



Court File No. CL-26-00000124-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

THE HONOURABLE MADAM

)

MONDAY, THE 17TH

)

JUSTICE CONWAY

)

DAY OF AUGUST, 2026

B E T W E E N:

ALTERNA SAVINGS AND CREDIT UNION LIMITED

Applicant

- and -

BAIOCCHI VENTURES INC.

Respondent

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

**ORDER
(SALE PROCESS)**

THIS MOTION, made by Albert Gelman Inc., in its capacity as Court-appointed receiver (the "**Receiver**"), without security, over the assets, undertakings and property of Baiocchi Ventures Inc. ("**BVI**"), including but not limited to the real property described in **Schedules "A"** and "**B**" hereto (the "**Curity Real Property**" and "**Maynard Real Property**", respectively), for an Order, *inter alia*: (i) abridging and validating service of the Notice of Motion and Motion Record herein; (ii) authorizing the Receiver to enter into the Curity Broker Agreement and the Maynard Broker Agreement (each as defined below); (iii) authorizing the Receiver to conduct the Curity Sale Process and the Maynard Sale Process (each as defined and described in the First Report of the Receiver dated August 7, 2026 (the "**First Report**")) in respect of the Curity Real Property

and the Maynard Real Property, respectively; and (iv) sealing Confidential Appendices “1” and “2” to the First Report, was heard this day by judicial videoconference via Zoom in Toronto, Ontario.

ON READING the Motion Record of the Receiver dated August 7, 2026, including the First Report (including the appendices thereto), and on hearing the submissions of counsel for the Receiver, and such other counsel as were present, no one else appearing although duly served as appears from the Lawyer’s Certificate of Service of Alec Hoy sworn August 7, 2026, filed.

SERVICE AND DEFINITIONS

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that capitalized terms used in this Order and not otherwise defined herein shall have the meanings ascribed to them in the First Report.

CURITY SALE PROCESS AND BROKER AGREEMENT APPROVAL

3. **THIS COURT ORDERS** that the Receiver is hereby authorized to conduct the Curity Sale Process, including entering into a broker agreement with CND Global (GTA) Real Estate Services and Lennard Commercial Realty, Brokerage (together, the “**Curity Broker Agreement**”), and to take such steps as it considers necessary or desirable in carrying out the Curity Sale Process, all subject to prior approval of this Court being obtained before completion of any sale transaction in respect of the Curity Real Property.
4. **THIS COURT ORDERS** that the Receiver and its affiliates, partners, directors, officers, employees, legal advisors, representatives, agents and controlling persons shall have no liability

with respect to any and all losses, claims, damages or liabilities of any nature or kind to any person in connection with or as a result of the Receiver carrying out the Curity Sale Process, except to the extent such losses, claims, damages or liabilities arise or result from the gross negligence or wilful misconduct of the Receiver, as determined by this Court in a final order that is not subject to appeal or other review.

MAYNARD SALE PROCESS AND BROKER AGREEMENT APPROVAL

5. **THIS COURT ORDERS** that the Receiver is hereby authorized to conduct the Maynard Sale Process, including entering into a broker agreement with Lennard Commercial Realty Inc. (the “**Maynard Broker Agreement**”), and to take such steps as it considers necessary or desirable in carrying out the Maynard Sale Process, all subject to prior approval of this Court being obtained before completion of any sale transaction in respect of the Maynard Real Property.

6. **THIS COURT ORDERS** that the Receiver and its affiliates, partners, directors, officers, employees, legal advisors, representatives, agents and controlling persons shall have no liability with respect to any and all losses, claims, damages or liabilities of any nature or kind to any person in connection with or as a result of the Receiver carrying out the Maynard Sale Process, except to the extent such losses, claims, damages or liabilities arise or result from the gross negligence or wilful misconduct of the Receiver, as determined by this Court in a final order that is not subject to appeal or other review.

SEALING

7. **THIS COURT ORDERS** that Confidential Appendices “1” and “2” to the First Report are hereby sealed until the earlier of:

- (a) the closing of one or more transaction that, individually or in the aggregate, provide for the sale of both of the Curity Real Property and the Maynard Real Property; or

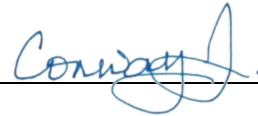
(b) further order of the Court.

GENERAL

8. **THIS COURT ORDERS** that this Order shall have full force and effect in all provinces and territories in Canada.

9. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal and regulatory or administrative bodies, having jurisdiction in Canada or in any other foreign jurisdiction, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals and regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

10. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. (Eastern Time) on the date of this Order without the need for entry or filing.



SCHEDULE "A"
DESCRIPTION OF THE CURITY REAL PROPERTY

Municipal Address: 15 Curity Avenue, Toronto, Ontario

PIN: 10375-0118 (LT) in LRO #66

Legal Description: PT BLK B PL 3683 EAST YORK AS IN CA300801; TORONTO (E YORK), CITY OF TORONTO

SCHEDULE "B"
DESCRIPTION OF THE MAYNARD REAL PROPERTY

Municipal Address: 8318 Maynard Road, Orono, Ontario

PIN: 26729-0373 (LT) in LRO #40

Legal Description: LT 17 CON 8 CLARKE BEING PT 3 PLAN 40R28965; CLARINGTON

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Applicant

and **BAIOCCHI VENTURES INC.**
Respondent

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**ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST**

PROCEEDING COMMENCED AT
TORONTO

**ORDER
(SALE PROCESS)**

Cassels Brock & Blackwell LLP

Suite 3200, Bay Adelaide Centre - North Tower
40 Temperance Street
Toronto, ON M5H 0B4

John N. Birch LSO #: 38968U

Tel: 416.860.5225
jbirch@cassels.com

Alec Hoy LSO#: 85489K

Tel: 416.860.2976
ahoy@cassels.com

Lawyers for the Receiver