

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

BETWEEN:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

**MOTION RECORD  
(RETURNABLE JUNE 9, 2026)**

**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO No. 32238T)**  
Email: [fisherr@simpsonwigle.com](mailto:fisherr@simpsonwigle.com)  
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Lawyers for msi Spergel Inc., in its capacity as  
Receiver of the assets, undertakings and  
properties of 58 King Street East Hamilton Ltd.  
and 2238394 Ontario Ltd.

#4747651.1

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**ONTARIO  
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**I N D E X**

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# TAB 1

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

BETWEEN:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

**NOTICE OF MOTION  
(Returnable: June 9, 2026)**

msi Spergel Inc. ("**Spergel**" or the "**Receiver**") in its capacity as receiver, without security, of all the assets, undertakings and properties of 58 King Street East Hamilton Ltd. ("**58 King**") and 2238394 Ontario Ltd. ("**2238**" and collectively, with 58 King, the "**Debtors**"), will make a Motion before a Judge on Tuesday, the 9<sup>th</sup> day of June, 2026, at 10:00 a.m., or as soon after that time as the motion can be heard.

**PROPOSED METHOD OF HEARING:** The motion is to be heard in person,  
at the following location:

45 Main Street East, Hamilton, ON L8N 2B7.

**THE MOTION IS FOR:**

1. An Order dispensing with service of those on the Service List as the Order sought affects only the Receiver and the Purchaser as defined below;
2. An Order validating and abridging the time for service of the Notice of Motion and the Motion Record in the manner effected by the Receiver and an Order dispensing with service thereof on any party other than the parties served;
3. A declaration and an Order that that the Purchaser is in breach of the Agreement of Purchase and Sale and specifically but not limited to, pursuant to Section 3 of same;
4. A declaration and an Order that the sale transaction (the "**Transaction**") contemplated by an Agreement of Purchase and Sale (the "**APS**") between the Receiver, as Vendor, and Spuric Canadian Ventures Inc. ("**Spuric**" or the "**Purchaser**") dated October 30, 2025, in respect of the land and buildings located at 31 John Street North, Hamilton, Ontario, and legally described below, (the "**Real Property**") is of no further force and effect;

PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED);  
PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED)  
N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN  
VM215716; CITY OF HAMILTON, PIN 17167-0015

5. A declaration and an Order, that the Receiver is entitled to retain the deposit paid by the Purchaser in the amount of \$250,000; and,
6. Such further Order as this Honourable Court deems just.

**THE GROUNDS FOR THIS MOTION ARE:**

1. Pursuant to the Order of the Honourable Justice L. Sheard dated April 1, 2025 (the “**Appointment Order**”), Spergel was appointed as Receiver of the assets, undertakings and properties of the Debtors.
2. The Receiver sought marketing and sales proposals from two GTA commercial real estate brokers and upon review of each proposal, the Receiver entered into an MLS Listing Agreement (the “**Listing Agreement**”) with Cushman & Wakefield (“**Cushman**”) on June 19, 2025.
3. The Receiver received, *inter alia*, an offer from Spuric and expended efforts to negotiate with the Purchaser, with the Receiver accepting their firm offer on October 30, 2025.

**Approval of the Sale Agreement**

4. The APS provides that the Property is sold on an “**as is, where is**” basis and that the Purchaser accepts title subject to certain “Permitted Encumbrances” described in Schedule “B” to the APS.
5. The APS expressly allocates responsibility to the Purchaser to satisfy itself with respect to title and to accept the Property subject to laws, by-laws, and regulations affecting the land.
6. Pursuant to Section 5 of the APS (“Purchaser’s Acknowledgements”), the Purchaser expressly agreed that it purchased the assets on an “as is, where is” basis;

was relying entirely upon its own investigations and inspections; and: would accept title subject to Permitted Encumbrances and applicable statutory instruments.

7. On December 2, 2025, this Court approved the transaction and granted the Approval and Vesting Order, ("**AVO**").

8. Ahead of the closing of the APS, the Receiver became aware of inadvertent errors in the schedules to the AVO. As the Order did not approve the actual terms of the APS, it was of no utility or effect. The Receiver sought the consent of the Purchaser to correct same, but it was not forthcoming.

9. The Receiver sought by motion to amend the AVO so that it would align with the APS and the closing of the Transaction could proceed. The motion was fully heard on March 18th, 2026. The decision was reserved and then reasons released on March 30th.

10. Costs of \$10,000 were ordered payable by the Purchaser but same has not occurred.

11. The decision of Justice Valente granted the amendment request. Pursuant to same, Receiver's counsel submitted an amended AVO, approved as to form and content by the Purchaser's counsel. The Order was issued on Wednesday April 15<sup>th</sup>, 2026.

12. In accordance with same, Receiver's counsel corresponded with Purchaser's counsel to further the closing of the transaction, which was to be April 29<sup>th</sup>, 2026, being ten (10) business days after the AVO was issued by the Court, in accordance with the terms of the APS.

13. In anticipatory breach, Purchaser's counsel advised by email on April 28<sup>th</sup>, 2026 that they would not be closing. Receiver's counsel tendered on the closing date without response from Purchaser's counsel.

14. The Receiver seeks the approval of a formal termination of the APS and the Receiver's reliance on the terms of the APS to retain the Purchaser's deposit.

15. Rules 59.02 — 59.05 of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194.

16. Section 101 of the *Courts of Justice Act*, R.S.O. 1990 c. C-43, as amended.

17. Such further and other grounds as counsel may advise and this Honourable Court may permit.

**THE FOLLOWING DOCUMENTARY EVIDENCE** will be used at the hearing of this motion:

1. [The Affidavit of Gokcin Nalsok, sworn](#);
2. [Property sub search of 31 John Street North, Hamilton, Ontario](#);
3. Such further and other evidence as counsel may adduce and this Honourable Court permit.

May 25, 2026

**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher** (LSO #32238T)  
E-mail: [fisherr@simpsonwigle.com](mailto:fisherr@simpsonwigle.com)  
Tel: (905) 639-1052

Lawyers for msi Spergel Inc., in its capacity as Receiver of the assets, undertakings and properties of 58 King Street East Hamilton Ltd. and 2238394 Ontario Ltd.

TO: **Govedaris Professional Corporation**  
44 Upjohn Road  
Toronto, ON M3B 2W1

**Gregory Govedaris** (LSO# A034693I)  
Email: [gg@govedaris.com](mailto:gg@govedaris.com)  
Tel: (416) 384-1333

Lawyer for Spuric Canada Ventures Inc.

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT HAMILTON

**NOTICE OF MOTION**

**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, Ontario  
L7P 0V1

**Rosemary A. Fisher (LSO# 32238T)**  
Email: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for the Receiver, msi Spergel Inc.

# TAB 2

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

**AFFIDAVIT OF GOKCIN NALSOK  
(SWORN MAY 21, 2026)**

I, Gokcin Nalsok, of the Town of Grimsby, in the Province of Ontario, MAKE OATH  
AND SAY:

1. I am a partner at the law firm of SimpsonWigle LAW LLP practising in corporate, commercial and commercial real estate transactions. I work along with Rosemary Fisher in respect of the sale of properties under receivership and have been working on the within matter and, as such, have knowledge of the matters hereinafter deposed to.

2. Pursuant to the Order of the Honourable Justice L. Sheard dated April 1, 2025 (the "**Appointment Order**"), Spergel was appointed as Receiver of the assets, undertakings and properties of the Debtors.

3. The Receiver moved forward with the sale of the assets of 2238394 Ontario Ltd., (the "**Debtor**"), which included the property municipally known as 31 John Street North, Hamilton, Ontario.

4. I am advised by my partner, Rosemary Fisher, and do verily believe that the Receiver sought marketing and sales proposals from two GTA commercial real estate brokers and upon review of each proposal, the Receiver entered into an MLS Listing Agreement (the “**Listing Agreement**”) with Cushman & Wakefield ULC (“**Cushman**”) on June 19, 2025 to list and sell 31 John Street North, Hamilton, Ontario (the “**Property**”).

5. The Receiver received, inter alia, an offer from Spuric Canadian Ventures Inc. (the “**Purchaser**”) and expended efforts to negotiate with the Purchaser, with the Receiver accepting their firm offer on October 30, 2025 (the “**APS**”).

#### **APPROVAL OF THE SALE AGREEMENT**

6. The APS provides that the Property is sold on an “**as is, where is**” basis and that the Purchaser accepts title subject to certain “Permitted Encumbrances” described in Schedule “B” to the APS.

7. The APS expressly allocates responsibility to the Purchaser to satisfy itself with respect to title and to accept the Property subject to laws, by-laws, and regulations affecting the land.

8. On December 2, 2025, this Court approved the transaction and granted the Approval and Vesting Order, (“**AVO**”).

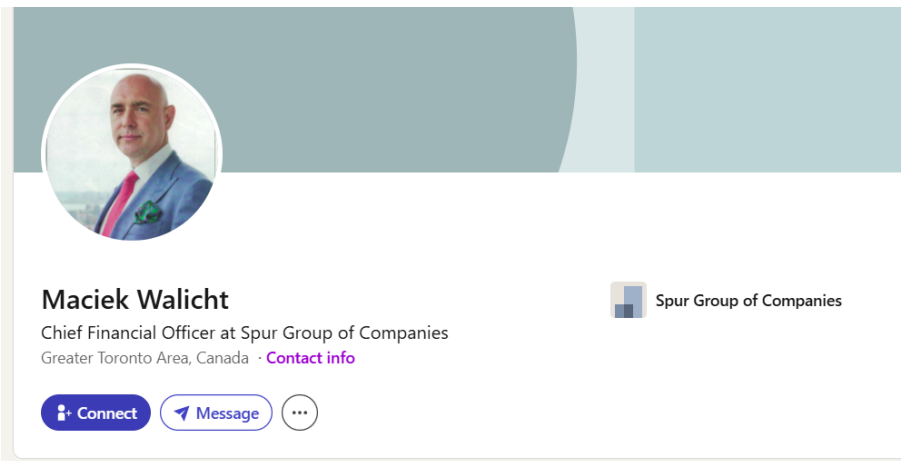
#### **CORRECTING ERRORS**

9. Ahead of the closing of the APS, the Receiver became aware of inadvertent errors in the schedules to the AVO. Accordingly, the AVO did not approve the actual terms of

the APS and was thus of no utility or effect. The Receiver sought the consent of the Purchaser to correct the AVO, reasonably assuming the Purchaser would consent as the inadvertent errors were items already set out as Permitted Encumbrances in the APS and further if they actually wanted to complete the purchase of the Property, it was reasonable to assume they would consent. However, our reasonable assumption that the Purchaser would cooperate and consent was met with objection and the Purchaser would not consent.

10. This transaction has been unusual to the extent that the Purchaser entered into a contract to purchase the Property but since then has resisted completing the transaction by every means possible.

11. Upon further review of this matter and our search against the Purchaser, the principal of the debtor, Maciek Walicht, identifies himself on LinkedIn as the CFO of the “Spur Group of Companies”.



12. Based on further corporate profile searches conducted in relation to the Purchaser, entities including Spur Property Management Inc. (previously known as

Spuric Property Management Inc.), Spuric Canadian Data Center Operations Inc., and Spur Innovation Centre Inc. appear connected through a common naming structure, corporate affiliation, and principal place of business, with Kapley Judge listed as the sole director of each entity.

