

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

THE HONOURABLE

)

THURSDAY, THE 28<sup>th</sup>

JUSTICE CONWAY

)

DAY OF APRIL, 2022

)

B E T W E E N:

**DORR CAPITAL CORPORATION, COMMUNITY TRUST COMPANY and  
2098535 ALBERTA LTD.**

Applicants

- and -

**MILL STREET VENTURES GP LTD.**

Respondent

**APPLICATION UNDER** Section 47 of the *Bankruptcy and Insolvency Act*  
R.S.C. 1985, C. B-3, as amended

**ORDER**

**THIS MOTION**, made by Rosen Goldberg Inc. in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) all of the assets, undertakings and properties of the Respondent Mill Street Ventures GP Ltd. (the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including the property municipally known as 305 Mill Street, Angus, Ontario and legally described in Schedule “A” hereto (the “**Real Property**”), and all proceeds thereof, was heard this day by judicial videoconference due to the COVID-19 pandemic.

**ON READING** the Eighth Report of the Receiver dated April 21, 2022 (the “**Eighth Report**”), and upon hearing the submissions of counsel for the Receiver, and upon being advised that neither DUCA Financial Services Credit Union Ltd., the Applicants, nor the Debtor, oppose the relief sought, no other counsel appearing on behalf of any parties named in the service list, although served, as appears from the affidavit of service of Janet Nairne sworn April 21, 2022, filed,

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion, Motion Record, including the Eighth Report, 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 the Eighth Report and the activities of the Receiver set out in the Eighth Report be and are hereby approved.

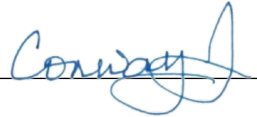
3. **THIS COURT ORDERS** that the marketing and sale process described in the Eighth report in relation to the Restaurant Land (as defined in the Eighth Report) and the Phase 2 Land (as defined in the Eighth Report) be and is hereby approved.

4. **THIS COURT ORDERS** that the Receiver be and is hereby authorized and directed, *nunc pro tunc*, to redact from the Eighth Report served on the parties named in the service list those portions redacted in Appendix G to the Eighth Report and Confidential Appendix 1.

5. **THIS COURT ORDERS** that the unredacted version of the Eighth Report, including Appendix G and Confidential Appendix 1, 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 upon the earlier of the sale of the Real Property, or further Order of the Court.

6. **THIS COURT ORDERS** that that notwithstanding Rule 59.05, this Order is effective from the date that it is made, and is enforceable without any need for entry and filing. In accordance with Rule 77.07(6) and 1.04, no formal order need be entered and filed unless an appeal or a motion for leave to appeal is brought to an appellate court. Any party may nonetheless submit a formal order for original signing, entry and filing when the Court returns to regular operations.

A handwritten signature in blue ink, appearing to read 'Conway', is written over a horizontal line.

**SCHEDULE A  
THE REAL PROPERTY**

**PIN:** 58201-0239 LT in LRO #51

**Description:** PART OF LOT 21 CONCESSION 1 SUNNIDALE BEING PTS 4, 5 & 6 ON PL 51R39403; TOGETHER WITH AN EASEMENT OVER PT 2 ON PL 51R33560 AS IN SC322575; TOGETHER WITH AN EASEMENT OVER PTS 6 & 9 ON PL 51R34628 AS IN SC692338; TOGETHER WITH AN EASEMENT OVER PART LOT 21 CON 1 BEING PART

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Applicants

- and - **MILL STREET VENTURES GP LTD.**  
Respondent

Court File No. CV-21-00660056-00CL

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PROCEEDING COMMENCED AT  
TORONTO

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**ORDER**

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