

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

BETWEEN:

**915643 ONTARIO INC.**

Applicant

- and -

**177 CROSS ARGUS DEVELOPMENT INC. AND DOUBLE DIAMOND CAPITAL INC.**

Respondents

**AND IN THE MATTER OF AN APPLICATION UNDER Section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended, and Section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended**

**RECEIVER'S CERTIFICATE**

**RECITALS**

A. Pursuant to the Order of the Honourable Justice Dunphy of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated November 27<sup>th</sup>, 2025, Albert Gelman Inc., was appointed as the receiver and manager (in such capacity, the "**Receiver**"), without security, of all of the assets, undertakings and properties of 177 Cross Argus Development Inc., and Double Diamond Capital Inc. (collectively, the "**Debtors**"), including the real property municipally known as 177-185 Cross Avenue, Oakville, Ontario and 580 Argus Road, Oakville, Ontario.

B. Pursuant to an Order of the Court dated March 31<sup>st</sup>, 2026, the Court approved the stalking horse agreement of purchase and sale between the Receiver and 915643 Ontario Inc. (the "**Purchaser**") dated January 14, 2026 (the "**APS**") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets 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

Purchased Assets; (ii) that the conditions to Closing set out in the APS have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction contemplated by the APS has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the APS.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the APS.
2. The conditions to Closing as set out in the APS have been satisfied or waived by the Receiver and the Purchaser;
3. The Transaction has been completed to the satisfaction of the Receiver; and
4. This Certificate was delivered by the Receiver at 4:12pm [TIME] on April 22nd, 2026 [DATE].

**ALBERT GELMAN INC.**, solely in its capacity as Court-appointed Receiver of the property, assets and undertakings of 177 Cross Argus Developments Inc. and Double Diamond Capital Inc.

*Adam Zeldin*

---

Per: Adam Zeldin  
Title: Managing Director