13. The corporate profile reports for these entities, attached collectively as [Exhibit "A"](#), reference substantially similar registered or head Office or principal place of business information, including references to either the "*SPUR Group of Companies*" or "*SpurIC Group of Companies*" at 2220 University Avenue East, Waterloo, Ontario, N2K 0A8, Canada or simply noting the principal place of business as 2200 University Avenue East, Waterloo, Ontario, N2K 0A1.

14. In light of the repeated use of the "SPUR", "SpurIC" and previous use of the name "Spuric" which was the original incorporated name for Spur Property Management Inc. before it changed its corporate name by way of articles of amendment on April 10, 2026, these naming conventions, the common corporate address, the overlapping corporate structure, and Mr. Walicht's public identification of himself as CFO of the "SPUR Group of Companies," show a clear and ongoing association between these entities and individuals. These connections do not appear incidental and, in my view, support the conclusion that the entities are either affiliated with one another or operate as part of a broader interconnected corporate group.

15. The Receiver sought by motion to amend the AVO so that it would align with the terms and conditions set out in the APS. The Purchaser, notwithstanding having entered into the APS with clear terms, acknowledgements and conditions set out therein in

respect of the Purchaser's obligations, vigorously disputed the Receiver's ability to seek a corrected AVO.

16. The motion was heard in full on March 18<sup>th</sup>, 2026. The decision was reserved and then released by Justice Valente on March 30<sup>th</sup>, 2026. Attached at [Exhibit "B"](#) is a copy of the Endorsement on the Motion, which includes his reasons.

17. The decision of Justice Valente granted the amendment request and costs of the motion in the all-inclusive sum of \$10,000 payable by the Purchaser. Pursuant to same, Receiver's counsel took out the Order granting the amendment and submitted an amended AVO, approved as to form and content by the Purchaser's counsel. The amended AVO Order was issued by the Court on Wednesday April 15<sup>th</sup>, 2026 (the "**Amended AVO**"). Attached at [Exhibit "C"](#) is a true copy of both the Issued Order and the Amended AVO.

## **PREPARING FOR CLOSING**

18. Upon receipt of the issued Amended AVO, a copy of same was provided to the Purchaser's counsel and I corresponded with the Purchaser's counsel to further the closing of the transaction, which, in accordance with the terms of the APS, was to be ten (10) business days after the Amended AVO was issued by the Court. The closing date was therefore April 29<sup>th</sup>, 2026.

19. In preparation of the upcoming closing, I prepared draft closing documents and sent same to Purchaser's counsel, Mr. Gregory Govedaris, on April 17<sup>th</sup>, 2026. Attached as [Exhibit "D"](#) is a true copy of the aforesaid email. These documents were consistent

with drafts sent back on December 12, 2025 and the only changes made were with respect to the closing date and reference to the Amended AVO. As time was of the essence, with closing to occur in 12 days, I requested any comments/revisions to the documents no later than 2 pm on Wednesday April 22, 2026.

20. I did not receive any reply to my emails of April 15<sup>th</sup> nor the 17<sup>th</sup>, 2026 from Mr. Gregory Govedaris. To avoid any delay in closing, I ordered an updated tax certificate from the City of Hamilton and prepared draft Statement of Adjustments. I sent the draft Statement of Adjustments to Mr. Gregory Govedaris on April 24<sup>th</sup>, 2026 and I further advised that as we have not heard from him nor his office with respect to the draft documents, we considered the drafts in order and no material changes/revisions were required and advised that we would proceed to obtain the Receiver's signatures on same. At this time, I reminded Mr. Gregory Govedaris that in anticipation of closing we required the Purchaser's HST number before closing so that we can verify same.

21. On April 28<sup>th</sup>, 2026, I sent our closing letter and document package and again reiterated that the Purchaser's HST number is required before closing so that we can verify same. Attached as [Exhibit "E"](#) is a true copy of my email along with the closing document package.

22. As at the time I sent our closing documents, I had received no response from Mr. Gregory Govedaris to any of the emails I had sent in respect of the closing, I had no reason to assume that there was any bar to the closing or that Mr. Gregory Govedaris preferred an alternate date (the APS provides that the parties may close on a mutually

agreeable date if not on the 10<sup>th</sup> business day following the issuance of the Amended AVO).

23. The APS provides as follows relative to closing the transaction:

#### **DATE OF CLOSING**

Subject to the provisions of Section 12 hereof, the transaction contemplated hereunder shall be completed (the moment of completion shall be referred to as “**Closing**”) on the day which is ten (10) Business Days after the date upon which the Vendor obtains the Approval and Vesting Order (as defined in Section 12 hereof) (the “**Date of Closing**”), unless the parties hereto otherwise agree to such other date in writing. All documents and monies shall be delivered in accordance with the provisions of Section 7 of this Agreement or November 30<sup>th</sup>, 2025, whichever is later.

24. As Mr. Gregory Govedaris did not suggest an alternate closing date, I delivered the documents executed in accordance with s.7 of the APS and specifically 10 business days after receipt of the issued Amended AVO.

#### **PURCHASER NON-RESPONSIVE TO CLOSING**

25. The Receiver’s closing deliveries are set out in Clause 14 of the APS:

The Vendor covenants to execute, where applicable, and deliver the following to the Purchaser at Closing or on such other date expressly provided herein:

- (a) **Approval and Vesting Order**: A copy of the issued and entered (if applicable) Approval and Vesting Order authorizing and approving this Agreement of Purchase and Sale and vesting in the Purchaser all right, title and interest of 2238394 Ontario Ltd., if any, in and to the Purchased Assets free and clear of all claims and encumbrances save and except for the Permitted Encumbrances, in accordance with the provisions of this Agreement (the “**Approval and Vesting Order**”);

- (b) **Statement of Adjustments:** Statement of adjustments prepared in accordance with Section 4 hereof, to be delivered not less than two (2) Business Days prior to Closing. The Statement of Adjustments shall have annexed to it complete details of the calculations used by the Vendor to arrive at all of the debits and credits thereon. Except as aforesaid, no adjustments shall be allowed to the Purchaser for changes in the Purchased Assets from the time of acceptance of this Agreement up to and including the Date of Closing. If the final cost or amount of any item which is to be adjusted cannot be determined at Closing, then the adjustment for such items shall be made at Closing on the basis of the cost or amount as estimated by the Vendor, acting reasonably, as of the Date of Closing on the basis of the best evidence available at Closing as to what the final adjustment should be. The estimated adjustments as herein set for shall, for all purposes, be a final adjustment or final adjustments. The Date of Closing will be for the Purchaser's account both as to revenue and expense.
  
- (c) **Direction Regarding Funds:** a direction from the Vendor designating the party or parties to which the balance of the Purchase Price described in Subsection 3 hereof shall be paid; in the event that the Vendor designates more than one party then it shall also designate amounts payable to each of the parties;
  
- (d) **Undertaking to Re-Adjust:** subject to subsection 4(a) hereof the Vendor shall not be obliged to re-adjust any item on or omitted from the statement of adjustments;
  
- (e) **Readjustments:** The Purchaser hereby acknowledges that there may be outstanding arrears with respect to the real property taxes and utilities and agrees that the Vendor, at its option, shall be entitled to make adjustment on the Statement of Adjustments for such matters or, in the alternative, direct that a portion of the proceeds due on Closing be used to pay out such arrears. The Purchaser further covenants and agrees to deliver an irrevocable direction to the Authority authorizing it to pay to the Vendor any realty tax rebate (together with interest thereon) obtained by the Vendor for the period prior to Closing. Provided that in the event the Authority does not deliver such rebate directly to the Vendor, the Purchaser hereby irrevocably undertakes to deliver same to the Vendor upon either receipt or readjustment of same.

- (f) Keys for the Lands and Buildings which are in the possession or control of the Vendor
- (g) **Non-Residence Certificate**: the Vendor's certificate setting out that the Vendor is not a "non-resident" of Canada within the meaning and purpose of Section 116 of the *Income Tax Act* (Canada) and is not the agent nor trustee of a "non-resident"; and
- (h) **General Deliveries**: such further documentation relating to the completion of the transaction contemplated hereunder as shall be:
  - (i) otherwise referred to herein; or
  - (ii) required by law and/or any Government Authority;

Provided that such further documentation is in a form satisfactory to the Vendor, taking into consideration the fact that the Vendor is selling the Purchased Assets as Receiver.

26. An anticipatory breach was communicated to me and my partner, Ms. Rosemary Fisher when the Purchaser's counsel advised by email on April 28<sup>th</sup>, 2026 at 3:36 pm that his client took the position that the APS had been breached by the Receiver by "failing to close in accordance with its terms". My partner, Ms. Rosemary Fisher, responded to same indicating that there was no breach in view of the fact that there was no AVO that reflected the APS. That is why the AVO had to be amended and no extension was required. Attached as [Exhibit "F"](#) is a true copy of the aforesaid email exchange.

27. Mr. Gregory Govedaris in the within email of April 28<sup>th</sup>, 2026 also sought the return of his client's deposit.

28. The APS and Amended AVO are linked in that the closing date is provided for in the APS as being 10 business days from when the Receiver obtains an AVO in

accordance with the approved terms of the APS. In this instance the Receiver obtained the correct AVO on April 15<sup>th</sup>, 2026 when it obtained the issued Amended AVO as amended by the Order of Justice Valente. The Receiver could not have closed any earlier than 10 business days after the Amended AVO was obtained (it being required that the 10-business days timeframe allows for the appeal period to pass).

29. Mr. Gregory Govedaris did not respond to Ms. Fisher's email of April 28, 2026.

30. Although Mr. Govedaris did not particularize his issue in his April 28, 2026 email, sent one day before the scheduled April 29, 2026 closing, it appears, based on the parties' conduct following delivery of the Amended AVO, that his position is that he has resisted closing on the basis that the closing date required an extension. It did not.

31. The December 2025 order did not approve the actual APS entered into by the parties. These arguments were already addressed before Justice Valente, who permitted the amendment, so the approval and vesting order aligned with the agreement actually executed by the parties. Without an AVO approving the actual agreement entered into between the parties, no closing date was triggered.

32. On April 29<sup>th</sup>, 2026, out of an abundance of caution and notwithstanding the anticipatory breach, I tendered my closing package on the closing date without response from Purchaser's counsel. A copy of same is attached as [Exhibit "G"](#).

33. The Receiver seeks the court's approval of a formal termination of the APS and the Receiver's reliance on the terms of the APS to retain the Purchaser's deposit based on the Purchaser's failure to close.

34. It appears the Purchaser is once again trying to resile from its obligations. However, the Purchaser cannot claim the return of the deposit where it has failed to meet its conditions to close in accordance with the terms of the APS.

35. I am further advised by my partner, Ms. Rosemary Fisher, and verily believe, that costs were awarded against the Purchaser at the conclusion of the Receiver's motion. I have reviewed the relevant order confirming same. As of the date of swearing this Affidavit, those costs remain outstanding and unpaid.

36. I make this affidavit in support of the Receiver's motion for directions in respect of releasing the Receiver from the APS and retaining the Purchaser's deposit to amend or vary the Amended AVO and for no improper purpose.

**SWORN BY** Gokcin Nalsok stated as being located in the Town of Grimsby, in the Regional Municipality of Niagara, before me at the City of Burlington, in the Regional Municipality of Halton, in the Province of Ontario, before me on the 21<sup>st</sup> day of May, 2026.

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Commissioner for Taking Affidavits  
(or as may be)  
**Rosemary A. Fisher**



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**GOKCIN NALSOK**

# TAB A

This is **Exhibit "A"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of several loops and a vertical stroke, positioned centrally on the page.

