note that our response is limited to your personal information and any information regarding third parties has been severed, redacted, or entirely removed from these records to protect the privacy of those third parties.

For security reasons, system identification data and account numbers have been masked in this request. If you require this information, please call us and it will be sent to you under separate cover.

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Internal

[redacted]

# APPRAISAL REPORT

**OF**

699 Dupont St
Toronto, ON M6G1Z5

**AS OF**

Sep/28/2016

**PREPARED FOR**

TDCT

[redacted]

# RESIDENTIAL APP

## CLIENT

CLIENT: TDCT
ATTENTION:
ADDRESS:
E-MAIL:
PHONE: FAX:

## SUBJECT

NAME: Louise Mcavoy
PROPERTY ADDRESS: 699 Dupont St IT
LEGAL DESCRIPTION: Plan 991 Block B Part Lots 190 and 191,City of To
PURPOSE OF APPRAISAL: To estimate market value or [X] Other As herein noted under Definition of Market Value
INTENDED USE OF APPRAISAL: Restricted to conventional first mortgage financing only/Cannot be utilized for any additional second tier financing.
INTENDED USERS (by name or type): None, restricted to the noted client/No other reliance by any other party fore the noted and or alternate use.
REQUESTED BY: [X] Client above [ ] Other
THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments) [X] Current [ ] Retrospective [ ] Prospective
[ ] Update of original report completed on with an effective date of File No.
PROPERTY RIGHTS APPRAISED: [X] Fee Simple [ ] Leasehold [ ] Cooperative [ ] Condominium [ ] Strata Maintenance Fee: $ N/a [ ] See Comments
IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? [X] No [ ] Yes (if yes, see comments)
MUNICIPALITY AND DISTRICT: Dupont/Christie
ASSESSMENT: Land $ N/a Imps $ N/a Total $ 546,000 Assessment Date: 01/01/12 Taxes $ 3.756.33 Year 2016
EXISTING USE: Single Family Residence OCCUPIED BY: Owner/Occupied
HIGHEST AND BEST USE OF SUBJECT PROPERTY: [X] As Improved, or [ ] Other *Note: if highest and best use is not the existing use, or not the use reflected in the report, see additional comments.*

## NEIGHBOURHOOD

| | | | | | | |
|---|---|---|---|---|---|---|
| NATURE OF DISTRICT: | [X] Residential | [ ] Rural | [ ] Commercial | [ ] Industrial | [ ] | |
| TREND OF DISTRICT: | [ ] Improving | [X] Stable | [ ] Transition | [ ] Deteriorating | [ ] | |
| BUILT-UP: | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | [ ] | | |
| CONFORMITY Age: | [ ] Newer | [X] Similar | [ ] Older | [ ] | | |
| Condition: | [ ] Superior | [X] Similar | [ ] Inferior | [ ] | | |
| Size: | [X] Larger | [ ] Similar | [ ] Smaller | [ ] | | |

AGE RANGE OF PROPERTIES: Infill to 120 years
MARKET OVERVIEW Supply: [ ] Good [X] Average [ ] Poor
Demand: [ ] Good [X] Average [ ] Poor
PRICE TRENDS: [ ] Increasing [X] Stable [ ] Declining
PRICE RANGE OF PROPERTIES: $ 600,000 to $ 1,500,000

SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY ( e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) The subject property under appraisement comprises entry level freehold semi-detached housing situated within the built-up west/central Toronto community near Dupont/Christie Street with the subject property found sited/positioned along the south side of Dupont Street fronting a busy arterial roadway opposite non-compatible uses including a car dealership.

