



Court File No.

CV-15-10982-03 CC

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

THE HONOURABLE M.
JUSTICE P. HILL

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WEDNESDAY, THE 11th DAY
OF FEBRUARY, 2015

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

VESTING ORDER
(Phase II Commercial Unit)
(Unit 355, Level 1)

THIS MOTION, made by the Applicant, Jade-Kennedy Development Corporation ("JKDC") for an order vesting in Chunyu Zhou (the "**Purchaser**") the right, title and interest of JKDC in and to the assets described in the agreement of purchase and sale (the "**Sale Agreement**") between JKDC and the Purchaser dated April 3, 2010, as amended (the "**Purchased Assets**"), was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the affidavit of Charles Mady sworn February 5, 2015 and the Exhibits thereto and on hearing the submissions of counsel for JKDC and counsel for those other parties

listed on the Counsel Slip, no one else appearing although duly served as appears from the affidavit of service of Sam Rappos sworn February 9, 2015,

1. **THIS COURT ORDERS AND DECLARES** that Collins Barrow Toronto Limited, in its capacity as Court-appointed trustee in this proceeding (the "**Trustee**"), is hereby authorized and directed to take such steps and execute such documents as may be necessary or desirable for the completion of the sale of the Purchased Assets under the Sale Agreement (the "**Transaction**") and for the conveyance of the Purchased Assets to the Purchaser.

2. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Trustee's certificate to the Purchaser substantially in the form attached as **Schedule A** hereto (the "**Trustee's Certificate**"), all of JKDC's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on **Schedule B** hereto 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, construction liens, certificates of action, executions, 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 encumbrances or charges created by the Order of The Honourable ^x Justice ^{*} *Potter* dated February 11, 2015; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario); and (iii) those Claims listed on **Schedule C** 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 D** hereto) and, for greater

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certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of York 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 as the owner of the subject real property identified in Schedule B 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, including without limitation those Claims listed in Schedule C 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 Trustee'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 Trustee to file with the Court a copy of the Trustee's Certificate, forthwith after delivery thereof.

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

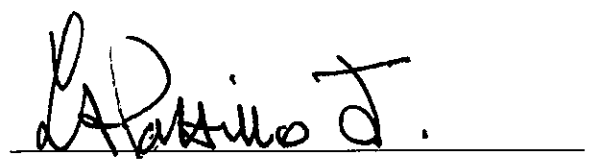
(a) the pendency of these proceedings;

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

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of JKDC and shall not be void or voidable by creditors of JKDC, 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 ORDERS AND DECLARES** that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).

8. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada to give effect to this Order and to assist the Trustee 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 Trustee, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Trustee and its agents in carrying out the terms of this Order.



ENTERED AT / DÉPOSÉ À TORONTO
ON / LE 11 FÉV 2015
LE / ENRE LE REGISTRE NO. 1
FEB 11 2015
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Schedule A – Form of Trustee’s Certificate

Court File No.

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY
JADE-KENNEDY DEVELOPMENT CORPORATION
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

TRUSTEE’S CERTIFICATE

RECITALS

A. Pursuant to an Order of The Honourable ^KMr. Justice ^{P. J. H. P.} of the Ontario Superior Court of Justice (the "**Court**") dated February 11, 2015, Collins Barrow Toronto Limited was appointed as trustee pursuant to section 68(1) of the *Construction Lien Act*, R.S.O. 1990, c. C.30, as amended (the "**Trustee**") of certain property of Jade-Kennedy Development Corporation ("**JKDC**").

B. Pursuant to an Order of the Court dated February 11, 2015 (the "**Vesting Order**"), the Court provided for the vesting in Chunyu Zhou (the "**Purchaser**") of JKDC’s right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Trustee 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 under the Sale Agreement have been satisfied or waived by the Trustee and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Trustee.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Vesting Order.

THE TRUSTEE CERTIFIES the following:

1. The Purchaser has paid and the Trustee has received the purchase price for the Purchased Assets pursuant to the Sale Agreement;
2. The conditions to closing as set out in the Sale Agreement have been satisfied or waived by the Trustee and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Trustee.
4. This Certificate was delivered by the Trustee at _____ [TIME] on _____ [DATE].

