

THE QUEEN'S BENCH
WINNIPEG CENTRE

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER PURSUANT TO
SECTION 243 OF THE *BANKRUPTCY AND INSOLVENCY*
ACT, R.S.C. 1985 c. B-3, AS AMENDED, AND SECTION 55 OF
THE COURT OF QUEEN'S BENCH ACT, C.C.S.M., c. C280

BETWEEN:

WHITE OAK COMMERCIAL FINANCE, LLC,

Applicant,

- and -

NYGÅRD HOLDINGS (USA) LIMITED, NYGARD INC., FASHION
VENTURES, INC., NYGARD NY RETAIL, LLC, NYGARD ENTERPRISES
LTD., NYGARD PROPERTIES LTD., 4093879 CANADA LTD., 4093887
CANADA LTD., and NYGARD INTERNATIONAL PARTNERSHIP,

Respondents.

NOTICE OF MOTION OF THE RECEIVER
(INKSTER APPROVAL AND VESTING ORDER)
HEARING DATE: NOVEMBER 9, 2020 at 9:00 a.m.
BEFORE THE HONOURABLE MR. JUSTICE EDMOND

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Barristers and Solicitors
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THE QUEEN'S BENCH
WINNIPEG CENTRE

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER PURSUANT TO SECTION 243 OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985 c. B-3, AS AMENDED, AND SECTION 55 OF *THE COURT OF QUEEN'S BENCH ACT*, C.C.S.M., c. C280

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Respondents.

NOTICE OF MOTION OF THE RECEIVER –
INKSTER APPROVAL AND VESTING ORDER

Richter Advisory Group Inc. in its capacity as court-appointed receiver (in such capacity, the “**Receiver**”) of Nygård Holdings (USA) Limited, Nygard Inc., Fashion Ventures, Inc., Nygard NY Retail, LLC, Nygard Enterprises Ltd., Nygard Properties Ltd., 4093879 Canada Ltd., 4093887 Canada Ltd., and Nygard International Partnership (collectively the “**Debtors**”, and any one of them, a “**Debtor**”), will make a motion before The Honourable Mr. Justice Edmond on Monday, the 9th day November, 2020 at 9:00 a.m., or as soon after that time as the motion can be heard, at the Winnipeg Law Courts Building, 408 York Avenue, Winnipeg, Manitoba.

THE MOTION IS FOR:

1. An Order under the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and pursuant to the inherent jurisdiction of this Honourable Court, substantially in the form attached hereto as Schedule "A" (the “**Inkster Approval and Vesting Order**”), *inter alia*:
 - (a) Abridging the time for service of this Notice of Motion and the materials filed in support of this motion, such that this motion is properly returnable on the stated hearing date, and dispensing with further service thereof;
 - (b) Approving the sale transaction (the “**Transaction**”) contemplated by the accepted Offer to Purchase dated May 21, 2020, as amended by separate amending agreements dated July 6, July 20, August 14, August 24, August 28, September 17, September 25 and September 30, 2020 (together, the “**Sale Agreement**”) between the Receiver, as vendor, and Eighth Avenue Acquisitions Ltd. (or such nominee as designated by Eighth Avenue Acquisitions Ltd.), as purchaser (the “**Purchaser**”), entered into by the Receiver and the Purchaser pursuant to the Receiver’s powers under paragraphs 5(b) and 6(m) of the Order made in these proceedings on March 18, 2020, as amended (the “**Receivership Order**”);
 - (c) Vesting in the Purchaser all of the right, title and interest of the Debtor Nygard Properties Ltd. (“**NPL**”) in and to the assets described in the Sale Agreement, namely the land and premises (including buildings and fixtures) located at 1771 Inkster Boulevard, Winnipeg, Manitoba, and certain chattels used in

connection with the operation of that property as described in the Sale Agreement (collectively, the “**Inkster Property**”), free and clear of any claims or encumbrances, except permitted encumbrances, all as set out in the Inkster Approval and Vesting Order;

- (d) Sealing the Confidential Appendices to the Ninth Report of the Receiver, to be filed (the “**Ninth Report**”); and
 - (e) Approving the Ninth Report of the Receiver and the conduct, activities and accounts of the Receiver and its counsel described therein, including the Receiver’s updated interim Statement of Receipts and Disbursements.
2. If necessary, such further and other relief as the circumstances of this case may require, and as this Honourable Court deems just.

