

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE ) THURSDAY, THE 20<sup>th</sup> DAY  
 )  
JUSTICE HAINEY ) OF FEBRUARY, 2020



IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED  
AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF FORME DEVELOPMENT GROUP INC. AND THE OTHER COMPANIES LISTED ON SCHEDULE "A" HERETO  
APPLICATION UNDER THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

**APPROVAL AND VESTING ORDER  
(Kennedy Road Property)**

**THIS MOTION**, made by KSV Kofman Inc., in its capacity as Court-appointed monitor (in such capacity, the "**Monitor**") of 1296 Kennedy Development Inc. (the "**Owner Applicant**") for an order, *inter alia*, approving the sale transaction (the "**Transaction**") with respect to all of the lands and premises municipally described as 1296 Kennedy Road, Toronto, Ontario (collectively, the "**Lands**") and all of the present and after-acquired assets, undertaking and properties of the Owner Applicant related thereto (collectively, together with the Lands, the "**Property**") contemplated by an agreement of purchase and sale between the Monitor, as vendor, and Sunray Group of Hotels Inc., in trust for the newly incorporated 1296 Kennedy Road Inc. (the "**Purchaser**"), as purchaser, dated February 7, 2020 (the "**Sale Agreement**"), a copy of which is attached as Confidential Appendix "3" to the Twelfth Report of the Monitor and the Eighth Report of the Proposal Trustee dated February 12, 2020 (the "**Report**"), and vesting in the Purchaser all of the

Owner Applicant's right, title and interest in and to the property described as the "Purchased Assets" in the Sale Agreement (the "**Purchased Assets**"), was heard this day at 330 University Avenue, Toronto, Ontario.

**ON READING** the Report and appendices thereto, and on hearing the submissions of counsel for the Monitor and such other counsel as were present, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Aiden Nelms sworn February 13, 2020, filed,

1. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Monitor is hereby authorized and approved, with such minor amendments as the Monitor may deem necessary. The Monitor is hereby authorized to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser, or as it may direct.

2. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Monitor's certificate to the Purchaser substantially in the form attached as **Schedule "B"** hereto (the "**Monitor's Certificate**"), all of the Owner Applicant's right, title and interest in and to the Purchased Assets, including without limitation the subject real property identified in **Schedule "C"** hereto (the "**Real Property**"), shall vest absolutely in the Purchaser free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, leases, notices of lease, subleases, licences, restrictions, contractual rights, options, judgments, liabilities (direct, indirect, absolute or contingent), obligations, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**"), including, without limiting the generality of the foregoing: (i) any agreements of purchase and sale to acquire individual units intended to be constructed on the Real Property and any deposits paid with respect to same; (ii) any encumbrances or charges created by the Amended and Restated Order of the Honorable Justice Hainey dated November 30, 2018; (iii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security*

*Act* (Ontario) or any other personal property registry system; and (iv) those Claims listed on **Schedule "D"** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on **Schedule "E"**) and, for greater certainty, this Court orders and declares that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets and are non-enforceable and non-binding as against the Purchaser.

3. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of Toronto (No. 66) of an Application for Vesting Order in the form prescribed by the *Land Titles Act* and/or the *Land Registration Reform Act*, the Land Registrar is hereby directed to enter the Purchaser, or as it may direct, as the owner of the subject real property identified in **Schedule "C"** hereto (the "**Real Property**") in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in **Schedule "D"** hereto.

4. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Monitor's Certificate, all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

5. **THIS COURT ORDERS AND DIRECTS** the Monitor to file with the Court a copy of the Monitor's Certificate, forthwith after delivery thereof.

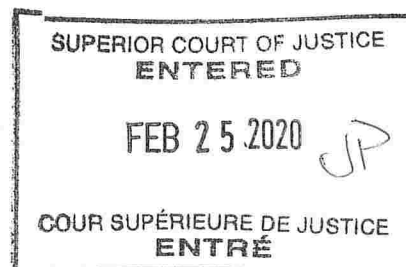
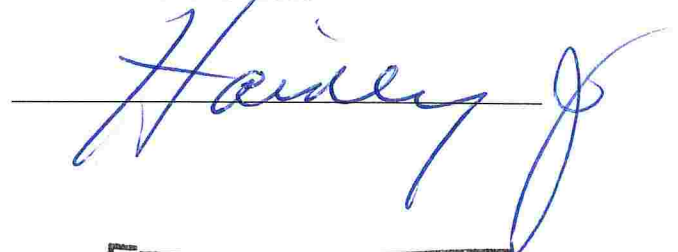
6. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;

- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Owner Applicant and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Owner Applicant,

the vesting of the Purchased Assets in the Purchaser, or as it may direct, pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Owner Applicant and shall not be void or voidable by creditors of the Owner Applicant, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

7. **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 Monitor 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 Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Monitor and its agents in carrying out the terms of this Order.





**SCHEDULE "A"**  
**APPLICANTS**

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3310 Kingston Development Inc.  
1296 Kennedy Development Inc.  
1326 Wilson Development Inc.  
5507 River Development Inc.  
4439 John Development Inc.  
2358825 Ontario Ltd.  
250 Danforth Development Inc.  
159 Carrville Development Inc.  
169 Carrville Development Inc.  
189 Carrville Development Inc.  
27 Anglin Development Inc.  
29 Anglin Development Inc.