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*Commissioner for Taking Affidavits (or as may be)*

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## Profile Report

SPUR PROPERTY MANAGEMENT INC. as of May 19, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SPUR PROPERTY MANAGEMENT INC.
Ontario Corporation Number (OCN)	1001472573
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	January 15, 2026
Registered or Head Office Address	Attention/Care of Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1  
Maximum Number of Directors 10

**Active Director(s)**

**Name** KAPLEY JUDGE  
**Address for Service** Attention/Care of Spur Group of Companies, 2220  
University Avenue East, Waterloo, Ontario, N2K0A8, Canada  
**Resident Canadian** Yes  
**Date Began** January 15, 2026

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)**

<b>Name</b>	KAPLEY JUDGE
<b>Position</b>	President
<b>Address for Service</b>	Attention/Care of Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada
<b>Date Began</b>	January 15, 2026

<b>Name</b>	KAPLEY JUDGE
<b>Position</b>	Secretary
<b>Address for Service</b>	Attention/Care of Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada
<b>Date Began</b>	January 15, 2026

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Corporate Name History**

<b>Name</b>	SPUR PROPERTY MANAGEMENT INC.
<b>Effective Date</b>	April 10, 2026
<b>Previous Name</b>	SPURIC PROPERTY MANAGEMENT INC.
<b>Effective Date</b>	January 19, 2026
<b>Previous Name</b>	SPURIC PROPERTY MANAGMENT INC.
<b>Effective Date</b>	January 15, 2026

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

## Document List

Filing Name	Effective Date
BCA - Articles of Amendment	April 10, 2026
BCA - Articles of Amendment	January 19, 2026
CIA - Initial Return PAF: KAPLEY JUDGE	January 16, 2026
BCA - Articles of Incorporation	January 15, 2026

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.



## Rapport de profil

SPUR PROPERTY MANAGEMENT INC. en date du 19 mai 2026

Loi	Loi sur les sociétés par actions
Type	Société par actions de l'Ontario
Dénomination	SPUR PROPERTY MANAGEMENT INC.
Numéro de société de l'Ontario	1001472573
Autorité législative responsable	Canada - Ontario
Statut	Active
Date de constitution	15 janvier 2026
Adresse légale ou du siège social	À l'attention / aux soins de Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

Nombre minimal d'administrateurs 1  
Nombre maximal d'administrateurs 10

#### Administrateurs en fonction

Dénomination	KAPLEY JUDGE
Adresse aux fins de signification	À l'attention / aux soins de Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada
Résident canadien	Oui
Date d'entrée en fonction	15 janvier 2026

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Dirigeants en fonction**

**Dénomination**

**Poste**

**Adresse aux fins de signification**

**Date d'entrée en fonction**

KAPLEY JUDGE

Président de la société

À l'attention / aux soins de Spur Group of Companies, 2220  
University Avenue East, Waterloo, Ontario, N2K0A8, Canada  
15 janvier 2026

**Dénomination**

**Poste**

**Adresse aux fins de signification**

**Date d'entrée en fonction**

KAPLEY JUDGE

Secrétaire

À l'attention / aux soins de Spur Group of Companies, 2220  
University Avenue East, Waterloo, Ontario, N2K0A8, Canada  
15 janvier 2026

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Historique des dénominations sociales

Nom	SPUR PROPERTY MANAGEMENT INC.
Date d'entrée en vigueur	10 avril 2026
Ancienne dénomination	SPURIC PROPERTY MANAGEMENT INC.
Date d'entrée en vigueur	19 janvier 2026
Ancienne dénomination	SPURIC PROPERTY MANAGMENT INC.
Date d'entrée en vigueur	15 janvier 2026

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Noms commerciaux en vigueur

Cette personne morale n'a aucun nom commercial actif enregistré en vertu de la Loi sur les noms commerciaux de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Noms commerciaux expirés ou révoqués

Les noms commerciaux actifs enregistrés de cette personne morale en vertu de la Loi sur les noms commerciaux de l'Ontario sont expirés ou annulés.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

## Liste de documents

Nom du dépôt	Date d'entrée en vigueur
BCA - Statuts de modification	10 avril 2026
BCA - Statuts de modification	19 janvier 2026
CIA - Rapport initial PRE: KAPLEY JUDGE	16 janvier 2026
BCA - Statuts constitutifs	15 janvier 2026

Tous les renseignements de la « PRE » (personne autorisant le dépôt) sont affichés exactement tels qu'ils sont enregistrés dans le Registre des entreprises de l'Ontario. Lorsque la PRE ne figure pas sur un document, les renseignements n'ont pas été enregistrés dans le Registre des entreprises de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.



## Profile Report

SPURIC CANADIAN DATA CENTER OPERATIONS INC. as of May 19, 2026

Act	Business Corporations Act
Type	Ontario Business Corporation
Name	SPURIC CANADIAN DATA CENTER OPERATIONS INC.
Ontario Corporation Number (OCN)	1001307126
Governing Jurisdiction	Canada - Ontario
Status	Active
Date of Incorporation	July 24, 2025
Registered or Head Office Address	Attention/Care of Kapley Judge, 2220 University Avenue East, Waterloo, Ontario, N2K0A2, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

Minimum Number of Directors 1  
Maximum Number of Directors 10

**Active Director(s)**

**Name** KAPLEY JUDGE  
**Address for Service** Attention/Care of Kapley Judge, 1255 Balmoral Road,  
Cambridge, Ontario, N1T1C4, Canada  
**Resident Canadian** Yes  
**Date Began** July 24, 2025

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

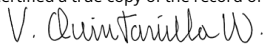
This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Active Officer(s)**

<b>Name</b>	KAPLEY JUDGE
<b>Position</b>	President
<b>Address for Service</b>	Attention/Care of Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada
<b>Date Began</b>	July 24, 2025

<b>Name</b>	KAPLEY JUDGE
<b>Position</b>	Secretary
<b>Address for Service</b>	Attention/Care of Spur Group of Companies, 2220 University Avenue East, Waterloo, Ontario, N2K0A8, Canada
<b>Date Began</b>	July 24, 2025

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.



Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Corporate Name History**

**Name**

**Effective Date**

SPURIC CANADIAN DATA CENTER OPERATIONS INC.  
July 24, 2025

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

## Document List

Filing Name	Effective Date
CIA - Initial Return PAF: KAPLEY JUDGE	January 16, 2026
BCA - Articles of Incorporation	July 24, 2025

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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## Rapport de profil

SPURIC CANADIAN DATA CENTER OPERATIONS INC. en date du 19 mai 2026

Loi	Loi sur les sociétés par actions
Type	Société par actions de l'Ontario
Dénomination	SPURIC CANADIAN DATA CENTER OPERATIONS INC.
Numéro de société de l'Ontario	1001307126
Autorité législative responsable	Canada - Ontario
Statut	Active
Date de constitution	24 juillet 2025
Adresse légale ou du siège social	À l'attention / aux soins de Kapley Judge, 2220 University Avenue East, Waterloo, Ontario, N2K0A2, Canada

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

Nombre minimal d'administrateurs 1  
Nombre maximal d'administrateurs 10

**Administrateurs en fonction**

Dénomination KAPLEY JUDGE  
Adresse aux fins de signification À l'attention / aux soins de Kapley Judge, 1255 Balmoral Road, Cambridge, Ontario, N1T1C4, Canada  
Résident canadien Oui  
Date d'entrée en fonction 24 juillet 2025

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Dirigeants en fonction**

**Dénomination**

**Poste**

**Adresse aux fins de signification**

**Date d'entrée en fonction**

KAPLEY JUDGE

Président de la société

À l'attention / aux soins de Spur Group of Companies, 2220  
University Avenue East, Waterloo, Ontario, N2K0A8, Canada  
24 juillet 2025

**Dénomination**

**Poste**

**Adresse aux fins de signification**

**Date d'entrée en fonction**

KAPLEY JUDGE

Secrétaire

À l'attention / aux soins de Spur Group of Companies, 2220  
University Avenue East, Waterloo, Ontario, N2K0A8, Canada  
24 juillet 2025

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

## Historique des dénominations sociales

Nom

SPURIC CANADIAN DATA CENTER OPERATIONS INC.

Date d'entrée en vigueur

24 juillet 2025

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1<sup>er</sup> avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Noms commerciaux en vigueur

Cette personne morale n'a aucun nom commercial actif enregistré en vertu de la Loi sur les noms commerciaux de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Noms commerciaux expirés ou révoqués

Les noms commerciaux actifs enregistrés de cette personne morale en vertu de la Loi sur les noms commerciaux de l'Ontario sont expirés ou annulés.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

## Liste de documents

Nom du dépôt	Date d'entrée en vigueur
CIA - Rapport initial PRE: KAPLEY JUDGE	16 janvier 2026
BCA - Statuts constitutifs	24 juillet 2025

Tous les renseignements de la « PRE » (personne autorisant le dépôt) sont affichés exactement tels qu'ils sont enregistrés dans le Registre des entreprises de l'Ontario. Lorsque la PRE ne figure pas sur un document, les renseignements n'ont pas été enregistrés dans le Registre des entreprises de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.



## Profile Report

SPUR INNOVATION CENTER INC. SPUR CENTRE D'INNOVATION INC. as of May 20, 2026

<b>Act</b>	Corporations Information Act
<b>Type</b>	Extra-Provincial Federal Corporation with Share
<b>Name</b>	SPUR INNOVATION CENTER INC. SPUR CENTRE D'INNOVATION INC.
<b>Ontario Corporation Number (OCN)</b>	1001140915
<b>Governing Jurisdiction</b>	Canada - Federal
<b>Incorporation/Amalgamation Date</b>	January 08, 2025
<b>Registered or Head Office Address</b>	1255 Balmoral Road, Cambridge, Ontario, N1T1C4, Canada
<b>Status</b>	Refer to Governing Jurisdiction
<b>Date Commenced in Ontario</b>	January 08, 2025
<b>Principal Place of Business</b>	2200 University Avenue East, Waterloo, Ontario, N2K0A1, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

**Chief Officer or Manager**

**Name**

KAPLEY JUDGE

**Address for Service**

1255 Balmoral Road, Cambridge, Ontario, N1T1C4, Canada

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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Additional historical information may exist in paper or microfiche format.

## Corporate Name History

Refer to Governing Jurisdiction

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Director/Registrar

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### Active Business Names

This corporation does not have any active business names registered under the Business Names Act in Ontario.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

This report sets out the most recent information filed on or after June 27, 1992 in respect of corporations and April 1, 1994 in respect of Business Names Act and Limited Partnerships Act filings and recorded in the electronic records maintained by the Ministry as of the date and time the report is generated, unless the report is generated for a previous date. If this report is generated for a previous date, the report sets out the most recent information filed and recorded in the electronic records maintained by the Ministry up to the "as of" date indicated on the report. Additional historical information may exist in paper or microfiche format.

### Expired or Cancelled Business Names

This corporation does not have any expired or cancelled business names registered under the Business Names Act in Ontario.

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*V. Quintanilla W.*

Director/Registrar

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## Document List

Filing Name	Effective Date
CIA - Initial Return PAF: KAPLEY JUDGE	February 10, 2025

All "PAF" (person authorizing filing) information is displayed exactly as recorded in the Ontario Business Registry. Where PAF is not shown against a document, the information has not been recorded in the Ontario Business Registry.

Certified a true copy of the record of the Ministry of Public and Business Service Delivery.