**COLLINS BARROW TORONTO LIMITED,
in its capacity as Trustee of the Property and
not in its personal capacity**

Per: _____

Name:

Title:

Schedule B – Purchased Assets

PIN	29759-0834 (LT)
Property Description	Unit 355, Level 1, York Region Standard Condominium Plan No. 1228 and its Appurtenant Interest; subject to and together with easements as set out in Schedule A as in YR1966697; City of Markham
Condominium Description	Unit 355, Level 1

Schedule C – Claims to be deleted and expunged from title to Real Property

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
YR1149869	2008/04/16	Transfer	\$2,063,300	2022662 Ontario Inc.	Jade-Kennedy Development Corporation
YR1149870	2008/04/16	Transfer	\$6,492,700	2030445 Ontario Inc.	Jade-Kennedy Development Corporation
YR1444873	2010/02/24	Transfer	\$1,200,000	Dougson Investments Inc.	Jade-Kennedy Development Corporation
YR1444874	2010/02/24	Charge	\$30,000,000	Jade-Kennedy Development Corporation	Aviva Insurance Company of Canada
YR1445332	2010/02/25	Notice of Lease	\$2	Jade-Kennedy Development Corporation	T. & T. Supermarket Inc.
YR1495980	2010/06/15	Postponement		Aviva Insurance Company of Canada	The Corporation of The Town of Markham
YR1533099	2010/08/13	Postponement		Aviva Insurance Company of Canada	The Corporation of The Town of Markham
YR1616918	2011/03/02	Postponement		Aviva Insurance Company of Canada	The Corporation of The Town of Markham
YR1699150	2011/08/22	APL (General)		T. & T. Supermarket Inc.	Jade-Kennedy Development Corporation
YR1721683	2011/10/03	Charge	\$16,500,000	Jade-Kennedy Development Corporation	Aviva Insurance Company of Canada
YR1763873	2011/12/23	Charge	\$45,000,000	Jade-Kennedy Development Corporation	Laurentian Bank of Canada
YR1763874	2011/12/23	No Assgn Rent Gen		Jade-Kennedy Development Corporation	Laurentian Bank of Canada

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
YR1763902	2011/12/23	No Assgn Rent Spec		Jade-Kennedy Development Corporation	Laurentian Bank of Canada
YR1764062	2011/12/23	Postponement		Aviva Insurance Company of Canada	Laurentian Bank of Canada
YR1832081	2012/06/01	Notice	\$2	Jade-Kennedy Development Corporation	Laurentian Bank of Canada
YR1954841	2013/03/13	Postponement		Aviva Insurance Company of Canada	The Corporation of The City of Markham
YR1954842	2013/03/13	Postponement		Aviva Insurance Company of Canada	The Corporation of The City of Markham
YR1954844	2013/03/13	Postponement		Laurentian Bank of Canada	The Corporation of The City of Markham
YR2029025	2013/09/04	Charge	\$10,000,000	Jade-Kennedy Development Corporation	Am-Stat Corporation
YR2222182	2014/11/27	Construction Lien	\$102,626	Global Mechanical Ltd.	
YR2222710	2014/11/28	Construction Lien	\$14,465	Global Fire Protection Ltd.	
YR2222713	2014/11/28	Construction Lien	\$195,012	Global Mechanical Ltd.	
YR2230304	2014/12/11	Construction Lien	\$226,447	Frendel Kitchens Limited	
YR2232092	2014/12/15	Construction Lien	\$501,133	2050491 Ontario Inc.	
YR2233490	2014/12/17	Construction Lien	\$132,902	Global Precast Inc.	
YR2235281	2014/12/19	Construction Lien	\$249,946	Guest Tile Inc	
YR2236748	2014/12/24	Construction Lien	\$81,519	Triumph Roofing and Sheet Metal Inc.	
YR2237716	2014/12/30	Construction	\$822,787	Dircam Electric	

