

ON READING the Second Report, and the appendices thereto, and on hearing the submissions of counsel for the Receiver and those other parties listed on the Counsel Slip, no one appearing although properly served with the Receiver's Motion Record as appears from the affidavit of service, filed:

SERVICE

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

DEFINED TERMS

2. **THIS COURT ORDERS** that all capitalized terms used but not defined herein shall have the meaning ascribed thereto in the Second Report.

RETAIL PLAZA SALE PROCESS

3. **THIS COURT ORDERS** that the Retail Plaza Sale Process, including the engagement of Jones Lang Lasalle Real Estate Services, Inc., as described in the Second Report, be and is hereby approved.

PROPOSED INTERIM DISTRIBUTIONS

4. **THIS COURT ORDERS** that, subject to the payment of the fees and disbursements of the Receiver and its counsel, Chaitons LLP ("**Chaitons**") and Torkin Manes LLP ("**Torkin Manes**"), as approved herein, the Receiver is hereby authorized to make the following distributions:

- a. payment of any amounts owing to The Corporation of the Town of Aurora in respect of unpaid property taxes;
- b. pursuant to the Payout and Assignment Agreement dated January 15, 2026, payment to National Bank of Canada of the amount necessary to cash collateralize the LCs, in an amount up to \$4,734,961.72; and

- c. payment to Windsor II Limited Partnership in an amount up to \$19,000,000, subject to further Order of the Court.

APPROVAL OF RECEIVER'S REPORTS

5. **THIS COURT ORDERS** that the First Report, the First Supplement and the Second Report, and the Receiver's activities described therein, including the completion of the sale of 14 of the existing 20 Condo Unit APSs, be and are hereby approved, provided, however, that only AGI, in its personal capacity and with respect to its own personal liability, shall be entitled to rely upon or utilize in any way such approval.

INTERIM STATEMENT OF RECEIPTS AND DISBURSEMENTS

6. **THIS COURT ORDERS** that the Receiver's interim statement of receipts and disbursements as at March 20, 2026, appended to the Second Report, be and is hereby approved.

PROFESSIONAL FEES

7. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, Chaitons and Torkin Manes, as set out in the Second Report, and the fee affidavits appended thereto, be and are hereby approved.

**Jana
Steele** Digitally signed
by Jana Steele
Date: 2026.03.31
13:34:55 -04'00'

**WINDSOR PRIVATE CAPITAL LIMITED PARTNERSHIP
and WINDSOR II LIMITED PARTNERSHIP**

-and-

2352107 ONTARIO INC.

Applicants

Respondent

Court File No.: CL-26-00000005-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

PROCEEDING COMMENCED AT
TORONTO

ORDER

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**Lawyers for the Albert Gelman Inc., in its capacity as
Court-appointed Receiver**