

ONTARIO
SUPERIOR COURT OF JUSTICE

THE HONOURABLE

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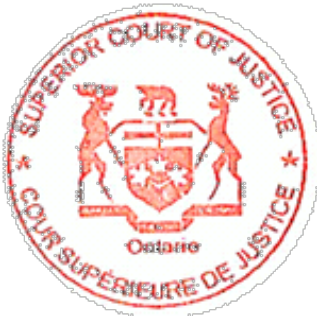
MONDAY, THE 21st

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JUSTICE MEW

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DAY OF JULY, 2025



CAMERON STEPHENS MORTGAGE CAPITAL LTD.

Applicant

- and -

1230172 ONTARIO INC.

Respondent

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

ORDER
(Sales Process Approval)

THIS MOTION made by made by KSV Restructuring Inc. ("**KSV**"), in its capacity as receiver and manager (in such capacity, the "**Receiver**") of the lands listed on Schedule "A" hereto and the property, assets and undertaking (collectively, the "**Property**") of 1230172 Ontario Inc. (the "**Company**"), for an Order, among other things, approving the Sale Process (as defined below), was heard on July 21, 2025 by judicial teleconference via Zoom at Ottawa, Ontario.

ON READING the Motion Record in respect of this motion including the Pre-Filing Report of KSV in its capacity as the proposed Receiver of the Property dated July 14, 2025 (the "**Pre-Filing Report**"), and on hearing the submissions of counsel for the Receiver and Cameron

Stephens Mortgage Capital Ltd. and such other parties appearing, no one else appearing although duly served as appears from the Lawyer's Certificate of Service of Lauren Archibald dated July 15, 2025, filed.

SERVICE

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

DEFINITIONS

2. **THIS COURT ORDERS** that capitalized terms used herein and not otherwise defined have the meaning given to them in the Pre-Filing Report.

SALE PROCESS

3. **THIS COURT ORDERS** that the sale process for the Property (the "**Sales Process**"), as set out in paragraphs 4.2.1 and 4.2.2 of the Pre-Filing Report, be and is hereby approved. The Receiver is hereby authorized to carry out the Sale Process and to take such steps as it considers necessary or desirable in carrying out its obligations thereunder, all subject to prior approval of this Court being obtained before completion of any sale transaction under the Sale Process.

4. **THIS COURT ORDERS** that the Receiver and its affiliates, partners, directors, officers, employees, legal advisors, representatives, agents and controlling persons 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 arise or result from the gross negligence or wilful misconduct of the Receiver, as determined by this Court in a final order that is not subject to appeal or other review.

5. **THIS COURT ORDERS** that the Receiver may apply to Court for directions with respect to the Sale Process at any time on at least seven (7) days' notice to the service list established in this proceeding or such other notice as directed or permitted by the Court.

PIPEDA

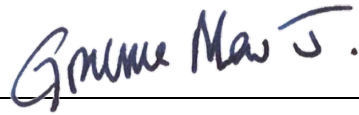
6. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 and any similar legislation in any other applicable jurisdictions, the Receiver is hereby authorized and permitted to disclose and provide to its agents and any potential purchasers in the Sales Process, personal information of identifiable individuals, but only to the extent required to negotiate or attempt to complete a transaction pursuant to the Sale Process (a "**Transaction**"). Each person 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 for the purpose of effecting a Transaction, and, if it does not complete a Transaction, shall return all such information to the Receiver or, in the alternative, destroy all such information and provide confirmation of its destruction to the Receiver. Any purchaser under a Transaction shall maintain and protect the privacy of such information and, upon closing of a Transaction, shall be entitled to use the personal information provided to it in a manner that is in all material respects identical to the prior use of such information by the Company, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed and provide confirmation of its destruction to the Receiver.

GENERAL

7. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.

8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal and regulatory or administrative bodies, having jurisdiction in Canada or in any foreign jurisdiction, 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 and regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, in each case 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.

9. **THIS COURT ORDERS** that this Order and all of its provisions are effective from the date it is made without any need for entry and/or filing.

A handwritten signature in blue ink, appearing to read "G. Mew J.", is positioned above a horizontal line.

Mew J.

Issuance on July 23, 2025

SCHEDULE "A"

DESCRIPTION OF THE REAL PROPERTY

PIN 03998-1708 (LT) - PART OF BLOCK 69 ON PLAN 4M-1047 BEING PARTS 1 TO 5 ON PLAN 4R-20298, OTTAWA. SUBJECT TO A RIGHT OF WAY IN FAVOUR OF PARTS 6 TO 11 ON PLAN 4R-20298 OVER PARTS 2 AND 5 ON PLAN 4R-20298 AS IN OC487047. TOGETHER WITH A RIGHT OF WAY OVER PARTS 8 AND 9 ON PLAN 4R-20298 AS IN OC487047

**ONTARIO
SUPERIOR COURT OF JUSTICE**PROCEEDING COMMENCED AT
OTTAWA**ORDER
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