

C A N A D A  
Province of Quebec  
District of: Quebec  
Division No.: 01 - Montréal  
Court No.: 500-11-038703-100  
Estate No.: 41-

SUPERIOR COURT  
In Bankruptcy and Insolvency  
(Commercial Division)

**Notice and Statement of the Receiver**  
(Subsections 245(1) and 246(1) of the Act)

In the Matter of the Receivership of  
**9178-2292 Québec Inc.**  
(operating under Le Domaine des Forges III) ("debtor")

The receiver gives notice and declares that:

1. On June 9, 2010, we, RSM Richter Inc., became the receiver in respect of the property of 9178- 2292 Québec Inc., insolvent person, that is described below:

Property: "Domaine des Forges III" stand-alone building located at 263 Ste-Rose Blvd., Laval, Quebec, which has 84 residential units, two commercial spaces and two offices.

2. We became a receiver by virtue of being appointed by the Court, pursuant to the attached Order.

3. The undersigned took possession of the property described above on June 9, 2010.

4. The following information relates to the receivership:

(a) Address of debtor: 5300, Ch. de la Côte Saint-Luc, Suite 503, Montréal, Quebec, H3X 0A3

(b) Principal line of business: Owner and operator of a retirement home for elderly people

(c) Location of the business: 263, Boulevard Sainte-Rose, Laval, Quebec, H7L 4V6

(d) Amount owed by insolvent person to each creditor who holds a security on the property described above:

ROYAL BANK OF CANADA

\$8,597,375

(e) The list of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is as follows:

**UNSECURED CREDITORS**

4425529 CANADA INC.	\$200,000.00
9050-2428 QUEBEC INC.	150,000.00
9143-1304 QUEBEC INC.	10,000.00
9145-8794 QUEBEC INC.	2,716.00
9145-8794 QUEBEC INC.(DDF)	80,616.32
9157-7437 QUEBEC INC.	273,319.00
9157-7437 QUEBEC INC.(DDF II)	25,270.85

**UNSECURED CREDITORS (cont'd)**

ALARME SENTINELLE	\$ 2,031.75
ASCENSEURS NOVA INC.	733.68
CARTE RONA PREVILLEGE	754.10
DEVELOPPEMENT MELIOR SEC	757,011.00
DEVELOPPEMENT ST-BRUNO INC.	13,511.00
FOURNITURE DE BUREAU DENIS	62.39
GOYAVE	474.07
HYDRO-QUEBEC	29,601.76
LES EMBELLISSEMENTS MICHEL LAV	169.31
MINISTERE DU REVENU DU QUEBEC	94,392.00
ROBERT LEBLANC	588.00
SECUTROL INC.	310.98
VEZINA PARTY CENTRE	34.63
VIDEOTRON	78.96
VILLE DE LAVAL	48,009.73
WOOD WYANT INC.	282.25
CREATION JSP	1,100.00
GROUPE MELNOR INC.	699.19
IMPRIMERIE RAYMOND	359.08
ENTREPRISE REN-O	<u>658.44</u>
	<b><u>\$1 692 784,49</u></b>

(f) The intended plan of action of the receiver during the receivership, to the extent that such a plan has been determined, is as follows:


See to the continuation of operations and monitor the management of the property, control the bank account and receipts, approve all disbursements and, ultimately, coordinate the sale process of the property.

(g) Contact person for receiver: Ariella Yedid, CA  
 Tel: 514.934.3532 / Fax: 514.934.3504  
 E-mail: [ayedid@rsmrichter.com](mailto:ayedid@rsmrichter.com)

Dated at Montréal in the Province of Quebec, June 18, 2010.