THE GROUNDS FOR THE MOTION ARE:

1. On March 18, 2020, this Honourable Court made the Receivership Order appointing the Receiver over all the assets, undertakings and properties of the Debtors (including the Inkster Property), which appointment was subsequently amended (by that certain General Order made April 29, 2020 in these proceedings) in relation to assets, undertakings and properties of the Debtors Nygard Enterprises Ltd. and NPL. The assets, undertakings and properties of the Debtors subject to the Receivership Order are hereinafter referred to as the “**Property**”.
2. Pursuant to the Receivership Order, this Honourable Court empowered and authorized the Receiver to, *inter alia*, sell, convey, transfer, lease or assign the

Property, or any part or parts thereof, out of the ordinary course of business, with the approval of this Honourable Court in respect of any transaction in which the purchase price exceeds \$250,000.00, and to apply for a vesting order or other orders necessary to convey such Property to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property.

3. As reflected in the reports of the Receiver filed with this Honourable Court, including the Ninth Report, to be filed, the Receiver has, since being appointed,, engaged in efforts to sell the Property, including the Inkster Property.
4. As a result of the Receiver's efforts, the Receiver has received offers for the Inkster Property. The Receiver has determined that the offer from the Purchaser as reflected in the Sale Agreement represents the most favourable offer available for the Inkster Property.
5. The Receiver has entered into the Sale Agreement with the Purchaser for the Inkster Property. Pursuant to the Sale Agreement, and subject to the approval of this Honourable Court, the parties anticipate the closing of the Transaction to occur as soon as reasonably possible following Court approval and, in any event, no later than sixty (60) days from such approval.
6. The process leading up to the conclusion of the Sale Agreement relating to the Inkster Property was commercially reasonable and fair, and the Receiver has made sufficient efforts to obtain the best price, and has not acted improvidently.
7. The information contained in the Confidential Appendices to the Ninth Report is sensitive commercial information, and a sealing order is necessary as there is a real

and substantial risk of harm to the interests of stakeholders in this proceeding in the event such information is disclosed to the public in advance of the completion of the Transaction.

8. The salutary effects of a sealing order with respect to the Confidential Appendices outweigh any considerations relating to the public interest in open and accessible court proceedings.
9. Paragraphs 5(b), 6(m) and 6(l) of the Receivership Order.
10. Section 95 of *The Corporations Act*, C.C.S.M. c. C225.
11. The BIA, including sections 243 and 249.
12. Rules 3, 4, 6, 11 and 13 of the *Bankruptcy and Insolvency General Rules*, C.R.C. c. 368.
13. Rules 2.03, 3.02, 16.04, 37 and 41.05 of the *Queen's Bench Rules*, M.R. 553/88, as amended.
14. Such further and other grounds as counsel for the Receiver may advise and as this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

1. The First Report of the Receiver dated April 20, 2020;
2. The Supplementary First Report of the Receiver dated April 27, 2020;

3. The Second Report of the Receiver dated May 27, 2020;
4. The Supplementary Second Report of the Receiver dated May 31, 2020;
5. The Third Report of the Receiver dated June 22, 2020;
6. The Fourth Report of the Receiver dated June 27, 2020;
7. The Supplementary Third Report of the Receiver dated June 29, 2020;
8. The Fifth Report of the Receiver dated July 6, 2020;
9. The Sixth Report of the Receiver dated August 3, 2020;
10. The Seventh Report of the Receiver dated September 10, 2020;
11. The Supplementary Seventh Report of the Receiver dated September 14, 2020;
12. The Eighth Report of the Receiver dated September 28, 2020;
13. The Supplementary Eighth Report of the Receiver dated October 12, 2020;
14. The Ninth Report of the Receiver to be filed; and
15. Such further and other evidence as counsel for the Receiver may advise and this Honourable Court may permit.

October 26, 2020

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TO: THE ATTACHED SERVICE LIST

THE QUEEN'S BENCH
Winnipeg Centre

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Respondents

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(as at October 26, 2020)

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BLANEY MCMURTRY 2 Queen Street East, Suite 1500 Toronto ON M5C 3G5 Counsel to BIM North Hill Inc., Westpen North Hill LP, Eastgate Square LP, KS Eglinton Square Inc., Hillside Centre Holdings Inc., White Oaks Mall Holdings Ltd. and Tanurb (Festival Marketplace) Inc.	John C. Wolf Email : jwolf@blaney.com Tel : 416-593-1221
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<p>ALBERT GELMAN INC. 125-100 Simcoe Street Toronto ON M5H 3G2</p> <p>Proposed Proposal Trustee</p>	<p>Bryan Gelman Email : bgelman@albertgelman.com Tel : 416-504-1650 ext. 115</p> <p>Tom McElroy Email : tmcelroy@albertgelman.com Tel : 416-504-1650 ext.117</p>

