

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

**THE HONOURABLE** ) **WEDNESDAY, THE 15<sup>TH</sup>**  
                          )  
**JUSTICE J. DIETRICH** ) **DAY OF OCTOBER, 2025**

BETWEEN:

**FIRST SOURCE FINANCIAL MANAGEMENT INC.**

Applicant

-and-

**BLOCK 80 HOLDINGS INC. and ANDRE SHERMAN**

Respondents

**ORDER  
(Administration Order)**

**THIS MOTION**, made by TDB Restructuring Limited (“**TDB**”) in its capacity as the Court-appointed receiver (the “**Receiver**”), over the lands and premises municipally known as Block 80, Bellisle Heights, 61 Thompsons Rd. West, Penetanguishene, Ontario (the “**Property**”), owned by Block 80 Holdings Inc. (the “**Debtor**”), for an Order, *inter alia*, (i) approving the Receiver’s activities, fees, receipts and disbursements, and the fees of its legal counsel, as set out in the First Report of the Receiver dated October 3, 2025 (the “**First Report**”), including the Sale Process as described in the First Report (the “**SISP**”), (ii) sealing Confidential Appendix “1” contained within the First Report (the “**Confidential Appendix**”), (iii) declaring the GBCS Lien (as defined herein) invalid and unenforceable as against the Property, (iv) approving the proposed

distributions as set out in the First Report, (v) increasing the Receiver's Borrowings Charge (as defined herein) from \$500,000.00 to \$750,000.00 and (vi) authorizing the termination of the within receivership proceedings and the discharge and release of the Receiver upon the Receiver filing a Certificate of Completion with the Court, was heard this day by Zoom videoconference.

**ON READING** the Motion Record of the Receiver dated October 3, 2025, the First Report, containing the Confidential Appendix including the Sale Agreement, the Factum of the Receiver dated October 8, 2025, and on hearing the submissions of counsel for the Receiver and any such other counsel or individual as were present, no one appearing for any other person on the service list, although properly served as evidenced by the Affidavits of Wendy Lee sworn October, 3, 2025 and October 8, 2025, filed.

## **SERVICE**

1. **THIS COURT ORDERS** that the time for service of the Receiver's Notice of Motion dated October 3, 2025 (the "NOM") and related motion material filed in support of that NOM, including the Receiver's Motion Record dated October 3, 2025, is hereby abridged and validated, so that this Motion is properly returnable today and hereby dispenses with further service hereof.

## **APPROVAL OF ACTIVITIES AND RECEIVER'S REPORTS**

2. **THIS COURT ORDERS** that First Report and the activities and conduct of the Receiver as described therein are hereby approved, provided, however, that only the Receiver, in its personal capacity and only with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

## **APPROVAL OF RECEIVER'S FEES AND EXPENSES**

3. **THIS COURT ORDERS** that the:

- (a) fees and disbursements of the Receiver for the period from May 1, 2024 to September 30, 2025, in the amount of \$236,327.35, are hereby approved; and
- (b) fees and disbursements of the Receiver's legal counsel for the period from October 24, 2024 to September 30, 2025, in the amount of \$24,337.32 are hereby approved.

4. **THIS COURT ORDERS** that the Receiver's statement of Receipts and Disbursements for the period from July 8, 2024 to September 30, 2025, comprising of total receipts of \$1,089,642.00, and cash disbursements of \$986,973.00, resulting in a net cash surplus of \$102,670.00, for that period and attached as Appendix "H" to the First Report, is hereby approved.

## **GBCS LIEN**

5. **THIS COURT ADJUDGES AND DECLARES** that the construction lien registered on title to the Property as Instrument No. SC2063393, in the amount of \$804,997.00, in favour of Georgian Bay Contracting Services (the "GBCS Lien"), is invalid and unenforceable against the Property.

## **SEALING**

6. **THIS COURT ORDERS** that the Confidential Appendix is hereby sealed until the earlier of:

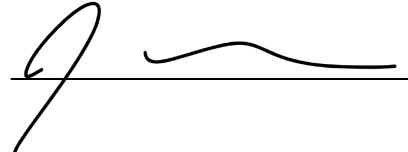
- (a) the closing of the transaction pursuant to the Sale Agreement contained in the Confidential Appendix; or
- (b) upon further order of this Court.

## DISTRIBUTION

7. **THIS COURT ORDERS** that the proposed distribution as set out in paragraphs 53(a), 53(b), 53(d) and 53(e) of the First Report, is hereby approved and authorized.

## MISCELLANEOUS

8. **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.

A handwritten signature in black ink, appearing to read "J. [Signature]". It is written in a cursive style with a long, sweeping line extending to the right.

**FIRST SOURCE FINANCIAL - and-  
MANAGEMENT INC.**

*Applicant*

**BLOCK 80 HOLDINGS INC. AND  
ANDRE SHERMAN**

*Respondents*

Court File No.: CV-24-00720929-00CL

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

**PROCEEDING COMMENCED AT  
TORONTO**

**ADMINISTRATION ORDER**

**ROBINS APPLEBY LLP**  
Barristers + Solicitors  
2600 - 120 Adelaide Street West  
Toronto, ON M5H 1T1

**Dominique Michaud LSO No.: 56871V**  
Email: [dmichaud@robapp.com](mailto:dmichaud@robapp.com)  
Tel: (416) 360-3795

**Anisha Samat LSO No.: 82342Q**  
Email: [asamat@robapp.com](mailto:asamat@robapp.com)  
Tel: (416) 360-1901

Lawyers for the Court-Appointed Receiver, TDB  
Restructuring Limited