

Court File No. CV-22-00674810-00CL

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

B E T W E E N:

**KINGSETT MORTGAGE CORPORATION**

Applicant

- and -

**30 ROE INVESTMENTS CORP.**

Respondent

**RECEIVER'S CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of the Honourable Justice Cavanagh of the Ontario Superior Court of Justice (the "**Court**") dated May 9, 2022 (the "**Receivership Order**"), KSV Restructuring Inc. was appointed as the receiver and manager (in such capacity, the "**Receiver**") without security, of (i) the real property legally described in Schedule "A" to the Receivership Order (the "**Real Property**"), (ii) all assets, undertakings and properties of 30 Roe Investments Corp. (the "**Debtor**") acquired for, used in connection with, situate at, or arising from the ownership, development, use or disposition of, the Real Property, including the proceeds therefrom, and (iii) all of the Debtor's rights, claims, advantages, benefits, title and interest in, to and under all agreements, leases, documents, permits, approvals, licenses and instruments in respect of the Real Property and all monies or proceeds payable thereunder (collectively with (i), (ii) and (iii), the "**Property**").

B. Pursuant to an Order of the Court dated February 7, 2023 (the "**Sale Approval Order**"), the Court approved the agreement of purchase and sale made as of January 6, 2023 (as amended,

the “**Sale Agreement**”) between the Receiver and Kevin Matthew Windsor, Carolyn Dunn-Windsor and Randall Windsor (collectively, the “**Purchaser**”) and provided for the vesting in the Purchaser of the Debtor’s right, title and interest in and to the Purchased Units, which vesting is to be effective with respect to the Purchased Units upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Units; and (ii) the Transaction (as defined in the Sale Approval Order) has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Units payable pursuant to the Sale Agreement; and
2. The Transaction has been completed to the satisfaction of the Receiver.

This Certificate was delivered by the Receiver at 4pm on April 5, 2023.

**KSV Restructuring Inc., in its capacity as  
receiver and manager of certain property of  
30 Roe Investments Corp. and not in its  
personal or corporate capacity**

Per: \_\_\_\_\_

Name: Noah Goldstein  
Title: Managing Director

**1990, C. C.43, AS AMENDED, AND SECTION 243 OF THE BANKRUPTCY AND  
INSOLVENCY ACT, R.S.C. 1985, C. B-3 AS AMENDED**

**KINGSETT MORTGAGE  
CORPORATION**

-and- **30 ROE INVESTMENTS CORP.**

**Applicant**

**Respondent**

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
(COMMERCIAL LIST)**  
Proceeding commenced at Toronto

**RECEIVER'S CERTIFICATE  
(April 5, 2023)**

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as Court-appointed Receiver