

Court File No. CV-22-000688570-00CL

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

THE HONOURABLE
JUSTICE WILTON-SIEGEL

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FRIDAY, THE 5th DAY
OF APRIL, 2024

BETWEEN:

OWEMANCO MORTGAGE HOLDING COPORATION

Applicant

- and -

CONCEPT LOFTS LTD. and DONALD DESROCHERS

Respondents

APPLICATION UNDER Section 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, and Section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43.

ADMINISTRATION ORDER

THIS MOTION, made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver (the “**Receiver**”) of the assets, undertakings, and properties of Heritage Towns at Hallum Inc. (formerly named Concept Lofts Ltd.) and certain real property owned by Donald Desrochers, for, among other things, an Order approving the Sixth Report of the Receiver dated March 23, 2024 (the “**Sixth Report**”), was heard this day by judicial videoconference via Zoom at Toronto, Ontario.

ON READING the Sixth Report and hearing the submissions of counsel for the Receiver and such other counsel that were present as listed on the participant information sheet, no one

appearing for any other person on the service list, although properly served as appears from the affidavit of service, filed:

SERVICE

1. THIS COURT ORDERS that the time for service of the Receiver's Motion Record, including the Sixth Report, is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.

SIXTH REPORT

2. THIS COURT ORDERS that that the Sixth Report and the activities and proposed activities of the Receiver described in the Sixth Report are hereby approved.

SEALING

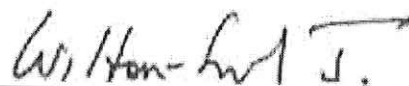
3. THIS COURT ORDERS AND DECLARES that the Receiver is authorized and directed, *nunc pro tunc*, to redact from the Motion Record served on the parties named in the service list, Confidential Appendix 1, Confidential Appendix 2 and Confidential Appendix 3 to the First Report (collectively, the "**Confidential Appendices**").

4. THIS COURT ORDERS AND DECLARES that the Motion Record containing the unredacted Confidential Appendices shall be sealed, kept confidential, and shall not form part of the public record, but shall rather be placed separate and apart from all other contents of the Court File in a separately sealed envelope on which is affixed a notice setting out the title of these proceedings and a statement that the contents are subject to a sealing order and shall only be unsealed after the closing of the Transaction (as defined in the Sixth Report), or further Order of this Court.

DISTRIBUTION

5. THIS COURT ORDERS that, immediately upon the completion of the Transaction, the Receiver shall distribute the proceeds of sale of the Balmoral Property (as defined in the Sixth Report) to OWEMANCO Mortgage Holding Corporation, net of a reserve for the Receiver's fees

and expenses to date, anticipated fees to obtain its discharge as Receiver of the Balmoral Property, legal fees and other Transaction-related expenses.



Justice, Ontario Superior Court of Justice

OWEMANCO MORTGAGE HOLDING CORPORATION

Applicant

-and-

CONCEPT LOFTS LTD. et al.

Respondents

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**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST
PROCEEDING COMMENCED AT
TORONTO**

ADMINISTRATION ORDER

MAND | RAI LLP

Lawyers

155 Rexdale Blvd

Suite 400

Toronto, ON M9W 5Z8

Paul H. Mand (46022F)

Tel: (416) 740-5653

Email: pmand@mandlaw.com

Lawyers for Rosen Goldberg Inc., Court-appointed
Receiver