*V. Quintanilla W.*

Director/Registrar

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## Rapport de profil

SPUR INNOVATION CENTER INC. SPUR CENTRE D'INNOVATION INC. en date du 20 mai 2026

Loi	Loi sur les renseignements exigés des personnes morales
Type	Personne morale extraprovinciale fédérale avec capital-actions
Dénomination	SPUR INNOVATION CENTER INC. SPUR CENTRE D'INNOVATION INC.
Numéro de société de l'Ontario	1001140915
Autorité législative responsable	Canada - Fédéral
Date de constitution ou de fusion	08 janvier 2025
Adresse légale ou du siège social	1255 Balmoral Road, Cambridge, Ontario, N1T1C4, Canada
Statut	Consulter l'autorité législative responsable
Date de début des activités en Ontario	08 janvier 2025
Établissement principal	2200 University Avenue East, Waterloo, Ontario, N2K0A1, Canada

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

**Directeur ou dirigeant principal**

**Nom**

KAPLEY JUDGE

**Adresse aux fins de signification**

1255 Balmoral Road, Cambridge, Ontario, N1T1C4, Canada

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

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## Historique des dénominations sociales

Consulter l'autorité législative responsable

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

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### Noms commerciaux en vigueur

Cette personne morale n'a aucun nom commercial actif enregistré en vertu de la Loi sur les noms commerciaux de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1<sup>er</sup> avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

### Noms commerciaux expirés ou révoqués

Les noms commerciaux actifs enregistrés de cette personne morale en vertu de la Loi sur les noms commerciaux de l'Ontario sont expirés ou annulés.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

## Liste de documents

Nom du dépôt	Date d'entrée en vigueur
CIA - Rapport initial PRE: KAPLEY JUDGE	10 février 2025

Tous les renseignements de la « PRE » (personne autorisant le dépôt) sont affichés exactement tels qu'ils sont enregistrés dans le Registre des entreprises de l'Ontario. Lorsque la PRE ne figure pas sur un document, les renseignements n'ont pas été enregistrés dans le Registre des entreprises de l'Ontario.

Copie certifiée conforme du dossier du ministère des Services au public et aux entreprises.

*V. Quintanilla W.*

Directeur ou registrateur

Ce rapport présente les renseignements les plus récents déposés à compter du 27 juin 1992 à l'égard des sociétés, et le 1er avril 1994, à l'égard des dépôts en vertu de la Loi sur les noms commerciaux et de la Loi sur les sociétés en commandite et enregistrés dans les dossiers électroniques tenus par le Ministère à la date et à l'heure auxquelles le rapport est généré, sauf si le rapport est généré pour une date antérieure. Si ce rapport est produit pour une date antérieure, le rapport contient les renseignements les plus récents déposés et enregistrés dans les dossiers électroniques tenus par le Ministère jusqu'à la date « en date du » indiquée sur le rapport. Des renseignements historiques supplémentaires peuvent exister au format papier ou microfiche.

# TAB B

This is **Exhibit "B"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

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*Commissioner for Taking Affidavits (or as may be)*

Back to p.17

**CITATION:** Home Trust Company v. 58 King Street East Hamilton Ltd. et al, 2026  
ONSC 1770  
**COURT FILE NO.:** CV-24-88153  
**DATE:** 2026-03-30

**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**

**B E T W E E N:** )  
)  
)  
HOME TRUST COMPANY )  
)  
)  
)  
Applicant )  
)  
**- and -** )  
)  
)  
58 KING STREET EAST HAMILTON LTD. )  
and 2238394 ONTARIO LTD. )  
)  
)  
Respondents )  
)  
)  
)

Rosemary A. Fisher, counsel for the court appointed receiver, msi Spergel Inc.

Gregory Govedaris, counsel for the purchaser, Spuric Canadian Ventures inc.

**Heard:** March 18, 2026

**ENDORSEMENT ON MOTION**

**The Honourable Justice M. Valente**

**Overview**

[1] This is a motion by msi Spergel Inc. in its capacity as the court appointed receiver of the Respondents (the 'Receiver') for an order amending and varying the Approval and Vesting Order of Edwards J., dated December 2, 2025 (the 'AVO') to correct an error arising from an accidental slip or omission. Specifically, the Receiver seeks to vary Schedule C of the AVO to remove references to three instruments that were included among the encumbrances to be deleted from the title of the lands to be conveyed by the Receiver, as vendor, to Spuric Canadian Ventures Inc., as purchaser (the 'Purchaser').

[2] The Receiver submits that due to the Receiver's counsel's inadvertence, an earlier version of the subject Schedule C was attached to the AVO which included three instruments that the Receiver and the Purchaser never intended to be expunged from title pursuant to the terms of the court approved agreement of purchaser and sale, dated September 29, 2025, and signed on October 30, 2025 (the 'APS').

[3] The Purchaser objects to one of the instruments that the Receiver proposes to remain on title. The Purchaser submits that the Notice of Metrolinx Registration, registered as instrument no. WE1739020 on May 24, 2024 (the 'Metrolinx Registration'), should be expunged from title and included in Schedule C to the AVO. The Purchaser submits that the parties never intended that the Metrolinx Registration remain on title because Schedule B of the APS does not list the Metrolinx Registration as one of the permitted encumbrances that it is required to assume on closing. The Purchaser's position is that the law of mistake cannot be used to place a risk on a party where the

contract has allocated that risk to another. Furthermore, rectification is not available where one or both of the parties wish to amend the agreement itself.

### **Background Facts**

[4] The APS provides that the subject lands are sold on an “as is where is” basis, that the Receiver, does not guarantee title and that the Purchaser accepts title subject to certain permitted encumbrances as defined in Schedule *B* to the APS.

[5] Section 5 of the APS specifically provides that the Purchaser acknowledges and agrees that:

- a) it is relying entirely upon its own investigations and inspections in entering into the APS and has satisfied itself with respect to such investigations and inspections;
- b) it is purchasing the lands on an “as is where is” basis;
- c) the Receiver makes no representations or warranties with respect to or in any way related to the lands;
- d) the Receiver does not guarantee title to the lands and the Purchaser has conducted prior to the completion of the APS such inspections of the condition of and title to the lands as it deems appropriate and has satisfied itself with respect to these matters; and

e) the Purchaser shall accept title to the lands subject to the permitted encumbrances.

[6] Schedule B to the APS defines "Permitted Encumbrances" in this way:

#### PERMITTED ENCUMBRANCES

- a. any reservation or unregistered restrictions, rights of way, easements or covenants that run with the land;
- b. any registered or unregistered agreements or easements with a municipality or a supplier of utility services including without limitation, electricity, water, sewage, gas, telephone or cable television or any other telecommunication service;
- c. any laws, by-laws and regulations and all outstanding work orders, deficiencies notices and notices of violation affecting the land;
- d. any minor easements for the supply of utility service to the land or adjacent lands;
- e. any encroachments disclosed by any errors or omissions in existing surveys of the Real Property or neighbouring properties and any title defect, encroachment or breach of zoning or building by-law or any other applicable law, by-law or regulation which might be disclosed by a more up-to-date survey or the Real Property and survey matters generally;

- f. any exceptions and qualifications set forth in the *Land Titles Act* (Ontario);
- g. any reservation contained in the original grant from the Crown;
- h. any Land Registrar's registered orders;
- i. If applicable, any deposited reference plans or condominium description plans; and
- j. If applicable, and registered condominium declaration or condominium by-laws.

(the 'Permitted Encumbrances' )

[7] Pursuant to section 6 of the APS, the purchase and sale transaction is to be completed ten business days (as defined by the APS) after the date on which the Receiver obtains the AVO (the 'Closing Date').

[8] Section 13 of the APS further provides that the Purchaser's obligations contained in the APS are subject to certain conditions, including the Receiver having obtained the AVO that is in full force and effect, and in the event that the Receiver fails to fulfill its conditions at or prior to the Closing Date, the Purchaser may at its absolute and unfettered discretion terminate the APS by written notice without liability and have its deposit returned.

[9] Finally, section 14 of the APS stipulates that the Receiver shall deliver to the Purchaser on the Closing Date a copy of the AVO authorizing the APS and vesting in the

Purchaser all right, title and interest of the Respondent, 2238394 Ontario Ltd., in the lands free and clear of all claims save and except for the Permitted Encumbrances.

[10] On December 2, 2025, this court approved the proposed sale of the Respondents' assets by the Receiver to the Purchaser and granted the AVO.

[11] On the cross-examination of her affidavit, sworn January 30, 2026, the Receiver's commercial counsel, Gokcin Nalsok, testified that on December 8, 2025 in preparation for closing, she reviewed the AVO and discovered that three instruments were incorrectly included in Schedule C to the AVO to be expunged from title of the lands. Ms. Nalsok further testified that on that same day she advised Rosemary Fisher, the Receiver's litigation counsel, of the error who confirmed that the subject three instruments should not have been listed in Schedule C to the AVO.

[12] The evidence of Tanisha Lashley, senior law clerk with the Receiver's counsel's firm, is that the Schedule C appended to the AVO was the originally drafted Schedule C that she had prepared. Some time on or after December 8, 2025, she was advised by Ms. Fisher that the original Schedule C had been amended by her handwritten changes. However, Ms. Lashley testified that she never received from Ms. Fisher her changes to the original Schedule C. Ms. Lashley further testified on her cross-examination of her affidavit, sworn January 30, 2026, that her normal practice in drafting a vesting order is to list the instruments that she thinks are to be expunged from title and submit her draft list to counsel for vetting.

[13] The Receiver submits that the three instruments that were inadvertently included in Schedule C to AVO are two city of Hamilton encroachment registrations, being instrument nos. WE1447724 and WE1660191 (collectively, 'the City of Hamilton Registrations') and the Metrolinx Registration.

[14] The City of Hamilton Registrations permit encroachment onto City property for the continued operation of an outdoor patio. These registrations benefit the Purchaser, and the Purchaser takes no issue with the City of Hamilton Registrations being deleted from Schedule C to the AVO.

[15] The Metrolinx Registration arises from an Order in Council issued pursuant to the *Building Transit Faster Act, 2020, S.O. 2020, c. 12* (the 'Act'). The Order in Council designates the lands as transit corridor land and by its terms requires notice of that designation to be registered on title.

[16] The Purchaser objects to the Metrolinx Registration being deleted from Schedule C to the AVO because it asserts that it bargained for the Metrolinx Registration to be expunged from title.

[17] On December 9, 2025, Ms. Nalsok corresponded with Purchaser's counsel to advise that it had come to the counsel's attention that the City of Hamilton Registrations and the Metrolinx Registrations were included to Schedule C to the AVO notwithstanding that they could not be deleted from title. Ms. Nalsok requested in her correspondence the Purchaser's confirmation that the instruments could not be expunged from title on the anticipated closing of December 16, 2025.

[18] In response, on January 12, 2026, the Purchaser's counsel provided written notice to the Receiver's lawyers that pursuant to section 13 of the APS, the Purchaser was terminating the APS by virtue of the Receiver's inability to convey the lands in accordance with the APS, and in particular, "Schedule B – Permitted Encumbrances".

[19] The Receiver's motion to amend Schedule C of the AVO to remove reference to the subject three instruments was before this court on January 13, 2026. At that time, Bordin J. dismissed the Receiver's motion without prejudice to the Receiver bringing another motion with an enhanced evidentiary record. The presiding motion judge found that he was unable to determine, based on the record before him, whether the inclusion of the three instruments in Schedule C was because of an accidental slip or omission.

