

Court File No. CV-23-00700694-00CL

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

B E T W E E N :

**FIERA FP REAL ESTATE FINANCING FUND, L.P.**

Applicant

- and -

**CHANCERY (OSHAWA) THE BARTLETT LIMITED PARTNERSHIP and  
CHANCERY (OSHAWA) THE BARTLETT GP INC.**

Respondents

**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***

**RECEIVER'S CERTIFICATE**

**RECITALS**

A. Pursuant to an Order of The Honourable Madam Justice Kimmel of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) made on July 20, 2023, KSV Restructuring Inc. (“**KSV**”) was appointed as receiver (in such capacity, the “**Receiver**”), without security, of (i) all of the assets, undertakings and properties of Chancery (Oshawa) The Bartlett Limited Partnership (“**Chancery LP**”) and Chancery (Oshawa) the Barlett GP Inc. (“**Chancery GP**” and with Chancery LP, the “**Debtors**”) and (ii) the real property known municipally as 550 Bond Street West, Oshawa, Ontario and legally described in PINs 16301-0236 (LT), 16301-0464 (LT) and 16301-0462 (LT) (the “**Real Property**”, and with (i), the “**Property**”).

B. Pursuant to an Order of the Court dated March 12, 2026, the Court approved the agreement

of purchase and sale between the Receiver, as vendor, and The Royale LP, by its general partner, The Royale GP Corporation (the “**Purchaser**”), as purchaser, dated February 13, 2026 (the “**Sale Agreement**”), and provided for the vesting in: (i) 1001509717 Ontario Limited (the “**Nominee**”), as nominee for the Purchaser, of all of the Debtors’ and the Receiver’s legal right, title and interest in and to the Real Property; (ii) the Purchaser of all of the Debtors’ and the Receiver’s beneficial right, title and interest in and to the Real Property; and (iii) the Purchaser of all of the Debtors’ and the Receiver’s right, title and interest in and to the remainder of the Purchased Assets (as defined in the Sale Agreement) (the “**Remaining Purchased Assets**”), which vesting is to be effective with respect to the Real Property and the Remaining Purchased Assets 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 Assets; (ii) that the conditions to closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction 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 Assets payable on the closing date pursuant to the Sale Agreement;
2. The conditions to closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.

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This Certificate was delivered by the Receiver at 12:23 p.m. on April 1, 2026.

**KSV RESTRUCTURING INC.**, solely in its capacity as the Court-appointed receiver of the Property, and not in its personal capacity or in any other capacity



Per:

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Name: Mitch Vininsky

Title: Managing Director

FIERA FP REAL ESTATE FINANCING FUND, L.P. - and - CHANCERY (OSHAWA) THE BARTLETT LIMITED PARTNERSHIP et al.

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PROCEEDING COMMENCED AT TORONTO

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**RECEIVER'S CERTIFICATE**

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