

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

THE HONOURABLE ) TUESDAY, THE 18TH  
 )  
JUSTICE DUNPHY ) DAY OF MAY, 2021

B E T W E E N:

FIRST SOURCE FINANCIAL MANAGEMENT INC.

Applicant

-and-

UNIONVILLE RE-DEV CORPORATION,  
UNIONVILLE RE-DEV PHASE 2 CORPORATION and  
BLACKSMITH PARTNERS 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

**ORDER  
(Administrative Relief)**

THIS MOTION, made by RSM Canada Limited in its capacity as the Court-appointed Receiver (the "**Receiver**") of all of the properties municipally known as 160, 162, 166, 170, 174-178 and 186 Main Street, Unionville, including all proceeds thereof (collectively, the "**Properties**") for an order approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between the Receiver and WATFORD DEVELOPMENT INC. a company incorporated in accordance with the laws of the province of Ontario, in trust for a company to be incorporated, without liability and AJAY MEHRA, RAFFI TOKMAKJIAN, SYLVIA TOKMAKJIAN, HRIPSIME (HELEN) TOKMAKJIAN and

BERARDINO D'AMATO, in their respective personal capacities, in trust for one or more companies to be incorporated and without personal liability (collectively, the "**Purchaser Group**"), was heard this day by zoom videoconference..

ON READING the First Report of the Receiver dated December 22, 2020 (the "**First Report**"), the Supplemental Report to the First Report of the Receiver dated January 28, 2021 (the "**First Supplemental Report**"), the Second Report of the Receiver dated May 6, 2021 (the "**Second Report**" and, together with the First Report and First Supplemental Report, the "**Reports**"), and on hearing the submissions of counsel for the Receiver and counsel for the Purchaser Group,

1. **THIS COURT ORDERS** that the Receiver's Interim R&D (as defined in the Second Report) is approved.
2. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel as set out in the fee affidavits of Daniel Weisz and J. Glen Eddie appended to the Second Report, are approved.
3. **THIS COURT ORDERS** that upon the completion of the sale of the Properties, the Receiver is authorized and directed to proceed to make the Interim Distribution, as defined and set out in the Second Report.

A handwritten signature in black ink, appearing to read "Ber D'Amato", is written over a horizontal line. The signature is stylized and cursive.

FIRST SOURCE FINANCIAL MANAGEMENT INC.  
Applicant

-and- UNIONVILLE RE-DEV CORPORATION et al.  
Respondents

Court File No. CV-20-00647644-00CL

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PROCEEDING COMMENCED AT  
TORONTO

**ORDER**

**TORKIN MANES LLP**

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