## SITE

SITE DIMENSIONS: 19.25x135.00 / Per Mpac - Subject to Survey
SITE AREA: 2,599 SqFt SOURCE: Per Mpac
TOPOGRAPHY: Essentially level throughout entire coverage
CONFIGURATION: Essentially rectangular shape interior lot
ZONING: Residential - Will not warrant if the basement apartment and derived rental are lawful.
DOES EXISTING USE CONFORM TO ZONING? [X] Yes [ ] No (see comments)
EASEMENTS: [ ] Utility [ ] Access [X] Other No title search

| | | | | | | |
|---|---|---|---|---|---|---|
| UTILITIES: | [X] Telephone | [X] Sanitary Sewer | [ ] Septic System | [X] Municipal Water | [ ] Well | |
| | [X] Natural Gas | [X] Storm Sewer | [ ] Open Ditch | [ ] | | |
| FEATURES | [X] Paved Road | [X] Sidewalk | [X] Street Lights | [ ] Gravel Road | [X] Curbs | |
| | [X] Cablevision | [ ] Lane | [ ] | | | |
| ELECTRICAL: | [X] Overhead | [ ] Underground | [ ] | | | |
| DRIVEWAY: | [ ] Private | [ ] Mutual | [ ] None | [ ] Single | [ ] Double | |
| Surface: | Lane | | | | | |
| PARKING | [X] Garage | [ ] Carport | [ ] Driveway | [X] Street | | |
| LANDSCAPING: | [ ] Good | [X] Average | [ ] Fair | [ ] Poor | | |
| CURB APPEAL: | [ ] Good | [X] Average | [ ] Fair | [ ] Poor | | |

COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effects of assemblage, any known documentation of environmental contamination, etc.) The subject dwelling/improvement is sited on a lot improved with full municipal services sited along a mix use street (opposite non-compatible uses/deemed a visionary impairment impacting conformity) the dwelling sited on a residential zoned interior positioned building lot with parking provided by a rear lane. Some of the modest exterior works/site improvements include a fenced rear yard, a rear entry to the basement apartment, various plantings and a garage. As noted, the subject property fronts a two lane minor arterial roadway which exposes the subject property to elevated levels of vehicular traffic/related polluntants and the visionary impairment of traffic as well as being opposite non-compatible uses found across the street. Reader will also note, that the appraiser is unaware of titular constraints including any adverse easements that would adversely affect the market value of the subject property in which title has not been formally searched.

## IMPROVEMENTS

CONSTRUCTION COMPLETE: Yes PERCENTAGE COMPLETE: 100%
YEAR BUILT (estimated): 1909 EFFECTIVE AGE: 15 years REMAINING ECONOMIC LIFE (estimated): 45 years

| FLOOR AREA | [ ] Sq. M. [X] Sq. Ft. |
|---|---|
| MAIN | |
| SECOND | |
| THIRD | |
| FOURTH | |
| TOTAL | 1,640 SqFt |
| Source: | Mpac/Measured |

BUILDING TYPE: Semi-Detached
DESIGN/STYLE: 2 Storey
CONSTRUCTION: Wood Frame
BASEMENT: Full/Finished
BASEMENT AREA: [ ] Sq. M [ ] Sq. Ft. % Finished
WINDOWS: Vinly Frame - Double Glazed
FOUNDATION/WALLS: Stone

ROOFING: Asphalt Shingle + Rubber Membrane
Condition: [X] Good [ ] Average [ ] Fair [ ] Poor
EXTERIOR FINISH: Brick
Condition: [X] Good [ ] Average [ ] Fair [ ] Poor
UFFI APPARENT: [ ] Yes [X] No [ ] Removed

| BEDROOMS (#) | | BATHROOMS (#) | | INTERIOR FINISH: | Walls | Ceilings |
|---|---|---|---|---|---|---|
| 1 | Large | | 2-piece | 2 Good | Drywall | X | X |
| 2 | Average | 1 | 3-piece | Average | Plaster | X | X |
| | Small | 1 | 4-piece | Fair | Paneling | X | |
| 1 | Loft Br | | 5-piece | Poor | | | |
| 1 | Bas't Br | | | | | | |