RSM Richter Inc. - Receiver

Per:



Yves Vincent, FCA, CIRP  
 2 Place Alexis Nihon, Suite 1820  
 Montréal QC H3Z 3C2  
 Phone: (514) 934-3497 Fax: (514) 934-3504

**SUPERIOR COURT**

**CANADA**

**PROVINCE OF QUEBEC**

**DISTRICT OF MONTREAL**

**N°: 500-11-038703-100**

**DATE : June 9, 2010**

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**PRESIDING:** Me Chantal Flamand, registraire

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**9178-2292 QUÉBEC INC.**

-and-

Debtor/Respondent

**ROYAL BANK OF CANADA**

-and-

Petitioner

**RSM RICHTER INC.**

Receiver

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**ORDER**

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**CONSIDERING** the Petitioner's Motion for the Appointment of a Receiver, the Affidavit and exhibits in support thereof and the representations made by counsel for the Petitioner;

**FOR THESE REASONS, THE COURT:**

- [A] **GRANTS** the present *Motion for the Appointment of a Receiver* (the "**Motion**");
- [B] **SHORTENS** and **WAIVES** the delays for service, filing and presentation of the Motion;
- [C] **APPOINTS** RSM Richter Inc., through its representative, Yves Vincent, to act as receiver (the "**Receiver**") to the property of Debtor/Respondent, 9178-2292 Québec Inc. (the "**Debtor**"), pursuant to Section 243 of the *Bankruptcy and Insolvency Act* ;
- [D] **AUTHORIZES** the Receiver, at the Receiver's discretion, to take possession of all of the Debtor's assets and exercise upon them, as well as on the Debtor's business, complete control and, without restricting the generality of the foregoing, **GRANTS** to the Receiver the following powers which, at the Receiver's discretion, may be utilized :
  - (a) all the necessary powers to collect all the accounts receivables of Debtor;
  - (b) all the powers necessary to the control of the receipts and disbursements of Debtor;
  - (c) all powers necessary to negotiate, enter into and terminate any agreement with respect to the Debtor's operations, business, assets and property;
  - (d) all the powers necessary to operate, on behalf of Debtor, its business, including without limitation, the powers to hire employees, to purchase goods and services and to lease rooms/apartments and more generally, to do anything required or useful to continue the operations of Debtor;
  - (e) all the powers necessary to hire, on behalf of Debtor, any qualified nurse or other professional required, in its sole opinion, to operate Debtor's business;
  - (f) all the powers to sign and issue cheques on behalf of Debtor;
  - (g) all the powers necessary to protect the interests of Petitioner, the Royal Bank of Canada ("**Petitioner**");

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- (h) all the powers necessary to take safeguard measures in order to prevent that Debtor squanders its assets and/or erodes the value of the security of Petitioner;
- (i) any other power necessary to the taking of safeguard measures regarding all of Debtor's assets and operations;
- (j) open any required bank account on behalf of the Debtor, according to terms and conditions that it will, in its sole discretion, consider appropriate, with any Canadian chartered bank, including Petitioner or any other acceptable financial institution, in order to cash in any sum payable to Debtor, or to its benefit, and make any payment that, in its opinion, is necessary, to Petitioner or to the fulfilling of the Receiver's duties; and
- (k) contract any loan or other form of credit on behalf of the Debtor up to a capital amount of \$150,000 in order to allow the continuation of Debtor's operations, and the charge or hypothec on any such debt or loan (plus the additional hypothec of 20%) will be ranked in preference and priority to any other existing guarantee or security, of any nature whatsoever, and will be paid in preference and priority by the Receiver;

[E] **AUTHORIZES** the Receiver to conduct and supervise a sale process of Debtor's assets and business;

[F] **AUTHORIZES** the Receiver to solicit, through private or public call for tenders or through any other means, bids regarding Debtor's assets and business;

[G] **DECLARES** that the Receiver has all the powers necessary, required or appropriate in order to:

- (a) solicit bids for Debtor and, more generally, to manage the call for tenders process or any other sale process;
- (b) determine the means to contact potential buyers, through private mailings, publication in newspapers or otherwise, and proceed accordingly;
- (c) determine the means of commercializing Debtor, and/or, amongst others, the groups of assets or the grouping of assets of Debtor;
- (d) allow any potential buyer or any person having demonstrated or demonstrating an interest in Debtor to proceed to a due diligence or to any other analysis of Debtor; and