**Was there an Accidental Slip or Omission ?**

[20] Based on the enhanced record before me, I am satisfied that the inclusion of the City of Hamilton Registrations and the Metrolinx Registration in Schedule C to the AVO was due to counsel's inadvertence. I find that on the balance of probabilities that the evidence establishes that the inclusion of the subject three instruments in Schedule C resulted from counsel's oversight in attaching an earlier version of the Schedule that had not been vetted by counsel. Counsel's amended version of Schedule C ought to have been attached to the AVO before it was brought to court for approval.

[21] The Purchaser submits that I cannot make this finding based on the hearsay evidence of Ms. Lashley. While I may not disagree with the Purchaser's position, the submission ignores the direct evidence from each of Ms. Nalsok and Ms. Lashley. In

addition, there is no evidentiary rule prohibiting this court from considering the hearsay evidence of Ms. Lashley as narrative. Finally, there is no evidence to suggest that the inclusion of the three instruments in Schedule C of the AVO was anything other than the result of Receiver's counsel's inadvertence.

[22] Having found that the City of Hamilton Registrations and the Metrolinx Registration were included in Schedule C by reason of counsel's inadvertence, the analysis does not end there. I must next decide whether the Receiver's proposed amendment to the AVO is reflective of the parties' agreement as memorialized in the APS. The APS is the governing document that defines the parties' bargain while the AVO is the procedural mechanism through which the court might approve the transaction contemplated by the APS.

### **Guiding Principles**

[23] In *Sattva Capital Corp. v. Creston Moly Corp.*, 2014 SCC 53 ('*Sattva*'), the Supreme Court directs judges to determine the intent of the parties and the scope of their understanding by reading the contract as a whole, giving the words their ordinary and grammatical meaning, consistent with the surrounding circumstances, including those facts that both parties knew or should have known at the time of entering into the contract (at para. 47; see also *SS&C Technologies Canada Corp. v. The Bank of New York Mellon Corporation*, [2024] ONCA 675 ('*SS&C*'), at para. 42).

[24] The Court of Appeal in *Salah v. Timothy's Coffees of the World Inc.*, (2010) 74 B.L.R. (4<sup>th</sup>) 161 ('*Salah*'), held that when interpreting a contract, the court is to determine

the intention of the parties in accordance with the language used in the written document and is to presume that the parties have intended what they have said (at para. 16). The Court also clarified that this rule prohibits considering a party's subjective intention (see: *SS&C*, at para. 42).

[25] The Court of Appeal in *Weyerhaeuser Company Limited v. Ontario (Attorney General)*, 2017 ONCA 1007, at para. 65 summarized the general principles guiding judges on how to interpret a commercial contract, including that a court must:

(iii) read the contract in the context of the surrounding circumstances known to the parties at the time of the formation of the contract. The surrounding circumstances, or factual matrix, include facts that were known or reasonably capable of being known by the parties when they entered into the written agreement, such as facts concerning the genesis of the agreement, its purpose, and the commercial context in which the agreement was made. However, the factual matrix cannot include evidence about the subjective intention of the parties.

[26] Finally, it is a well established principle of contract interpretation that contracts should be interpreted to accord with sound commercial principles and good business sense to avoid commercial absurdity (see: *Salah*, at para. 16). In other words, judges are to use “commercial reasonableness as a tool to interpret the text because parties are unlikely to have intended to strike bargains that make no business sense” (see: *SS&C*, at para. 48).

**What was the Parties' Agreement ?**

[27] The Purchaser submits that it never agreed to assume the risk of the Metrolinx Registration. Its intention is clear from a review of Schedule *B* to the APS which defines the encumbrances to the lands that are permitted or agreed to by the parties to remain on title on completion of the sale transaction. Because the Metrolinx Registration is not specifically listed in Schedule *B*, the Purchaser submits that the parties necessarily bargained that it falls outside of the scope of permitted encumbrances.

[28] For its part, the Receiver submits that the APS' Permitted Encumbrances include rights of way, easements or covenants that run with the lands, and for this reason, the City of Hamilton Registrations are not to be expunged. Likewise, the parties intended that the Metrolinx Registration remain on title because the parties specifically agreed by the terms of the APS that Permitted Encumbrances on closing include any laws affecting the lands.

[29] I accept the Receiver's submission.

[30] The Metrolinx Registration arises from an Order in Council issued pursuant to the *Act*. The registration provides notice on title that the lands have been designated as transit corridor land under the statutory framework established by the *Act*.

[31] Subsection 62(1) of the *Act* provides that the Lieutenant Governor in Council may designate land as a transit corridor where, in its opinion, the land is or may be required for a provincial transit project. Subsection 62(2) further provides that land may be

designated for certain purposes of the *Act* and later designated for additional purposes. Once lands are designated as transit corridor land, subsection 62(3) requires the Minister to provide notice of that designation under the *Land Titles Act* or *Registry Act* or carry out the prescribed public notice process. Finally, subsection 62(4) contemplates the Lieutenant Governor in Council revoking a designation in which event, the Minister is required to register the documents necessary to affect the removal of any notice.

[32] In sum, I find that the Metrolinx Registration is a statutory notice arising by operation of law. The registration reflects statutory restrictions affecting the use of the lands and has the force of law.

[33] Furthermore, this statutory designation was not unknown to the parties at the time that their agreement was struck. The notice of designation was registered on title on February 8, 2024, well before the APS, dated September 23, 2025. The Metrolinx Registration formed part of the public record available to any prospective purchaser conducting a title search of the lands, an investigation expressly required of the Purchaser pursuant to the terms of the APS.

[34] The Purchaser submits that any consideration of the Metrolinx Registration as a Permitted Encumbrance would lead to the absurd result of depriving it of marketable title. It would be put in that impossible position because the Metrolinx Registration contemplates an active expropriation process.

[35] I disagree.

[36] The Metrolinx Registration is not an expropriation of property but rather a statutory notice designation. The legislation does not initiate an expropriation process or affect a taking of land. Indeed, the *Act* expressly contemplates that any designation of land as a transit corridor may be revoked.

[37] Moreover, the Purchaser's submission ignores the allocation of responsibility and risk contained in the APS and its agreement to accept the Permitted Encumbrances as defined by Schedule B to the APS. Having assumed responsibility for investigating title and agreeing that the Permitted Encumbrances remain on title, it cannot now resist that which it had already agreed to by asking the court to rewrite the APS.

**Does the Court have the Jurisdiction to Amend or Vary the Approval and Vesting Order**

[38] Having decided that the Receiver's proposed amendment to the AVO accurately reflects the parties' agreement in the APS, the next issue to be addressed is whether this court has the jurisdiction to amend the AVO.

[39] The Receiver submits that this court has the jurisdiction to amend its order where it is necessary to ensure that the order reflects the court's intention and record before it. The Receiver specifically relies on ss. 187(5) of the *Bankruptcy and Insolvency Act*, R.S.C., 1985, c. B-3 (the '*BIA*') and *Rule 59.06* of the *Rules of Civil Procedure*, R.R.O. 1990, Reg. 194. Subsection 187(5) of the *BIA* authorizes the court to review, rescind or vary orders made pursuant to its bankruptcy jurisdiction. *Rule 59.06* permits the court to

amend an order that contains an error arising from an accidental slip or omission or where the order requires amendment in any particular on which the court did not adjudicate.

[40] For its part, the Purchaser submits neither ss. 187(5) of the *BIA* nor *Rule 59.06(1)* are of assistance to the court in this instance. The Purchaser's position is that the court lacks the jurisdiction to amend the AVO. Subsection 187(5) of the *BIA* is to be "sparingly exercised" and "does not authorize the recalling of the judgment in order to deal with a collateral matter not actually or constructively involved in the court's decision" (see: *HOJ National Leasing Corp. (Re)*, 2008 ONCA 390 ('*HOJ*') at paras. 28 and 34). Furthermore, *Rule 59.06(1)* cannot be used by the Receiver for an alleged error made by its counsel arising from counsel's oversight.

[41] I agree with the Purchaser's submission that ss. 187(5) should be "sparingly exercised". However, the Court of Appeal in *HOJ* made equally clear that the purpose of the provision is "to permit the court to rectify an order or judgment that fails to correctly state what the court actually decided or intended" (at para. 32). Therefore, it is my view that ss. 187(5) of the *BIA* is applicable to the matter before me. In the AVO, the court intended to approve and allow the purchase and sale transaction contemplated by the APS but because of a drafting error, failed to do so.

[42] Otherwise, I disagree with the Purchaser's submission that *Rule 59.06* cannot be used to amend an error in an order of this court due to counsel's drafting error. The scope of *Rule 59.06(1)* was comprehensively reviewed in *Trustees of the Millwright Regional Council of Ontario Pension Trust Fund v. Celestica Inc.*, 2013 ONSC 1502 ('*Celestica*').

[43] In *Celestica*, Perell J. provided the following guidance respecting the applicability and purpose of *Rule 59.06(1)*:

- “The rule is only operative in exceptional circumstances given the public interest in the principle of finality to the litigation process [citation omitted]” (at para. 31).
- “*Rule 59.06(1)* is designed to amend judgments containing a slip or error, errors which are clerical, mathematical or due to misadventure or oversight. The rule is designed to amend judgments containing a slip, not to set aside judgements resulting from a slip in judicial reasoning [citations omitted]” (at para. 30).
- “Under *Rule 59.06(1)* the Court has the power to amend an order where there has been an error in expressing the manifest intention of the Court [citations omitted]” (at para. 32).
- “The rule permits amendments where the order obviously or indubitably does not reflect what the court intended to do, either by error or oversight [citations omitted]” (at para. 33).

[44] I find that the relief sought by the Receiver in its motion falls squarely within the court’s corrective jurisdiction afforded to it pursuant to *Rule 59.06(1)*. The Receiver is not seeking to alter the transaction between the parties, the court’s approval of the transaction, or to revisit an adjudicated issue. Rather the Receiver seeks to amend an

error that resulted in the AVO failing to express what the court intended to do; namely, approve the terms of the parties' purchase and sale agreement.

**Does the Purchaser have the Right to Terminate the APS ?**

[45] In the end, the Purchaser submits that the findings I have made are moot because pursuant to the provisions of the APS, it had the "absolute and unfettered discretion" to terminate the APS "without any penalty, liability, cost or compensation whatsoever" in the event the Receiver failed to complete the transaction within ten business days after the date on which the Receiver obtained the AVO. Because the transaction was not completed within ten business days after issuance of the AVO on December 2, 2025, the Purchaser submits that it was entitled on January 12, 2026, in accordance with sections 6 and 13 of the APS, to terminate the APS and obtain the return of its deposit.

[46] I disagree.

[47] The Purchaser's interpretation of sections 6 and 13 of the APS is too narrow. Surely the parties' intended the transaction to be completed within ten business days of the Receiver securing an AVO that properly implemented their negotiated APS; and not just any AVO. This intention is clear when the APS is read as a whole, as I am required to do, by the Supreme Court's direction in *Sattva*. Section 14 of the APS specifically requires the Receiver to deliver to the Purchaser a copy of the AVO "authorizing and approving [the] Agreement of Purchase and Sale and vesting in the Purchaser all right, in and to the Purchased Assets free and clear of all claims and encumbrances save and except for the Permitted Encumbrances, in accordance with the provisions of this

Agreement (the “Approval and Vesting Order”). The Receiver was not able to deliver the AVO as defined by the parties’ contract until the issuance of this Endorsement.

