



Court File No. 10-8619-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE MR.) FRIDAY, THE 23rd DAY
JUSTICE MORAWETZ) . OF JULY, 2010

B E T W E E N:

SA CAPITAL GROWTH CORP.

Applicant

- and -

CHRISTINE BROOKS AS EXECUTOR OF THE ESTATE OF
ROBERT MANDER, DECEASED AND E.M.B. ASSET GROUP INC.

Respondents

APPLICATION UNDER Rule 14.05(3)(g) of the *Rules of Civil Procedure* and section 101 of the *Courts of Justice Act*, R.S.O. 1990. c. C.43, as amended

ORDER

THIS MOTION, made by RSM Richter Inc. in its capacity as the Court-appointed receiver (the "Receiver") of the undertaking, property and assets of E.M.B. Asset Group Inc. ("EMB"), the Estate of Robert Mander and the Related Entities (collectively, the "Debtors") for (i) an order approving the sale transaction (the "Transaction") contemplated by an agreement of purchase and sale (the "Sale Agreement") between the Receiver and Richard Mark McCulloch and Petra McCulloch (the "Purchasers") made as of July 14, 2010 and appended as Appendix B to the Fifth Report of the Receiver dated July 21, 2010 (the "Fifth Report"), and vesting in the

Purchasers all of EMB's right, title and interest in and to the real property known as 223 Church Street, Oakville and described in Schedule B attached (the "Real Property"), (ii) an order authorizing the repayment to the Receiver of certain donations made by Robert Mander, and (iii) an order authorizing former counsel to Robert Mander to provide information to the Receiver, was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Fifth Report and on hearing the submissions of counsel for the Receiver, and upon being advised that no party on the Service List advised that it objected to the requested Order:

SERVICE

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

REFUND

2. THIS COURT ORDERS that Soka Gakkai International Association of Canada is hereby authorized to refund to the Receiver donations totalling \$320,500.00.

O'CONNOR MACLEOD HANNA LLP

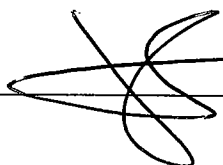
3. THIS COURT ORDERS that the law firm of O'Connor MacLeod Hanna LLP is authorized and directed to provide the Receiver with any and all information with respect to its retainer or retainers by Robert Mander and/or any of the Debtors.

RECEIVER'S REPORT

4. THIS COURT ORDERS that the Fifth Report and the activities of the Receiver referred therein be and are hereby approved.

5. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States 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, regulatory and administrative bodies

are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, 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.



Joanne Nicora
Registrar, Superior Court of Justice

ENTERED AT / INSCRIT A TORONTO
ON / BOOK NO:
LE / DANS LE REGISTRE NO.:

JUL 27 2010

PER / PAR: JSN

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Proceeding commenced at Toronto

**ORDER
(Returnable July 23, 2010)**

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