FLOORING: Hardwood, Ceramic and Vinly Tile
ELECTRICAL: [ ] Fuses [X] Breakers
Estimated rated capacity of main panel: 100 amps
HEATING SYSTEM: Forced Air Fuel type Gas
WATER HEATER: Type Rental

CLOSETS: [ ] Good [X] Average [ ] Fair [ ] Poor
INSULATION: [ ] Ceiling [ ] Walls [ ] Basement [ ] Crawlspace
Source: Unknown R-Values
PLUMBING LINES: Copper
FLOOR PLAN: [X] Good [ ] Average [ ] Fair [ ] Poor
BUILT-INS/EXTRAS: [ ] Garbage Disposal [X] Central Air [ ] Swimming Pool [ ] Fireplace(s) [ ] Oven [ ] Air Cleaner [ ] Sauna [ ] Garage Opener [X] Dishwasher [ ] Vacuum [ ] Solarium [ ] Security System [ ] Stove [ ] Whirpool [ ] Skylights [ ] HR Ventilator [X] Appliances
OVERALL INT. COND.: [X] Good [ ] Average [ ] Fair [ ] Poor

BASEMENT FINISHES/UTILITY: The subject property is improved with finished 3 room/1 bedroom apartment with a height clearance in excess of 6 1/2 feet.
GARAGES/CARPORTS: Single car garage
DECKS, PATIOS, OTHER IMPROVEMENTS: See previous site description
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) The subject property comprises maintained semi detached two storey with third level recovered loft bedroom sited on a 19.25x135.00 feet fronting a minor arterial roadway opposite side non-compatible sues with a built-up west/central Toronto community. The floor plan provides for 7 rooms/4 bedrooms ab/grade which includes a third level loft bedroom and a opne main floor plan offering a living/dining and kitchen area.

[redacted]

[redacted]

# SUBJECT PHOTO ADDENDUM

[redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

**FRONT OF SUBJECT PROPERTY**

**REAR OF SUBJECT PROPERTY**

**STREET SCENE**

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Yard/Garage

Front Yard

Third Floor

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Bedroom

Bedroom

Bathroom

[redacted]

[redacted]

[redacted] **SUBJECT PHOTO ADDENDUM** [redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Bedroom

Living Room

Dining Room

[redacted]

# SUBJECT PHOTO ADDENDUM

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Kitchen

Laundry Room

Basement Bathroom

[redacted]

[redacted]

# SUBJECT PHOTO ADDENDUM

[redacted]

Borrower: Louise Mcavoy Client: TDCT

Address: 699 Dupont St City: Toronto Province: ON Postal Code: M6G1Z5

Basement Bedroom

Basement Kitchen

Basement Living Room

[redacted]

[redacted]

## RESIDEN

ROOM ALLOCATION

| LEVEL: | MAIN | SECOND | THIRD | | BASEMEN |
|---|---|---|---|---|---|
| ENTRANCE | 1 | | | | Rear |
| LIVING | 1 | | | | 1 |
| DINING | 1 | | | | |
| KITCHEN | 1 | | | | 1 |
| FULL BATH | | 1-4 | | | 1-3 |
| PART BATH | | | | | |
| BEDROOM | | 3 | 1 | | 1 |
| FAMILY | | | | | |
| LAUNDRY | x | | | | |
| OTHER | | | | | Mech |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL ROOMS | 3 | 3 | | | |

T

| | | | |
|---|---|---|---|
| AGE/CONDITION | 1927 | Good | |
| LIVEABLE FLOORAREA | 1,640 SqFt | | |
| | Total | Bdrms | Bath |
| ROOM COUNT | 7 | 4 | |
| BASEMENT | Full/Finished | | |
| PARKING | Lane | | |
| Garage | Single | | |
| Roadway | Minor Arterial | | |
| Fronts/Adjacent | Non-Comp Use's | | |

ADJUSTMENTS (Gross/Net)

ADJUSTED VALUES

CONCLUSIONS: The reader will note, the
level recovered loft bedroom sited on
exposure to non-compatible uses.
The use of the noted has resulted in the appraiser exceeding a number of the cleint terms of reference.