- (e) conclude any agreement, of any nature whatsoever, on behalf of Debtor, with any person, in order to receive bids regarding Debtor;

[H] **DECLARES** that:

- (a) the Receiver shall be entitled to institute appropriate proceedings, as the case may be and retain the services of legal advisors for the purposes of these proceedings or for any other need. Moreover, such Receiver shall be entitled to file any motion for directions within the meaning of section 34 of the *Bankruptcy and Insolvency Act* as if it were a trustee and if necessary, to execute any necessary document to place Debtor into bankruptcy;
- (b) in addition to the foregoing, the Receiver shall not be liable for any debt that came into existence prior to the service of the judgment to be rendered herein;

[I] **DECLARES** that:

- (a) the Receiver shall not be considered the employer, for all intents and purposes, and shall not incur any liability whatsoever regarding third parties, the Receiver acting for and on behalf of Debtor, among others, as if it were a taking of possession for purposes of administration within the meaning of articles 2773 of the *Civil Code of Québec* and seq., or a sale by the creditor within the meaning of article 2786 *Civil Code of Québec*;
- (b) the Receiver will not be considered as operating or continuing the enterprise of Debtor, for any purposes whatsoever;
- (c) the Receiver shall not incur any liability whatsoever regarding third parties or the Debtor for any act done under the judgment to be rendered herein;
- (d) all the powers, obligations and duties of the Receiver shall be exercised in his sole discretion and according to the judgment to be rendered herein;
- (e) the Receiver shall benefit from the protection of sections 14.06 of the *Bankruptcy and Insolvency Act* and more particularly the Receiver shall not, as a result of the judgment to be rendered herein or anything done in pursuance of the Receiver's duties and powers under the judgment to be rendered herein, be deemed to be in possession of any of the property of Debtor within the meaning of any federal, provincial or other legislation, statute, regulation or rule of law or equity respecting the protection, conservation, enhancement, remediation or rehabilitation of the

environment or relating to the disposal of waste or other contamination and regulations thereunder;

- [J] **ORDERS** Debtor and its representatives and employees to surrender all of those assets, the Receiver requires to implement the judgment to be rendered herein, upon service of said judgment;
- [K] **ORDERS** Debtor and its representatives and employees to fully collaborate and cooperate with the Receiver and help and assist the Receiver in the fulfilling of its duties;
- [L] **ORDERS** Debtor and its representatives and employees to grant access to and to surrender to the Receiver all of its accounting records, books and other accounting or financial documents of any nature whatsoever, notwithstanding their medium, and fully assist and help the Receiver in accomplishing its duties and in analyzing such documents;
- [M] **AUTHORIZES** the Receiver, on behalf of the Debtor, to retain or to terminate the services of any person or enterprise, including nurses or doctors, in order to effectively fulfill its duties and to delegate whenever suitable to the Receiver, such powers to any person or enterprise and appoint any agent or other representative;
- [N] **AUTHORIZES** the Receiver to pay out any advance regarding its fees and disbursements, with the agreement of Petitioner, the whole subject to taxation in conformity with the Law;
- [O] **EXEMPTS** Petitioner from serving any prior notice for the presentation of the Motion;
- [P] **ORDERS** that these proceedings shall have full force and effect in all of the provinces and territories in Canada;
- [Q] **ORDERS** that the judgment to be rendered herein be executory, notwithstanding appeal and without any need to give security;
- [R] **ALLOWS**, as the case may be, a shorter time for presentation;
- [S] **RENDERS** any other remedy appropriate in the circumstances;
- [T] **THE WHOLE** without costs.

*(S) FICENTCO FLO-RAND Reg*

*Mila Tala*  
Clerk of Court