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
		Lien		Limited	
YR2237952	2014/12/30	Construction Lien	\$62,154	Great Pyramid Aluminum Ltd.	
YR2238316	2014/12/31	Construction Lien	\$10,826	Draglam Waste & Recycling Inc.	
YR2238636	2015/01/02	Construction Lien	\$11,978	Procan Inc.	
YR2240570	2015/01/08	Construction Lien	\$37,604	CRS Contractors Rental Supply General Partner Inc.	
YR2242380	2015/01/13	Certificate		Frendel Kitchens Limited	Jade-Kennedy Development Corporation, Mady Development Corporation, Mady Contract Division (2009) Ltd., Mady Contract Division Ltd., D. Mady Investments Inc., Aviva Insurance Company of Canada, Laurentian Bank of Canada, Am-Stat Corporation
YR2248368	2015/01/27	Construction Lien	\$601,566	Imperial Trim Supply Ltd.	
YR2248401	2015/01/27	Certificate		Global Mechanical Ltd.	Jade-Kennedy Development Corporation, Aviva Insurance Company of Canada, Laurentian Bank of Canada, Am-Stat Corporation
YR2248965	2015/01/28	Certificate		Guest Tile Inc.	Jade-Kennedy Development Corporation, Aviva Insurance Company of Canada, Laurentian Bank of Canada, Am-Stat Corporation

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
YR2249452	2015/01/29	Construction Lien	\$333,239	Aluminium Window Design Installations Inc.	
YR2251585	2015/02/03	Certificate		Triumph Roofing and Sheet Metal Inc.	

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants
related to the Real Property**

(unaffected by the Vesting Order)

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
MA31145	1951/07/26	Bylaw		The Corporation of The Township of Markham	
YR686388	2005/08/18	Notice		Her Majesty the Queen in Right of Canada, as represented by the Minister of Transport	
YR686395	2005/08/18	Notice		Her Majesty the Queen in Right of Canada, as represented by the Minister of Transport	
YR694205	2005/08/31	Notice		Her Majesty the Queen in Right of Canada, as represented by the Minister of Transport	
YR753574	2005/12/31	Notice		Her Majesty the Queen in Right of Canada, as represented by the Minister of Transport	
YR1495979	2010/06/15	Notice	\$2	The Corporation of The Town of Markham	Jade-Kennedy Development Corporation
YR1499090	2010/06/18	Notice		The Corporation of The Town of Markham	Jade-Kennedy Development Corporation
YR1616829	2011/03/02	Notice	\$2	The Corporation of The Town of Markham	Jade-Kennedy Development Corporation, The Regional Municipality of York

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
YR1657121	2011/06/02	Transfer Easement	\$2	Jade-Kennedy Development Corporation	Rogers Communications Inc.
YR1895409	2012/10/05	No Sec Interest	\$2	Morenergy Capital Corporation	
YR1928490	2012/12/21	APL Absolute Title		Jade-Kennedy Development Corporation	
65R34162	2013/03/05	Plan Reference			
YR1954840	2013/03/13	Notice		The Corporation of The City of Markham	Jade-Kennedy Development Corporation
YR1962278	2013/04/04	Transfer Rel&Aband	\$1	Jade-Kennedy Development Corporation	Jade-Kennedy Development Corporation
YRCP1228	2013/04/17	Standard Condo Plan			
YR1966697	2013/04/17	Condo Declaration		Jade-Kennedy Development Corporation	
YR1970477	2013/04/29	Condo Bylaw/98		York Region Standard Condominium Corporation No. 1228	
YR1970484	2013/04/29	Condo Bylaw/98		York Region Standard Condominium Corporation No. 1228	
YR2112686	2014/04/03	Condo Bylaw/98		York Region Standard Condominium Corporation No. 1228	
YR2238990	2015/01/05	Condo Amendment		Jade-Kennedy Development Corporation	

Reg. Num.	Date	Instrument Type	Amount	Parties From	Parties To
YR2250114	2015/01/30	No Chng Addr Condo		York Region Standard Condominium Corporation No. 1228	

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Court File No. CV-15- (0882-0000)

<p>ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)</p> <p>Proceedings commenced at Toronto</p>	<p>VESTING ORDER (Phase II Commercial Unit) (Unit 355, Level 1)</p>	<p>CHAITONS LLP 5000 Yonge Street, 10th Floor Toronto, ON M2N 7E9</p> <p>Harvey Chaiton (LSUC #21592F) Tel: (416) 218-1129 Fax: (416) 218-1849 E-mail: harvey@chaitons.com</p> <p>Sam Rappos (LSUC #51399S) Tel: (416) 218-1137 Fax: (416) 218-1837 E-mail: samr@chaitons.com</p> <p>Lawyers for the Applicant, Jade-Kennedy Development Corporation</p>
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