SALES HISTORY - ANALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, PRIOR SALES, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of three years)
[redacted] has indicated that the subject property was never

E

RE

THIS REPORT WAS COMPLETED ON:

[redacted]

# RESIDENTIAL APPRAISAL REPORT

## DEFINITIONS

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

(Source: Canadian Uniform Standards of Professional Appraisal Practice) *Note: If other than market value is being appraised, see additional comments.*

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

## SCOPE

The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistenet with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analysis to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analysis, describe relevant procedures and reasoning details supporting the analysis, and provided the reason for the exclusion of any usual valuation procedures.

## ASSUMPTIONS AND LIMITING CONDITIONS AND EXTRAORDINARY ITEMS

ORDINARY ASSUMPTIONS & LIMITING CONDITIONS

The certification that appears in this appraisal report is subject to the following conditions:

1. This report is prepared at the request of the client and for the specific use referred to herein. It is not reasonable for any other party to rely on this appraisal without first obtaining written authorization from the client, the author and any supervisory appraiser, subject to the qualification in paragraph 11 below. Liability is expressly denied to any person other than the client and those who obtain written consent and, accordingly, no responsibility is accepted for any damage suffered by any such person as a result of decisions made or actions based on this report. Diligence by all intended users is assumed.
2. Because market conditions, including economic, social and political factors change rapidly and, on occasion, without warning, the market value estimate expressed as of the date of this appraisal cannot be relied upon as of any other date except with further advice from the appraiser and confirmed in writing.
3. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. No registry office search has been performed and the appraiser assumes that the title is good and marketable and free and clear of all encumbrances including leases, unless otherwise noted in this report. The property is appraised on the basis of it being under responsible ownership.
4. The subject property is presumed to comply with government regulations including zoning, building and health regulations and, if it doesnt comply, it's non-compliance may affect the market value.
5. No survey of the property has been made any sketch in the appraisal report shows, approximate dimensions and is included only to assist the reader of the report in visualizing the property.
6. This report is completed on the basis that testimony or appearance in court concerning this appraisal is not required unless specific arrangements to do so have been made before hand. Such arrangements will include, but not necessarily be limited to, adequate time to review the appriasal report and data related thereto and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or unapparent conditions of the property (including but not limited to, its soils, physical structure, mechanical or other operating systems, its foundation, etc.) or adverse environmental conditions (on it or a neighbouring property, including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable. It has been assumed that there are no such conditions unless they were observed at the time of inspection or became apparent during the normal research involved in completing the appraisal. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the appraiser. The author makes no guarantees or warranties, expressed or implied, regarding the condition of the property, and will not be responsible for the accuracy of items that were furnished by other parties.
8. The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or the conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental condition, past, present, or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues than that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the subject property.
9. The appraiser obtained information, estimates and opinions that were used in the preparation of this report from sources considered to be reliable and accurate and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of items that were furnished by other parties.
10. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work.
11. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards") and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The appraiser acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the Canadian Uniform Standards of Professional Appraisal Practice (the "Standards") and in accordance with the appraiser's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality of any personal information contained herein and shall comply in all material respects with the contents of the appraiser's privacy policy.
12. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client, which is stated in the report. The client has agreed that the performance of this appraisal and the report format are appropriate for the intended use.
13. Written consent from the author and supervisory appraiser, if applicable, must be obtained before any part of the appraisal report can be used for any purpose by anyone except the client and other intended users identified in the report. Where the client is the mortgagee, liability is extended to its insurer. Liability to any other party or for any other use is expressly denied regardless of who pays the appraisal fee. Written consent and approval must also be obtained before the appraisal (or any part of it) can be altered or conveyed to other parties, including mortgagees (other than the client) and the public through prospectus, offering memoranda, advertising, public relations, news, sales or other media.
14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports send directly by the appraiser, can be relied upon without fault.