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SCHEDULE "A"

File No. CI 20-01-26627

**THE QUEEN'S BENCH
WINNIPEG CENTRE**

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER PURSUANT TO SECTION 243 OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985 c. B-3, AS AMENDED, AND SECTION 55 OF *THE COURT OF QUEEN'S BENCH ACT*, C.C.S.M., c. C280

BETWEEN:

WHITE OAK COMMERCIAL FINANCE, LLC,

Applicant,

- and -

NYGÅRD HOLDINGS (USA) LIMITED, NYGARD INC., FASHION VENTURES, INC., NYGARD NY RETAIL, LLC, NYGARD ENTERPRISES LTD., NYGARD PROPERTIES LTD., 4093879 CANADA LTD., 4093887 CANADA LTD., and NYGARD INTERNATIONAL PARTNERSHIP,

Respondents.

INKSTER APPROVAL AND VESTING ORDER

Thompson Dorfman Sweatman LLP
Barristers and Solicitors
1700 – 242 Hargrave Street
Winnipeg, MB R3C 0V1
(Matter No. 0173004 GBT)
(G. Bruce Taylor: 204-934-2566)
(Ross A. McFadyen: 204-934-2378)
(Email: gbt@tdslaw.com / ram@tdslaw.com)

THE QUEEN'S BENCH

WINNIPEG CENTRE

THE HONOURABLE)
MR. JUSTICE EDMOND) Monday, the 9th day of November, 2020
)

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER PURSUANT TO SECTION 243 OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985 c. B-3, AS AMENDED, AND SECTION 55 OF *THE COURT OF QUEEN'S BENCH ACT*, C.C.S.M., c. C280

BETWEEN:

WHITE OAK COMMERCIAL FINANCE, LLC,

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NYGÅRD HOLDINGS (USA) LIMITED, NYGARD INC., FASHION VENTURES, INC., NYGARD NY RETAIL, LLC, NYGARD ENTERPRISES LTD., NYGARD PROPERTIES LTD., 4093879 CANADA LTD., 4093887 CANADA LTD., and NYGARD INTERNATIONAL PARTNERSHIP,

Respondents.

INKSTER APPROVAL AND VESTING ORDER

THIS MOTION, made by Richter Advisory Group Inc. in its capacity as court-appointed Receiver (in such capacity, the “**Receiver**”) without security, of the assets, undertakings and properties of Nygård Holdings (USA) Limited, Nygard Inc., Fashion Ventures, Inc., Nygard NY Retail, LLC, Nygard Enterprises Ltd., Nygard

Properties Ltd., 4093879 Canada Ltd., 4093887 Canada Ltd., and Nygard International Partnership (collectively, the “**Debtors**”, or any one of them, a “**Debtor**”) as provided for in the Order of this Court pronounced on March 18, 2020 (the “**Receivership Order**”) (and as further amended by the General Order of this Court pronounced April 29, 2020), for, *inter alia*, an Order approving the sale transaction (the “**Transaction**”) contemplated by the accepted Offer to Purchase as amended (the “**Sale Agreement**”) between the Receiver, as vendor, and Eighth Avenue Acquisitions Ltd. (or such nominee as designated by Eighth Avenue Acquisitions Ltd.), as purchaser (the “**Purchaser**”), as referenced in the Ninth Report of the Receiver dated October •, 2020 (the “**Ninth Report**”), and vesting in the Purchaser all of the right, title and interest of the Debtor Nygard Properties Ltd. (“**NPL**”) in and to the assets described in the Sale Agreement, namely the land and premises (including, without limitation, buildings and fixtures) located at 1771 Inkster Boulevard, Winnipeg, and certain chattels used in connection with the operation of that property as described in the Sale Agreement (collectively, the “**Inkster Property**”), was heard this day at the Law Courts Building, 408 York Avenue, Winnipeg, Manitoba.