**Disposition**


[48] For all of the reasons as I have explained them, an Order shall issue amending Schedule C to the AVO to delete any reference to the following three instruments:

- 1) Instrument No. WE1447724 – Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020.
- 2) Instrument No. WE1660191 – Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023.
- 3) Instrument No. WE1739020 – Metrolinx Notice registered on May 24, 2024.

**Costs**

[49] Pursuant to the parties’ agreement, the Purchaser shall pay the Receiver its costs of the motion in the all-inclusive sum of \$10,000.

[50] I am most grateful to counsel for their helpful submissions and having reached a consensus on costs.

  
Justice M. Valente

**Released:** March 30, 2026

**CITATION:** Home Trust Company v. 58 King Street East Hamilton Ltd. et al, 2026  
ONSC 1770  
**COURT FILE NO.:** CV-24-88153  
**DATE:** 2026-03-30

**ONTARIO**

**SUPERIOR COURT OF JUSTICE**

**B E T W E E N:**

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and  
2238394 ONTARIO LTD.

Respondents

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**ENDORSEMENT ON MOTION**

---

Justice Valente

**Released:** March 30, 2026

# TAB C

This is **Exhibit "C"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of a large, stylized letter 'S' with a vertical line through the center, and a horizontal line at the top.

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*Commissioner for Taking Affidavits (or as may be)*

Back to p.17

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE ) MONDAY, THE 30<sup>TH</sup>  
JUSTICE VALENTE ) DAY OF MARCH, 2026

B E T W E E N:



**HOME TRUST COMPANY**

Applicant

- and -

**58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.**

Respondents

**ORDER**

THIS MOTION, made by msi Spergel Inc. in its capacity as the Court-appointed receiver ("**Spergel**" or the "**Receiver**") of all the assets, undertakings and properties of 58 King Street East Hamilton Ltd. ("**58 King**") and 2238394 Ontario Ltd. ("**2238**" and collectively, with 58 King, the "**Debtors**") for an order varying and/or rectifying the Approval and Vesting Order of Justice Edwards dated December 2, 2025 to correct errors in Schedule C of same and an order dispensing with service to the Service List with the exception of the Purchaser was heard Wednesday, March 18, 2026 at 45 Main Street East, Hamilton, Ontario.

ON READING the Notice of Motion, Affidavit of Gokcin Nalsok sworn January 30, 2026, Affidavit of Tanisha Lashley sworn January 30, 2026, Affidavit of Caitlyn Reid sworn February 13, 2026, Affidavit of Kapley Judge sworn January 12, 2026, the Factum of the Moving Party/Receiver, the Factum of the Responding Party/Purchaser and the Reply

Factum of the Moving Party/Receiver and on hearing the submissions of counsel for the Receiver and counsel for the Purchaser,

1. **THIS COURT ORDERS** that Schedule C to the Approval and Vesting Order of Justice Edwards dated December 2, 2025 be and is hereby amended to delete any reference to the following three instruments which instruments are to be reflected in Schedule D thereto:

- (a) Instrument No. WE1447724 – Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020.
- (b) Instrument No. WE1660191 – Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023.
- (c) Instrument No. WE1739020 – Metrolinx Notice registered on May 24, 2024.

2. **THIS COURT ORDERS** that the Approval and Vesting Order of Edwards J. dated December 2<sup>nd</sup>, 2025, as amended, is effective as at March 30<sup>th</sup>, 2026.

3. **THIS COURT ORDERS** that the Purchaser/Responding Party, Spuric Canadian Ventures Inc., shall pay the Receiver/Moving Party, msi Spergel Inc., its costs of the motion in the all-inclusive sum of \$10,000.00.

Issued and entered electronically by

Rhondda Margetts

Digitally signed by Rhondda Margetts  
Date: 2026.04.15 13:59:25 -04'00'

Local Registrar  
45 Main St East  
Hamilton, ON  
L8N 2B7

"on behalf of Justice Valente"

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

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**ONTARIO  
SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT HAMILTON

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**ORDER**

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**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO# 32238T)**  
Email: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for the Receiver, msi Spergel Inc.

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE )  
JUSTICE EDWARDS )  
)  
)  
) TUESDAY, THE 2<sup>ND</sup>  
DAY OF DECEMBER, 2025

B E T W E E N:



**HOME TRUST COMPANY**

Applicant

- and -

**58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.**

Respondents

**APPROVAL AND VESTING ORDER  
(AMENDED PURSUANT TO THE ORDER OF THE HONOURABLE  
JUSTICE VALENTE AND EFFECTIVE AS OF MARCH 30, 2026)**

THIS MOTION, made by msi Spergel Inc. in its capacity as the Court-appointed receiver ("**Spergel**" or the "**Receiver**") of all the assets, undertakings and properties of 58 King Street East Hamilton Ltd. ("**58 King**") and 2238394 Ontario Ltd. ("**2238**" and collectively, with 58 King, the "**Debtors**") for an order:

1. validating and abridging the time for service of the Notice of Motion and the Motion Record in the manner effected by the Receiver and an Order dispensing with service thereof on any party other than the parties served;
2. approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") dated October 30, 2025 and appended to the First Report of the Receiver dated November 14, 2025 (the "**First Report**");

3. vesting in the Purchaser 2238's right, title and interest in and to the assets described in the Sale Agreement (the "**Purchased Assets**");
4. sealing the Confidential Appendices 1 through 6 to the First Report until the earlier of the completion of the Transaction or further Order of this Honourable Court;
5. approving the First Report of the Receiver and the conduct, activities and actions to date;
6. approving the Receiver's Interim Statement of Receipts and Disbursements as at November 12, 2025;
7. authorizing and directing the Receiver to make distributions to Home Trust Company and the City of Hamilton as set out in the Notice of Motion and the First Report;
8. approving the professional fees of the Receiver for the period up to and including October 31, 2025, in the amount of \$62,185.73, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts from the sale proceeds; and,
9. approving the legal fees of SimpsonWigle LAW LLP ("SW"), lawyers for the Receiver, for the period up to and including November 14, 2025, in the amount of \$17,024.07, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts to SW from the sale proceeds,

was heard this day at 45 Main Street East, Hamilton, Ontario.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, \_\_\_\_\_ [NAMES OF OTHER PARTIES APPEARING], no one appearing for any other person on the service list, although properly served as appears from the affidavit of service of Tanisha Lashley sworn November 18, 2025 filed:

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record be and is hereby abridged and that service of the Notice of Motion and the Motion Record in the manner effected by the Receiver be and is hereby validated and service thereof upon any party other than the parties served is hereby dispensed with.

2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "**Receiver's Certificate**"), all of 2238's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on Schedule B hereto shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Sheard dated April 1, 2025; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule C hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule D) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

4. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of Wentworth (LRO No. 62) of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule B hereto (the "**Real Property**") in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule C hereto.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at

undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. **THIS COURT ORDERS AND DECLARES** that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).

9. **THIS COURT ORDERS** that the Confidential Appendices 1 through 6 to the First Report be and are hereby sealed until the earlier of the completion of the Transaction or further Order of this Honourable Court.

10. **THIS COURT ORDERS** that the conduct, activities and actions of the Receiver, as set out in the First Report, are hereby approved.

11. **THIS COURT ORDERS** that the Receiver's Interim Statement of Receipts and Disbursements, as set out in the First Report, is hereby approved.

12. **THIS COURT ORDERS** that the Receiver shall make the following distributions:

- (a) to Home Trust Company ("Home Trust"), or such other party as directed by Home Trust, in the amount of \$90,000.00, plus interest, upon closing of the Transaction with respect to the outstanding Receiver's Certificate;
- (b) to the City of Hamilton in the amount of \$45,608.59, plus any other amounts accrued at the closing of the Transaction, for the outstanding realty taxes; and,
- (c) to Home Trust, or such other party as directed by Home Trust, in the amount of \$4,396,208.93, plus interest, upon closing of the Transaction with respect to their first mortgage.

13. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, SimpsonWigle LAW LLP, as set out in the First Report and the Fee Affidavits, are hereby approved and payment of same is hereby authorized.

14. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States 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, 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.

Issued and entered electronically by

Rhondda  
Margetts

Digitally signed by  
Rhondda Margetts  
Date: 2026.04.15 14:04:09  
-04'00'

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Local Registrar  
45 Main St East  
Hamilton, ON  
L8N 2B7

"on behalf of Justice Edwards and pursuant to the order  
Justice Valente March 30, 2026 amending the  
vesting order

## Schedule A – Form of Receiver’s Certificate

Court File No. CV-24-00088153-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

BETWEEN:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

### RECEIVER’S CERTIFICATE

#### RECITALS

A. Pursuant to an Order of the Honourable Justice L. Sheard of the Ontario Superior Court of Justice (the "**Court**") dated April 1, 2025, msi Spergel Inc. was appointed as the receiver (the "**Receiver**") of the undertakings, properties and assets of 58 King Street East Hamilton Ltd. and 2238394 Ontario Ltd. (the "**Debtors**").

B. Pursuant to an Order of the Court dated [DATE], the Court approved the Agreement of Purchase and Sale made as of October 30, 2025 (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") and provided for the vesting in the Purchaser of 2238394 Ontario Ltd.'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 as set out in sections 12 and 13 of the Sale

Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

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 Sale Agreement;
2. The conditions to Closing as set out in sections 12 and 13 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

**msi Spergel Inc., in its capacity as  
Receiver of the undertakings, properties  
and assets of [DEBTOR], and not in its  
personal capacity**

Per: \_\_\_\_\_

Name: Trevor Pringle

Title: Partner, Corporate  
Restructuring & Insolvency

**Schedule B – Purchased Assets**

Property known municipally as 31 John Street North, Hamilton, Ontario, and legally described as:

PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON, PIN 17167-0015

**Schedule C – Claims to be deleted and expunged from title to Real Property**

INSTRUMENT NO. VM280808	Transfer from 2022367 Ontario Inc. to Maclev Investments Ltd. registered on April 22, 2010.
INSTRUMENT NO. WE826489	Application to Change Name of Owner from Maclev Investments Ltd. to 2238394 Ontario Ltd.
<del>INSTRUMENT NO. WE1447724</del>	<del>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020 in the amount of \$2.</del>
INSTRUMENT NO. WE1496588	Mehdi Komeilian Charge registered on March 10, 2021 in the amount of \$900,000.
INSTRUMENT NO. WE1496589	Mehdi Komeilian Notice of Assignment of Rents registered on March 10, 2021.
INSTRUMENT NO. WE1497172	Postponement from Ryan Michael Lim and Xiaoheng Chen to Mehdi Komeilian registered on March 12, 2021.
INSTRUMENT NO. WE1605924	Home Trust Company Charge registered on May 13, 2022 in the amount of \$3,800,000.
INSTRUMENT NO. WE1605927	Notice from Mehdi Komeilian to 2238394 Ontario Ltd. registered on May 13, 2022 in the amount of \$1.
INSTRUMENT NO. WE1605928	Postponement from Mehdi Komeilian to Home Trust Company registered on May 13, 2022.
INSTRUMENT NO. WE1605929	Postponement from Mehdi Komeilian to Home Trust Company registered on May 13, 2022.
INSTRUMENT NO. WE1612994	Transfer of Charge from Mehdi Komeilian to Olympia Trust Company registered on June 14, 2022.
INSTRUMENT NO. WE1614335	Trumencas Ltd./Ekaterina Cerullo/Amanda Stanley/Michael Offidani Charge registered on June 20, 2022 in the amount

of \$800,000.