Other: _____

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
An extraordinary assumption or limiting condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum. _____

HYPOTHETICAL CONDITIONS
A hypothetical condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum. _____

JURISDICTIONAL EXCEPTION
A jurisdictional exception has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.
4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client upon the attainment of a stipulated result or the occurence of a subsequent event.
5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.
7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.

SUPERVISORY APPRAISER'S CERTIFICATION If a supervisory appraiser has signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

PROPERTY IDENTIFICATION

ADDRESS: 699 Dupont St CITY: Toronto PROVINCE: ON POSTAL CODE: M6G1Z5

## SCOPE OF APPRAISAL

The Scope of the Appraisal contains the necessary reserch and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection; confirmation and reporting of the information involved in preparing this report.

The following scope of work includes sections for all types of residential assignments. Please disregard those sections not relevant to the subject property being appraised. The scope of work refers to the due diligence undertaken by the appraiser including the terms of reference from the client. The scope refers to the type of information researched and analysis applied. Scope includes, but is not limited to, the extent of inspection, research into physical and economical . factors that could affect the property, data research, verification, and inspection of comparable's and analysis applied.

This current appraisal complies with the Standards of the Appraisal Institute of Canada. We are competent in this type of appraisal analysis and have appraised this type of property previously. We received our instructions from the client, who

[redacted]

correct.

The mandate for the appraisal did not require a report prepared to the standard appropriate for court purposes or for arbitration, so we did not fully document or confirm by reference to primary sources all information herein. The local municipality was not contacted to determine if the subject buildings have any municipal property standards work orders registered against them. The local fire department was not contacted to determine if the subject buildings comply with fire regulations. However, the estimate of market value contained in this report requires that the subject buildings are in compliance with the above regulations.

The appraisal provides an assessment of market value of the subject buildings based on their general conditions and characteristics. This is not a report on the structural integrity of the buildings or whether any major repairs are required. The services of a structural engineer, professional contractor or licensed trades person may be required to advise on these matters. The market value for the land has been determined by using the comparison approach to value. The most

[redacted]

assumes satisfactory completion of any work remaining. This work is to be completed in a good and competent manner using quality materials. Further inspections may be required to confirm completion of such work.

**TD Canada Trust**
TD Centre
P.O. Box 1
Toronto, Ontario M5K 1A2

July 21, 2022

LOUISE MCAVOY
699 Dupont St
Toronto, ON
M6G1Z5

Dear LOUISE MCAVOY,

At TD, we are committed to providing a prompt response to requests for information, in compliance with the requirements of the *Personal Information Protection and Electronics Documents Act* (PIPEDA).

The details of your request dated July 5, 2022 are as follows: you have requested a copy of the appraisal completed on your property. Please find enclosed our response to this information request. *

We have made every effort to present this information in an easily understandable format. If you have any questions or concerns, please contact the TD representative who submitted the request on your behalf.

Sincerely,

TD Appraisal Services

* Access request packages will not include any information already available through normal business processes; information on non-Canadian operations; or audio/video tapes (unless details of date, time and location are provided).

Any material that may reveal confidential commercial, proprietary, or legally privileged information or which relates to a formal dispute resolution process has been omitted or severed where possible.

Please note that our response is limited to your personal information and any information regarding third parties has been severed, redacted, or entirely removed from these records to protect the privacy of those third parties.

For security reasons, system identification data and account numbers have been masked in this request. If you require this information, please call us and it will be sent to you under separate cover.

Please be aware that there is a possibility of transaction discrepancies and inconsistencies, due to delays in updating financial information. In the normal course of processing day-to-day transactions and other financial arrangements, data may change between the date of the information request and the delivery of response.



Internal