ON READING the Notice of Motion of the Receiver, the Motion Brief of the Receiver dated October •, 2020, the First Report of the Receiver dated April 20, 2020, the Supplementary First Report of the Receiver dated April 27, 2020, the Second Report of the Receiver dated May 27, 2020, the Supplementary Second Report of the Receiver dated May 31, 2020, the Third Report of the Receiver dated June 22, 2020, the Fourth Report of the Receiver dated June 27, 2020, the Supplementary Third Report of the Receiver dated June 29, 2020, the Fifth Report of the Receiver dated July 6, 2020, the

Sixth Report of the Receiver dated August 3, 2020, the Seventh Report of the Receiver dated September 10, 2020, the Supplementary Seventh Report of the Receiver dated September 14, 2020, the Eighth Report of the Receiver dated September 28, 2020, the Supplementary Eighth Report of the Receiver dated October 12, 2020, and the Ninth Report of the Receiver dated October •, 2020, including the Confidential Appendices thereto, and on hearing the submissions of counsel for the Receiver, counsel for the Applicant, and counsel for the Respondents and Peter Nygard, no one appearing for any other person, although properly served as appears from the Affidavit of Service of • sworn October •, 2020, filed herein:

1. THIS COURT ORDERS that the time for service of the Notice of Motion of the Receiver, the Ninth Report and the Motion Brief of the Receiver is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

APPROVAL AND VESTING

2. THIS COURT ORDERS that the Transaction is hereby approved, and the completion of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Inkster Property to the Purchaser.

3. THIS COURT ORDERS AND DECLARES that, upon the delivery of a Receiver's Certificate to the Purchaser substantially in the form attached as Schedule "A" hereto (the

“Receiver’s Certificate”), all of NPL’s right, title and interest in and to the Inkster Property described in the Sale Agreement shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecations, mortgages, assignments, deposit arrangements, leases, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, rights of others, including, without limitation, rights of first refusal or purchase options, 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 Receivership Order, as amended, and the Landlord Terms Order made in this proceeding on June 2, 2020; and (ii) all charges, security interests or claims evidenced by registrations pursuant to *The Personal Property Security Act* (Manitoba) or any other personal property registry system; and (iii) those Claims listed on Schedule “B” hereto (all of which Claims and the charges and encumbrances referenced in subparagraphs (i), (ii) and (iii), are collectively referred to herein as the **“Encumbrances”**, which term shall not include the permitted encumbrances and easements listed on Schedule “C” hereto (the **“Permitted Encumbrances”**)) and, for greater certainty, this Court orders that, upon the delivery of the said Receiver’s Certificate, all of the Claims and Encumbrances affecting or relating to the Inkster Property are hereby expunged and discharged as against the Inkster Property.

4. THIS COURT ORDERS that upon delivery of the Receiver’s Certificate to the Purchaser, the District Registrar of the Winnipeg Land Titles Office in the Province of Manitoba shall immediately cancel Certificate of Title No. 2286531/1 now standing in the

name of NPL and shall immediately thereafter issue a new Certificate of Title in respect of the same land in the name of the Purchaser, free and clear from any and all Claims and Encumbrances except those Permitted Encumbrances identified in Schedule "C" hereto, notwithstanding that the time for appeal of this Inkster Approval and Vesting Order has not expired and notwithstanding that all interested parties may not have consented to this Inkster Approval and Vesting Order

5. THIS COURT ORDERS that, for the purposes of determining the nature and priority of Claims and Encumbrances, the net proceeds from the sale of the Inkster Property shall stand in the place and stead of the Inkster Property, and that from and after the delivery of the Receiver's Certificate, all Claims and Encumbrances shall attach to the net proceeds from the sale of the Inkster Property with the same priority as they had with respect to the Inkster Property immediately prior to the sale, as if the Inkster Property had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. THIS COURT ORDER AND DIRECTS the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof to the Purchaser.

7. 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 BIA in respect of any of the Debtors, including, without limitation, NPL, and any bankruptcy order issued pursuant to any such applications;

and

- (c) any assignment in bankruptcy made in respect of the Debtors, including, without limitation, NPL

the vesting of the Inkster Property in the Purchaser pursuant to this Order shall be binding on any licensed insolvency trustee of the bankruptcy estate that may be appointed in respect of any of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed a settlement, 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.

SEALING

8. THIS COURT ORDERS that the Confidential Appendices to the Ninth Report shall be sealed, kept confidential and not form part of the public record and shall remain stored electronically with this Court on an encrypted basis limiting access to only the Registrar of this Court and the presiding Judge and shall only be made accessible or form part of the public record upon further Order of this Court.

NINTH REPORT AND ACTIVITIES OF RECEIVER

9. THIS COURT APPROVES the Ninth Report and the activities of the Receiver and its counsel as described therein, including the Receiver's Interim Statement of Receipts and Disbursements and the interim accounts of the Receiver and its counsel as reflected in the Ninth Report.

GENERAL

10. THIS COURT HEREBY REQUESTS the aid and recognition of any Court, tribunal, regulatory or administrative bodies, having jurisdiction in Canada or in the United States of America, to give effect to this Order and to assist the Consultant, the Receiver and their respective 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 Consultant and the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Receiver in any foreign proceeding, or to assist the Consultant and the Receiver and their respective agents in carrying out the terms of this Order.