~~INSTRUMENT NO. WE1660191~~ ~~Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023 in the amount of \$2.~~

INSTRUMENT NO. WE1728822 Mehdi Komeilian Charge registered on March 26, 2024 in the amount of \$440,000.

INSTRUMENT NO. WE172882/9 Mehdi Komeilian Notice of Assignment of Rents registered on March 26, 2024.

INSTRUMENT NO. WE1738903 Stage Hospitality Inc. Notice of Lease registered on May 24, 2024.

~~INSTRUMENT NO. WE1739020~~ ~~Metrolinx Notice registered on May 24, 2024.~~

INSTRUMENT NO. WE1789232 Transfer of Charge from Michael Offidani to Metric Utilities Limited registered on April 2, 2025.

INSTRUMENT NO. WE1789531 msi Spergel Inc. Court Order registered on April 3, 2025.

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants  
related to the Real Property**

**(unaffected by the Vesting Order)**

INSTRUMENT NO. CD382222	Agreement in favour of The Regional Municipality of Hamilton-Wentworth registered on October 6, 1986
INSTRUMENT NO. CD399932	Agreement in favour of the City of Hamilton registered on March 4, 1987
<u>INSTRUMENT NO. WE1447724</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1660191</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1739020</u>	<u>Metrolinx Notice registered on May 24, 2024.</u>

Electronically filed / Déposé par voie électronique : 08-Dec-2025  
Hamilton Superior Court of Justice / Cour supérieure de Justice

**2025**  
Court File No./N° du dossier du greffe : CV-24-00088153-0000

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**  
PROCEEDING COMMENCED AT HAMILTON

**APPROVAL AND VESTING ORDER**

**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO# 32238T)**  
Email: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for the Receiver, msi Spergel Inc.

DOCSTOR: 1201927114

#4470526.1

**DQ23**

# TAB D

This is **Exhibit "D"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of several loops and a vertical stroke, positioned centrally on the page.

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*Commissioner for Taking Affidavits (or as may be)*

Back to p.17

Tanisha Lashley

---

From: Rosemary A. Fisher  
Sent: May 6, 2026 8:01 PM  
To: Tanisha Lashley  
Subject: FW: MSI Spergel sale of 31 John Street, Hamilton - CLOSING DOCUMENTS  
Attachments: Closing Agenda-1.OSW.doc; 3.1AmendedDraftVestingApplication.pdf; 2.16 Receivers Certificate-v.1.docx; 2.15 Receipt for funds.doc; 2.4 Direction re funds.docx; 2.3 s.116 Statutory Declaration.doc; 3.1 Acknowledgement & Direction.doc; 3.2LandTransferTaxDRaft.pdf; 2.14 Direction to City of Hamilton-v1.doc; 2.12 Incumbency Cert.docx; 2.11 Certified Resolutions.docx; 2.10 Purchaser's HST Declaration Indemnity.docx; 2.9 Environmental Indemnity.docx; 2.8 Purchaser's Certificate re Agent Commissions.docx; 2.7 Purchaser's Bring Down Certificate.docx; 2.6&2.13DirectionreTitle&Adjust-Purchaser.doc

Importance: High

---

From: Gokcin Nalsok <NalsokG@simpsonwigle.com>  
Sent: Friday, April 17, 2026 2:51 PM  
To: Gregory Govedaris <gg@govedaris.com>  
Cc: cs govedaris.com <cs@govedaris.com>; gio.govedaris.com <gio@govedaris.com>; Rosemary A. Fisher <FisherR@simpsonwigle.com>; Sofia Fan <sofiaf@simpsonwigle.com>  
Subject: MSI Spergel sale of 31 John Street, Hamilton - CLOSING DOCUMENTS  
Importance: High

Dear Mr. Govedaris

Further to my email to you on April 15, 2026, please find attached the amended closing agenda together with all drafted closing documents. These documents are consistent with drafts that were sent to you back on December 12, 2025 and the only changes made were with respect to the closing date and reference to the amended vesting order. As we have determined that this matter is to close on April 29, 2026, we would kindly request you provide any comments/revisions no later than 2 pm on Wednesday April 22<sup>nd</sup>. If we do not hear from you before this date, we assume the documents are in order and no material comments or revisions will be necessary or required. Note we will require you to provide your client's HST # before Closing so that we can verify same.

Further, as you previously ordered a tax certificate, we ask if you intend to order same for this upcoming closing. We will need this to determine the adjustments necessary for the property taxes.

Thank you, Gokcin

Ms. Gokcin Nalsok, B.A., LL.B. (pronounced Gocean, Ocean with a G)  
Partner



1006 Skyview Drive, Suite 103  
Burlington, Ontario L7P 0V1

Phone: 905-639-1052 ext 358  
Fax: 905-528-9008

E-mail: [NalsokG@simpsonwagle.com](mailto:NalsokG@simpsonwagle.com)  
Website: <http://www.simpsonwagle.com>

This email contains confidential information and is intended for the sole use of the party to whom it is addressed. Any other distribution, copying or disclosure is strictly prohibited. If you are the intended recipient but wish us to use a mode of communications rather than email in our communications with you, please advise us. If you have received this email in error, please notify us immediately by telephone and delete this message without retaining any hard or electronic copies of same.

Warning: From time to time, our spam filters may eliminate legitimate email from clients. If your email contains important instructions, please ensure that we acknowledge receipt of those instructions.

# TAB E

This is **Exhibit "E"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned centrally below the text.

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*Commissioner for Taking Affidavits (or as may be)*

Back to p.18

Tanisha Lashley

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From: Rosemary A. Fisher  
Sent: May 6, 2026 8:01 PM  
To: Tanisha Lashley  
Subject: FW: MSI Spergel sale of 31 John Street, Hamilton - CLOSING LETTER AND DOCUMENT PACKAGE  
Attachments: ClosingReceiverDocumentPackage-April28th.pdf  
Importance: High

---

From: Gokcin Nalsok <NalsokG@simpsonwagle.com>  
Sent: Tuesday, April 28, 2026 3:03 PM  
To: Gregory Govedaris <gg@govedaris.com>  
Cc: cs govedaris.com <cs@govedaris.com>; gio.govedaris.com <gio@govedaris.com>; Rosemary A. Fisher <FisherR@simpsonwagle.com>; Sofia Fan <sofiaf@simpsonwagle.com>  
Subject: MSI Spergel sale of 31 John Street, Hamilton - CLOSING LETTER AND DOCUMENT PACKAGE  
Importance: High

Good Afternoon Mr. Govedaris

Attached herein is our closing letter and document package.

If your office requires to verify our wire particulars, please contact my assistant, Sofia Fan, copied herein. She can also be reached at 905-639-1052 ext.247.

Further, in anticipation of closing kindly provide your client's HST # before Closing so that we can verify same.

Regards,

Ms. Gokcin Nalsok, B.A., LL.B. (pronounced Gocean, Ocean with a G)  
Partner



1006 Skyview Drive, Suite 103  
Burlington, Ontario L7P 0V1

Phone: 905-639-1052 ext 358  
Fax: 905-528-9008

E-mail: [NalsokG@simpsonwagle.com](mailto:NalsokG@simpsonwagle.com)  
Website: <http://www.simpsonwagle.com>



1006 Skyview Drive, Suite 103  
Burlington, Ontario L7P 0V1  
Tel: 905-639-1052 Fax: 905-528-9008  
www.simpsonwigle.com  
www.simpsonwigle.com

TRANSMITTED BY EMAIL TO:

[gg@govedaris.com](mailto:gg@govedaris.com)  
[cs@govedaris.com](mailto:cs@govedaris.com)  
[gio@govedaris.com](mailto:gio@govedaris.com)

April 28, 2026

Gregory Govedaris  
Govedaris Professional Corporation  
Barristers and Solicitors  
44 Upjohn Rd, Toronto, Ontario, M3B 2W1

Dear Sir:

RE: msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc.

Closing Date: April 29, 2026  
Our File No: MAT91002

We are enclosing herein the receiver's duly executed closing documents for the above-noted transaction, which are being delivered to you in escrow and not to be released until we have received the balance due on closing and your client's duly signed documents. We enclose the following documentation:

1. Statement of Adjustments (previously sent to you on April 24, 2026);
2. Executed Vendor Solicitor's Undertaking regarding the property taxes, along with Tax Certificate;
3. Executed Vendor's Section 116 Certificate;
4. Executed Direction re funds with our wire particulars;
5. Executed Acknowledgement and Direction re the Application for Vesting Order. Such Application for Vesting Order has messaged to you in Teraview as evidenced in the attached "screenshots". As you are aware, the Application for Vesting Order is not signed for completeness until we deliver the receiver's certificate which is conditional on sections 12 and 13 of the agreement of purchase and sale dated October 30, 2025 being either fully satisfied or waived by both parties; and
6. Redacted Lockbox and access instructions. Note that we have blacked out the lockbox code and will provide same upon receipt of the balance due and your client's duly signed documents.

All of the above-noted documents are being provided to you in accordance with the provisions of section 7 (DRA) of the agreement of purchase and sale dated October 30, 2025.

As no objection or concern have been raised in respect of the draft documents prepared for your client to sign in accordance with the closing agenda, we expect these documents to be signed and delivered to us as part of your client's closing package together with the delivery of the balance due on closing on or before the closing date of April 29, 2026.

The receiver, as the seller herein, is ready, willing, able and eager to close this transaction on April 29, 2026.

Yours very truly,

SimpsonWigle LAW LLP

A handwritten signature in black ink, appearing to be 'Gokcin Nalsok', written over a horizontal line.

Ms. Gokcin Nalsok

GN: sf

Encl.



This Document is in the Form approved by the WORKING GROUP ON LAWYERS AND REAL ESTATE (<http://www.lawyersworkinggroup.com/>) on **August 18, 2022**, except for clearly shown changes. Any changes not clearly shown are of no effect.

## LAWYER'S UNDERTAKING

VENDOR: MSI SPERGEL INC., solely in its capacity as Court-appointed receiver of the undertakings, properties and assets of 2238394 Ontario Ltd. and not in its personal or corporate capacity and without personal or corporate liability.

VENDOR'S LAWYER: SimpsonWigle LAW LLP (Attn: Gokcin Nalsok)

PURCHASER: Spuric Canadian Ventures Inc.

PURCHASER'S LAWYER: Govedaris Professional Corporation (Attn: Gregory Govedaris)

PROPERTY: 31 John Street North, Hamilton, Ontario L8R 1H1

COMPLETION DATE: April 29, 2026

---

I/WE UNDERTAKE to the Purchaser and the Purchaser's Lawyer to pay \$ 62,282.39 plus any applicable penalties/interest charges to City of Hamilton out of the sale proceeds and will provide your office with proof of same.

DATED at City of Burlington, Ontario, on April 28th , 2026.

SimpsonWigle LAW LLP



PER: \_\_\_\_\_

Gokcin Nalsok

#4697807.1

# CERTIFICATE OF THE TREASURER



**City of Hamilton**  
 71 Main Street West  
 PO Box 2040, STN LCD 1  
 Hamilton, Ontario L8N 0A3

Phone: (905) 546-2489  
 Email: [taxsupport@hamilton.ca](mailto:taxsupport@hamilton.ca)

CERTIFIED AS AT	April 22, 2026	CERTIFICATE NO	5055
CERTIFIED ON	April 22, 2026	REFERENCE	MAT91002
ISSUED TO	Sofia Fan	ROLL NUMBER	25.18.020.153.58010.0000
	FanS@SimpsonWigle.com	ASSESSED VALUE	675,000
		ASSESSED OWNER	2238394 ONTARIO LTD

**PROPERTY DESCRIPTION**

**31 JOHN ST N  
 SURVEY N HUGHSON PT LOTS 39  
 AND 40  
 0.09AC 35.12FR 107.08D**

A **Penalty Charge** of **1.250 %**  
 on the unpaid taxes is applied on the first day of default. An  
**Interest Charge** of 1.25% per month (15% per annum) is  
 applied on the first of each month thereafter, until the past  
 due balance is paid in full.

