

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

THE HONOURABLE MADAM)
JUSTICE KIMMEL)
MONDAY, THE 22ND
DAY OF JUNE, 2026

B E T W E E N:

**IMC LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER,
INSTITUTIONAL MORTGAGE CAPITAL CANADA INC.**

Applicant

- and -

WESTCAN CEDAR GROVE VILLAGES INC.

Respondent

ORDER

THIS MOTION, made by AlixPartners Restructuring, Inc. (formerly, KSV Restructuring Inc.) (“**AlixPartners**”), in its capacity as court-appointed receiver and manager (in such capacity, the “**Receiver**”) of all of the property, assets and undertakings of Westcan Cedar Grove Villages Inc. (the “**Debtor**”), including the real property municipally known as 5007 Highway 21, Port Elgin, Ontario (the “**Real Property**”), for an order approving the marketing and sale process for the Real Property (the “**Sale Process**”), including the engagement of Colliers Macaulay Nicolls Inc. (“**Colliers**”), was heard this day by videoconference.

ON READING the First Report of the Receiver dated June 12, 2026 (the “**First Report**”), and the appendices thereto, and on hearing the submissions of counsel for the Receiver and such other counsel as were present at the hearing, no one else appearing although properly served as appears from the affidavit of service, filed:

SERVICE AND CAPITALIZED TERMS

1. **THIS COURT ORDERS** that the time for service and filing 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.
2. **THIS COURT ORDERS** that capitalized terms used but not defined herein have the meanings given to them in the First Report.

SALE PROCESS

3. **THIS COURT ORDERS** that the listing agreement dated June 10, 2026 (the “**Listing Agreement**”) entered into between the Receiver and Colliers in respect of the Real Property is hereby approved.
4. **THIS COURT ORDERS** that the Sale Process for the Real Property, as described in the First Report, including the engagement of Colliers as listing agent on the terms described in the Listing Agreement, be and is hereby approved, and the Receiver is hereby authorized to take all necessary or appropriate steps to carry out the Sale Process.

ACTIVITIES OF THE RECEIVER

5. **THIS COURT ORDERS** that the Receiver’s activities as described in the First Report be and are hereby approved, provided, however, that only the Receiver, in its personal capacity and with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.
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Court File No. CL-25-00753627-0000

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Proceeding Commenced in Toronto

ORDER

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**Lawyers for AlixPartners Restructuring, Inc., in its
capacity as Court-Appointed Receiver**