**SCHEDULE "B"**  
**FORM OF MONITOR'S CERTIFICATE**

Court File No. CV-18-608313-00CL

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

IN THE MATTER OF THE *COMPANIES' CREDITORS*  
*ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF FORME DEVELOPMENT GROUP INC. AND  
THE OTHER COMPANIES LISTED ON SCHEDULE "A" HERETO

APPLICATION UNDER THE *COMPANIES' CREDITORS*  
*ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

**MONITOR'S CERTIFICATE**

**RECITALS**

I. Pursuant to an Order of the Honourable Mr. Justice Hainey of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated November 30, 2018 (as amended, the "**Initial Order**"), KSV Kofman Inc. was appointed as monitor (in such capacity, the "**Monitor**") of 1296 Kennedy Development Inc. Pursuant to the Initial Order the Monitor was granted certain expanded powers.

II. Pursuant to an Order of the Court dated February [●], 2020, the Court approved the agreement of purchase and sale between the Monitor, as vendor, and Sunray Group of Hotels Inc., in trust for the newly incorporated 1296 Kennedy Road Inc. (the "**Purchaser**"), as purchaser, dated February 7, 2020 (the "**Sale Agreement**"), and provided for the vesting in the Purchaser of all of 1296 Kennedy Development Inc.'s (the "**Owner Applicant**") right, title and interest in and to the Purchased Assets (as defined in the Sale Agreement), which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Monitor 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 Monitor and the Purchaser; and (iii) the transaction has been completed to the satisfaction of the Monitor.

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

THE MONITOR CERTIFIES the following:

1. The Purchaser has paid and the Monitor 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 Monitor and the Purchaser in accordance with their terms;
3. The transaction has been completed to the satisfaction of the Monitor; and
4. This Certificate was delivered by the Monitor at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

**KSV KOFMAN INC.**, solely in its capacity as court appointed monitor of 1296 Kennedy Development Inc., and not in its personal capacity or in any other capacity

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

Name:

Title:

**SCHEDULE "C"**  
**LEGAL DESCRIPTION OF THE REAL PROPERTY**

**1296 Kennedy Road, Toronto, Ontario**

PIN 06305-0093 (LT)

BLOCK C ON PLAN 5318 DESIGNATED AS PART 1 ON PLAN 66R28896; SUBJECT TO AN EASEMENT AS IN AT4394995; CITY OF TORONTO



**SCHEDULE "D"**  
**INSTRUMENTS TO BE DELETED FROM PIN NO. 06305-0093 (LT)**

Reg. No.	Date	Instrument Type	Amount	Parties From	Parties To
AT4427759	2016/12/07	Charge	\$3,000,000	1296 Kennedy Development Inc.	Zhou, Yi
AT4427902	2016/12/07	Transfer of Charge	N/A	Zhou, Yi	Xie, Hong Ng, Gordon Wieland, Lucy
AT4479347	2017/02/03	Transfer of Charge	N/A	Zhou, Yi	Community Trust Company
AT4515292	2017/03/20	Transfer of Charge	N/A	Xie, Hong Ng, Gordon Wieland, Lucy	Zhou, Yi
AT4520239	2017/03/27	Charge	\$6,000,000	1296 Kennedy Development Inc.	First Source Financial Management Inc.
AT4520240	2017/03/27	Notice of Assignment of Rents – General	N/A	1296 Kennedy Development Inc.	First Source Financial Management Inc.
AT4520267	2017/03/27	Postponement	N/A	Zhou, Yi Community Trust Company	First Source Financial Management Inc.
AT4541346	2017/04/20	Transfer of Charge	N/A	Zhou, Yi	Zhou, Yi
AT4702523	2017/10/10	Transfer of Charge	N/A	Zhou, Yi	Wong, Yu Kai Wong, Lenny
AT4714820	2017/10/24	Transfer of Charge	N/A	Zhou, Yi	Community Trust Company
AT4761682	2017/12/15	Transfer of Charge	N/A	Zhou, Yi	Community Trust Company

Reg. No.	Date	Instrument Type	Amount	Parties From	Parties To
AT4780933	2018/01/16	Transfer of Charge	N/A	Zhou, Yi	Community Trust Company

**SCHEDULE "E"**  
**PERMITTED ENCUMBRANCES FROM PIN NO. 06305-0093 (LT)**

Reg. No.	Date	Instrument Type	Amount	Parties From	Parties To
SC204862	1957/09/06	Certificate	N/A		
SC205041	1957/09/10	Agreement	N/A		Township of Scarborough
TB50802	1982/11/04	Agreement	N/A		Borough of Scarborough
AT2180561	2009/09/18	Application to Annex Restrictive Covenant	N/A	1467778 Ontario Inc.	
AT4320675	2016/08/24	Application General	N/A	1296 Kennedy Development Inc.	
AT4341235	2016/09/14	Application for Absolute Title	N/A	1296 Kennedy Development Inc.	
AT4394995	2016/11/08	Transfer Easement	N/A	1296 Kennedy Development Inc.	Rogers Communications Inc.

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

Proceeding commenced at Toronto

**APPROVAL AND VESTING ORDER**

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Counsel to KSV Kofman Inc., solely in its capacity as Court-appointed monitor and not in its personal capacity