































PURPOSE CALENDAR
January - January
February - February
March - March
April - April
May - May
June - June
July - July
August - August
September - September
October - October
November - November
December - December

THIS IS **EXHIBIT "O"** REFERRED
TO IN THE AFFIDAVIT OF RAVI AURORA
SWORN REMOTELY BEFORE ME ON

June 10, 2024

A handwritten signature in blue ink, appearing to be "J. J. Aurora", is written above a horizontal line.

A Commissioner, etc.

11:57

84

< 17

AM

ANTHONY M >

Read

Tue, May 28 at 12:07 PM

Anthony, as discussed after the closing I need some time to empty things, or if u want to lease me some Space, I am ok with that too

I can even stay for couple of years in a portion of u are open to that

Wed, May 29 at 1:49 PM

You mentioned you don't need any office space upstairs only partial of the factory. How much of the factory do you need? Do you have a floor plan you can highlight?

Yes I can send u a layout today

What would be the rent rate

+

Text Message





AM

ANTHONY M >

highlight?

Yes I can send u a layout today

What would be the rent rate

Can I do a lease for 2 years?

It will depend on which space and time you take. Please text me or email the space highlighted. You're thinking and Time frame

Just send me your request so if your request is 2 years and highlight the space so I can draw something up

Sounds good

You can send by text if it's easier

Email
Is easier I would say



Text Message





ANTHONY M >

Email
Is easier I would say

anthony@crediblegroup.com

Wed, May 29 at 5:42 PM

Do me a favor actually email my property manager. He'll work with you. He's very good. His name is amir and his email address is:

Amirb@abregroup.com

Let him know what you're looking for, Send him an email tomorrow

Ok sounds good, I'll see u Saturday

Amir Just texted me and told me that hey do 9am or 3pm On saturday.

Please let me know if this works for you or if a better



Text Message



11:58

84

AM

ANTHONY M >

Ok sounds good, I'll see u Saturday

Amir Just texted me and told me that hey do 9am or 3pm On saturday.

Please let me know if this works for you or if a better time works for you

Can he do 11 am?

He has daughter

Sorry he do earlier or later

You want me to see he can do sunday or friday?

Friday would be great

9 am

Saturday is fine too

Ok i will sèe his friday schedule

Pls



Text Message



11:58

84

AM

ANTHONY M >

He said friday does not work for him. He said he can do 9 A. M saturday morning. Do you want me to try ask one more time to force him?

10 am

Possible for Saturday? I have to come From Downtown

He said he can pick you up, but has to be anytime before 9 or at 9 latest because he has a 10 AM commitment.

On Saturday?

I can meet him at Regina

Wed, May 29 at 9:38 PM

Yes on saturday

9 am Saturday I'll be there, will u b there as well?

+

Text Message



11:58

Signal strength, Wi-Fi, and 84% battery icons

< 17



ANTHONY M >

Yes I will be there as well

Fri, May 31 at 9:16 AM

Please email Amir your floor plan and requested space you require? As well as your articles of incorporation this morning

Sure

Anthony would u want to partner on this building 50/50

No

Ok we just lease

Ok, providing we can finalize by monday. Amir is waiting for your email so he can draw up today.

Fri, May 31 at 12:26 PM

I am sending shortly



Text Message



11:58

84

AM

ANTHONY M >

Fri, May 31 at 12:20 PM

I am sending shortly

Ok

Fri, May 31 at 1:40 PM

Amir Still did not receive email from you. You will need to move on this if you are interested

Fri, May 31 at 3:36 PM

Do u want me to cc'd u in the email?

Fri, May 31 at 7:25 PM

it doesnt matter

Sent



Sat, Jun 1 at 9:51 AM



Text Message



11:58

84

AM

ANTHONY M >

Sat, Jun 1 at 8:00 PM

Anthony can we get the lease completed by Tuesday pls, we will have to present it to so we don't need to vacate

Amir is on it

Great thank u, I would like to present it to the receiver so we don't need to vacate by June 12

After seeing the space you require and speaking with our President as we need that space to manufacture. I do not think we can do at lease at all. I will work closely with my board tomorrow and get back to you on monday if we can do a lease or not.