• , 2020

I, MELANIE M. LABOSSIERE OF THE FIRM OF THOMPSON DORFMAN SWEATMAN LLP HEREBY CERTIFY THAT I HAVE RECEIVED THE CONSENTS AS TO FORM OF THE FOLLOWING PARTIES: THE APPLICANT, THE RESPONDENTS, EDSON'S INVESTMENTS INC. and BRAUSE INVESTMENTS INC., AS DIRECTED BY THE HONOURABLE MR. JUSTICE EDMOND.

SCHEDULE A
FORM OF RECEIVER'S CERTIFICATE

**THE QUEEN'S BENCH
WINNIPEG CENTRE**

16. **IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER PURSUANT TO SECTION 243 OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C. 1985 c. B-3, AS AMENDED, AND SECTION 55 OF *THE COURT OF QUEEN'S BENCH ACT*, C.C.S.M., c. C280**

17.

18. **BETWEEN:**

19.

WHITE OAK COMMERCIAL FINANCE, LLC,

Applicant,

- and -

NYGÅRD HOLDINGS (USA) LIMITED, NYGARD INC., FASHION VENTURES, INC., NYGARD NY RETAIL, LLC, NYGARD ENTERPRISES LTD., NYGARD PROPERTIES LTD., 4093879 CANADA LTD., 4093887 CANADA LTD., and NYGARD INTERNATIONAL PARTNERSHIP,

Respondents.

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to the Order of the Honourable Mr. Justice Edmond of the Manitoba Court of Queen's Bench (the "**Court**") dated March 18, 2020 (and as further amended by the General Order of this Court pronounced April 29, 2020), Richter Advisory Group Inc. was appointed as the receiver (the "**Receiver**") of the undertaking, property and assets of Nygård Holdings (USA) Limited, Nygard Inc., Fashion Ventures, Inc., Nygard NY Retail, LLC, Nygard Enterprises Ltd., Nygard Properties Ltd., 4093879 Canada Ltd., 4093887 Canada Ltd., and Nygard International Partnership (collectively, the "**Debtors**", or any one of them, a "**Debtor**").

B. Pursuant to an Order of the Court dated November •, 2020, the Court approved the transaction (the “**Transaction**”) contemplated by the accepted Offer to Purchase, as amended (the “**Sale Agreement**”) between the Receiver, as vendor, and Eighth Avenue Acquisitions Ltd. (or such nominee as designated by Eighth Avenue Acquisitions Ltd.), as purchaser (the “**Purchaser**”), as referenced in the Ninth Report of the Receiver dated October •, 2020, and vesting in the Purchaser all of the right, title and interest of the Debtors Nygard Properties Ltd. in and to the assets described in the Sale Agreement, namely the land and premises (including, without limitation, buildings and fixtures) located at 1771 Inkster Boulevard, Winnipeg, and certain chattels used in connection with the operation of that property as described in the Sale Agreement (collectively, the “**Inkster Property**”), which vesting is to be effective with respect to the Inkster Property upon the delivery by the Receiver to the Purchaser of a certificate confirming: (i) the payment by the Purchaser of the purchase price for the Inkster Property; (ii) that the conditions to closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

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

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Inkster Property payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to closing as set in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at the City of Winnipeg, in Manitoba on the day of , 2020.

Richter Advisor Group Inc., in its capacity as Receiver of the undertaking, property and assets of the Debtors, and not in its personal capacity

per: _____
Name:
Title:

SCHEDULE "B"

REAL PROPERTY TO BE VESTED – ENCUMBRANCES TO BE EXPUNGED

Title No. 2286531/1

FIRSTLY: SP LOT 6 PLAN 26533 WLTO IN OTM LOTS 2 AND 3 PARISH OF KILDONAN

SECONDLY: PARCEL 3 PLAN 11773 WLTO EXC OUT OF SAID PARCEL ALL MINES AND MINERALS WHETHER SOLID LIQUID OR GASEOUS AND THE RIGHT TO WORK THE SAME IN SAID PARISH

Encumbrances to be Expunged

Mortgage No. 5140960/1 from Nygard Properties Ltd. to White Oak Commercial Finance, LLC

Notice of Appointment of a Receiver/Mgr No. 5166008/1

SCHEDULE "C"

PERMITTED ENCUMBRANCES

Caveat No. 228203/1 in favour of The City of Winnipeg

Caveat No. 228344/1 in favour of The City of Winnipeg