

**ONTARIO
SUPERIOR COURT OF JUSTICE**

**IN THE MATTER OF THE COURT-APPOINTED RECEIVERSHIP
OF CASSELMAN PLYWOOD HARDWARE & BUILDING CENTRE LTD.
of the Town of Casselman,
in the Province of Ontario**

THE HONOURABLE) **WEDNESDAY, the 14TH DAY**
)
MR. JUSTICE CALUM MACLEOD) **OF DECEMBER, 2016.**

BETWEEN:

ROYAL BANK OF CANADA

Applicant

- and -

CASSELMAN PLYWOOD HARDWARE & BUILDING CENTRE LTD.

Respondent

ORDER

THIS MOTION, made by Raymond Chabot Inc. ("**RCI**") as Court-Appointed Receiver (the "**Receiver**") of Casselman Plywood Hardware & Building Centre Ltd. (the "**Debtor**"), was heard this day at the Courthouse, 161 Elgin Street, Ottawa, Ontario.

ON READING the Motion Record filed on behalf of the Receiver, including the First Report of the Receiver dated December 6, 2016 (the "**First Report**"), and upon hearing the submissions of counsel for the Receiver and all other interested parties in attendance, no one appearing for any of the other interested parties although duly served as appears from the Affidavit of Service, filed,

1. **THIS COURT ORDERS AND DECLARES** that the time for and method of service of the Notice of Motion and the Receiver's First 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 AND DECLARES** that, unless otherwise indicated, any defined terms used but not defined herein shall have the meaning ascribed to such terms in the First Report.
3. **THIS COURT FURTHER ORDERS AND DECLARES** that the Receiver's First Report is hereby approved and that the activities and conduct of the Receiver as set forth in its First Report are hereby ratified and approved.
4. **THIS COURT FURTHER ORDERS AND DECLARES** that the Transaction between the Receiver and the Purchaser is hereby approved and the Receiver is hereby authorized to enter into the APS and authorized to take such additional steps and execute such additional documents as maybe necessary or desirable for the completion of the Transaction.
5. **THIS COURT FURTHER ORDERS AND DECLARES** that the sale by the Receiver pursuant to the terms of the Second APS between the Receiver and the Second Purchaser is hereby approved and the Receiver is hereby authorized to enter into the Second APS and authorized to take such additional steps and execute such additional documents as maybe necessary or desirable for the completion of the aforesaid transaction.
6. **THIS COURT FURTHER ORDERS AND DECLARES** that Confidential Exhibits "C", "D", "F", "G" and "H" to the First Report shall be kept sealed, confidential and not form part of the public record, but rather shall be placed separate and apart from all other contents of the Court file, in a sealed envelope attached to a notice which sets out the title of

these proceedings and a statement that the contents are subject to a sealing order and shall only be opened upon further order of the Court.

7. **THIS COURT ORDERS AND DECLARES** that the Receiver shall be and is hereby authorized to assign the lease for the premises municipally known as 8 Racine Street, Casselman, Ontario to the Purchaser and that the landlord of the said premises shall consent to the assignment, and to pay to the landlord the amount of \$143,060.11 on account of accrued arrears under the lease in full and final satisfaction of any and all claims for such arrears arising up to and including the date on which the lease is assigned to the Purchaser.
8. **THIS COURT ORDERS** that the Receiver shall be and is hereby authorized to make a distribution in the amount of \$1,071.15 to the Canada Revenue Agency on account of its deemed statutory trust claim on in respect of unremitted source deductions.
9. **THIS COURT FURTHER ORDERS AND DECLARES** that the Receiver's Interim Statement of Receipts and Disbursements, as set forth in the First Report, is hereby ratified and approved.
10. **THIS COURT FURTHER ORDERS AND DECLARES** that the fees and disbursements of the Receiver and of its legal counsel, all as particularized in the First Report, are hereby ratified and approved.


THE HONOURABLE MR. JUSTICE CALUM MACLEOD

ENTERED AT OTTAWA INSCRIT A OTTAWA
ON/LE DEC 14 2016
DOCUMENT # <u>CA11</u>
IN BOOK NO. 73-13
AU REGISTRE NO. 73-13

ROYAL BANK OF CANADA
Applicant

- and -

CASSELMAN PLYWOOD HARDWARE & BUILDING CENTRE LTD.
Respondent

Court File No.: 16-70182

IN THE MATTER OF THE COURT-APPOINTED RECEIVERSHIP OF
CASSELMAN PLYWOOD HARDWARE & BUILDING CENTRE LTD.
of the Town of Casselman, In the Province of Ontario

ONTARIO SUPERIOR COURT OF JUSTICE

Proceedings commenced at OTTAWA

ORDER

SOLOWAY WRIGHT LLP

Lawyers
700-427 Laurier Avenue West
Ottawa, Ontario K1R 7Y2

André A. Ducasse (#44739R)
(613) 236-0111 telephone
(613) 238-8507 facsimile

Lawyers for the Court-Appointed Receiver