Ok, can u give me the space short term?

Like 3 months so we can find



Text Message



11:58

Signal strength, Wi-Fi, and battery (84%) icons.

AM

ANTHONY M >

Mon, Jun 3 at 3:18 PM

Anthony any update on that lease

I said I will try to accommodate.

I will call him now

Pls sir, we need to make a decision, if not can u give me 60 Days to move everything out?

Just sign me a 60 day lease and I'll have everything out

We are on it. I just spoke to my lawyer. Who's going to call your lawyer shortly

Ok

Which lawyer, Kevin or ur other lawyer

Mon, Jun 3 at 4:42 PM



Text Message



THIS IS **EXHIBIT "P"** REFERRED
TO IN THE AFFIDAVIT OF RAVI AURORA
SWORN REMOTELY BEFORE ME ON

June 10, 2024

A handwritten signature in blue ink, appearing to be "J. J. [unclear]", written over a horizontal line.

A Commissioner, etc.

Grafco International and E&M Laminating Industrial Space

Mussett, Spencer @ Toronto North <Spencer.Mussett@cbre.com>

Mon 6/10/2024 8:21 AM

To: Ravi Aurora <ravi@aurora-group.ca>

Caution: This email is not from Aurora Group of companies and has been sent from EXTERNAL sender. Please be careful and do not click on any links or attachments if you are not expecting this email. If there are any doubts, contact IT.

Hi Ravi,

Further to our on-going search and discussions, I confirm that I have been actively looking for space for lease for Grafco International and E&M Laminating for several months now. Due to the specific needs of the requirement, the specialized equipment, and the low vacancy rate it's been challenging to find a suitable option.

We have offered on a space with a possession date of Mid July 2024, and are awaiting a final lease document for execution.

Thank you,
Spencer

Spencer Mussett | Senior Vice President

CBRE Limited | Real Estate Advisory

T 416 495 6273 | C 647 850 5500

spencer.mussett@cbre.com

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June 10, 2024

GRAFCO INTERNATIONAL AND E&M LAMINATING

Att: Ravi Aurora, *CEO*

20 Regina Road, Vaughan, ON

Subject: Update on Relocation Process for Grafco International and E&M Laminating

Dear Mr. Ravi Aurora,

I am writing to provide you with an update on our ongoing efforts to relocate the facilities of Grafco International and E&M Laminating. As you are aware, we have been diligently exploring various commercial industrial spaces over the past three months in accordance with the principles of Grafco International and E&M Laminating.

Despite our dedicated efforts, I must acknowledge the significant challenges we have encountered in finding a suitable space, particularly given the current market conditions. The specific attributes required for this relocation are rare and often not readily available in the current landscape.

Nevertheless, I am pleased to inform you that we have made progress in our search. We have submitted offers for consideration on two different properties, and we are now eagerly awaiting feedback from the respective landlords. Please rest assured that we remain fully committed to securing the most optimal space for Grafco International and E&M Laminating. Our team is actively engaged in negotiations and will continue to pursue every avenue available to us to ensure a successful outcome.

I appreciate your patience and understanding as we navigate through this process. Should you have any questions or require further clarification, please do not hesitate to contact me directly.

Sincerely,

Amrita Sohal
Sales Representative

PEAKHILL CAPITAL INC
Applicant (Respondent on Motion)

-and- 1000093910 ONTARIO INC.
Respondent (Applicant on Motion)

Court File No. CV-23-00004031-0000

ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT
NEWMARKET

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Lawyers for the Respondent (Applicant on Motion)

PEAKHILL CAPITAL INC
Applicant (Respondent on Motion)

-and- 1000093910 ONTARIO INC.
Respondent (Applicant on Motion)

Court File No. CV-23-00004031-0000

ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT
NEWMARKET

**RESPONDING MOTION RECORD AND CROSS
MOTION RECORD**

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