**Taxes are paid by mortgage company**

**TAX ARREARS**

Statement showing arrears of taxes on the above lands.

YEAR	TAXES LEVIED	OUTSTANDING		
		TAXES/OTHER	INTEREST	TOTAL
2025	24,628.52	25,745.81	3,311.65	29,057.46
2024	23,671.76	17,223.69	4,376.29	21,599.98
2023+	377,097.47	0.00	0.00	0.00

**STATEMENT OF CURRENT TAXES**

CURRENT LEVY		INSTALMENT DUE DATES AND AMOUNTS				CURRENT OUTSTANDING	
INTERIM	11,476.89	2026/02/27	5,738.00	2026/04/30	5,738.89	TAX	11,476.89
FINAL	0.00					OTHER CHARGES	4.60
SUPP/OMIT	0.00					PENALTY	143.46
<b>TOTAL</b>	<b>11,476.89</b>					<b>TOTAL CURRENT</b>	<b>11,624.95</b>

**TOTAL OUTSTANDING** 62,282.39  
 (inclusive of instalments not yet due)

ANNUAL RESIDENTIAL VUT DECLARATION REQUIRED – [hamilton.ca/VacantUnitTax](http://hamilton.ca/VacantUnitTax)

I hereby certify that, subject to the qualifications identified in Notes 1 through 8 below, the above statements respectively show:

1. All arrears or property taxes returned to this office and due and owing against the above lands; and
2. The current amount of taxes on real property and whether any or all of the taxes have been paid as at the date of certification in connection with the above lands, and that no part of the said land has been sold for taxes under part XI of the Municipal Act, 2001 and whether the interim and / or final property taxes for the City of Hamilton have been levied for the current year.

Mike Zegarac, Treasurer

**LOCAL IMPROVEMENTS ASSESSED TO THIS PROPERTY TO DATE INCLUDE**

CODE	DESCRIPTION	AMOUNT	EXPIRY
27	Encr-HST incl	371.09	2100

**Notes**

1. This certificate has been prepared in accordance with the provisions of Section 352 of the Municipal Act R.S.O. 2001 c25. This certificate reflects only those charges added to the Tax Collector's Roll up to the day of certification.
2. The total property taxes shown may include additions to the Tax Collector's Roll as authorized by statute. Adjustment of this nature not applied to the Collector's Roll as at date of certification may be added subsequently without further notice.
3. There could be additional recoverable Local Improvement/Municipal Act charges if the Farm Exemption is lost through a change in status of the land. Municipal Act projects may be petitioned for and/or undertaken in the future. If you have inquiries regarding these charges, please contact [DevelopmentOfficer@hamilton.ca](mailto:DevelopmentOfficer@hamilton.ca).
4. The information on this certificate is based on payments tendered being honoured by the bank upon which they are drawn.
5. Any credit balance appearing on this certificate is not yet verified. No adjustments shall be made unless the credit balance is a known and acknowledged overpayment.
6. This certificate is subject to additional property taxes or adjustments to taxes which may be levied pursuant to the provisions of the Municipal Act, the Assessment Act, or any other applicable legislation. Examples include adjustments due to apportionment of the base roll number's taxes and/or additional taxes for new developments or new buildings.
7. The property tax bill and / or a copy of this certificate should be given to the new owners on or before closing so that tax installments may be paid by the due dates to avoid late penalty and interest charges being added.
8. A **Penalty Charge** of 1.250% on the unpaid taxes is applied on the first day of default. An **Interest Charge** of 1.25% per month (15% per annum) is applied on the first of each month thereafter, until the past due balance is paid in full.

**AND IN THE MATTER OF** the sale thereof from msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability (the “Vendor”) to Spuric Canadian Ventures Inc. (the “Purchaser”)

I, **Trevor Pringle**, of the City of Hamilton, in the Province of Ontario, DO SOLEMNLY DECLARE, that:

1. I am a Partner at msi Spergel Inc. as such have personal knowledge of the matters hereinafter declared.
2. The Vendor is not a non-resident of Canada within the meaning of Section 116 of the Income Tax Act (Canada) and is not the agent nor trustee of a “non-resident” nor will it be a non-resident of Canada at the time of closing.

Dated effective as of April 28, 2026

*[signature page follows]*

**MSI SPERGEL INC.**, in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd, municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability

Per:



---

Name: Trevor Pringle, CFE, CIRP,  
LIT

Title: Partner

I have the authority to bind the Receiver.

**DIRECTION RE FUNDS**

**TO:** Spuric Canadian Ventures Inc.

**AND TO:** Gregory Govedaris, Barrister & Solicitor  
Govedaris Professional Corporation

**RE:** msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc.  
(the "Transaction")

---

The undersigned hereby authorizes and directs you to pay the balance due on Closing with respect to the Transaction, to **SIMPSONWIGLE LAW LLP**, for deposit to its Trust Account as per the particulars set out in Schedule "A" and this shall be your good, sufficient and irrevocable authority for so doing.

Transmission of an executed signature page by facsimile, email or other electronic means is as effective as a manually executed counterpart of this document.

*[signature page follows]*

DATED as of: April 28, 2026

**MSI SPERGEL INC.**, in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd, municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability

Per: 

Name: Trevor Pringle, CFE, CIRP,  
LIT

Title: Partner

I have the authority to bind the Receiver.

SIMPSONWIGLE LAW<sup>LLP</sup>

**FOR TRUST ONLY**

WIRE PAYMENT INSTRUCTIONS

Account with institution:  
(Beneficiary's Bank)

Royal Bank of Canada  
21 King Street West,  
Hamilton, Ontario L8P 4W7

**Bank Number: 003**

**Transit #01822**

**SW Trust Account #150 230 1**

**Swift Code: ROYCCAT2**

**ABA: 0210000021**

Beneficiaries Account Name:

SimpsonWigle LAW LLP, in trust

Beneficiaries Address:

Suite 200, 1 Hunter Street East,  
Hamilton, Ontario  
L8N 3W1  
(905) 528-8411

Reference:

MSI SPERGEL INC. sale of 2238394 Ontario Ltd.  
File #MAT91002

**AT THIS TIME WE ONLY ACCEPT WIRE PAYMENTS:**

FOR WIRE TRANSFERS, PLEASE PROVIDE A COPY OF THE **ORIGINATING BANK WIRE CONFIRMATION**. THE CONFIRMATION MUST INDICATE THAT THE WIRE HAS BEEN SENT TO SIMPSONWIGLE LAW LLP, THE DATE, THE AMOUNT, ORDERING CUSTOMER, ORDERING BANK AND THAT THE WIRE IS COMPLETE. ALL WIRE FEES SHALL BE **PAYABLE BY THE SENDER** OF THE WIRE SO PLEASE ENSURE YOU SEND THE AMOUNT REQUIRED, INCLUDING ANY WIRE FEES, AS APPLICABLE

## ***ACKNOWLEDGEMENT and DIRECTION***

**TO:** SimpsonWigle LAW LLP

**AND TO:** Gregory Govedaris, Barrister & Solicitor  
Govedaris Professional Corporation

**RE:** msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc.

---


**This will confirm that:**

1. We have reviewed the information set out in this Acknowledgement and Direction and in the documents attached hereto (the "Documents"), and that this information is accurate;
2. You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached hereto as well as any other document(s) required to complete this transaction;
3. The effect of the Documents has been fully explained to us and we understand that we are parties to and bound by the terms and provisions of the Documents to the same extent as if we had signed them; and
4. I am in fact parties named in the Documents and I/we have not misrepresented our identities to you.
5. We hereby authorize you to make any minor, non-material alterations that may be required by the Land Registry Office to effect certification of the Documents by the Land Registry Office.
6. This Acknowledgement and Direction may be executed in counterparts and each such counterpart shall for all purposes constitute one document binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that each party has signed at least one counterpart.
7. Execution of the Acknowledgement and Direction by facsimile transmission shall be binding upon each party hereto and upon the party so signing by facsimile transmission.

Dated at Hamilton, Ontario this April 28, 2026

Witness: (as to all signatures, if applicable)

msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability



Per: \_\_\_\_\_  
Name: Trevor Pringle, CFE, CIRP, LIT  
Title: Partner  
I have authority to bind the Receiver.

### Properties

*PIN* 17167 - 0015 LT

*Description* PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON

*Address* 31 JOHN ST N  
HAMILTON

### Consideration

*Consideration* \$5,500,000.00

### Party From(s)

*Name* ONTARIO SUPER COURT OF JUSTICE  
Acting as a company

*Address for Service* 45 Main Street East  
Hamilton, Ontario L8N 2B7

### Owner(s)

	<i>Capacity</i>	<i>Share</i>
<i>Name</i> SPURIC CANADIAN VENTURES INC. Acting as a company	Registered Owner	
<i>Address for Service</i> 2220 University Avenue East Waterloo, ON N2K 0A8		

### Statements

The applicant who is authorized by court order () which is still in full force and effect and in which all parties affected by the order have been made a party to the cause or matter or the applicant has furnished such evidence as is requisite to show that the person is bound thereby, as evidenced by the written approval of the Land Registrar, applies to have the register amended as follows: by vesting ownership in the properties described in the Properties Section (collectively the "Property") in the name of Spuric Canadian Ventures Inc. and further directing the Land Registrar to delete from title to the Property all of the Claims listed in Schedule "C" to the Approval and Vesting Order of The Honourable Justice Edwards dated the 2nd day of December, 2025 (amended pursuant to the order of The Honourable Justice Valente and affective as of March 30, 2026), a copy of which is attached hereto.

Schedule: An execution search was completed on April 29, 2026 for 2238394 Ontario Ltd., bearing certificate number \_\_\_\_\_, which returned a clear execution certificate.

I solicitor make the following law statement I confirm that the Approval and Vesting Order of The Honourable Justice Edwards, dated the 2nd day of December, 2025 (amended pursuant to the order of The Honourable Justice Valente and affective as of March 30, 2026) (the "Approval and Vesting Order") is still in full force and effect and has not been stayed and affects the lands set out in the Properties Section hereof and Schedule "B" to the Approval and Vesting Order and that the Receiver's Certificate in the form attached as Schedule "A" to the Approval and Vesting Order has been executed and delivered.

### Calculated Taxes

*Provincial Land Transfer Tax* \$106,475.00

### File Number

*Party From Client File Number :* MAT91002

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 17167 - 0015 PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON

BY: ONTARIO SUPER COURT OF JUSTICE  
TO: SPURIC CANADIAN VENTURES INC. Registered Owner

1. KAPLEY JUDGE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SPURIC CANADIAN VENTURES INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$5,500,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$5,500,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$5,500,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

**PROPERTY Information Record**

A. Nature of Instrument: Application For Vesting Order  
LRO 62 Registration No. Date:  
B. Property(s): PIN 17167 - 0015 Address 31 JOHN ST N Assessment 2518020 - 15358010  
HAMILTON Roll No  
C. Address for Service: 2220 University Avenue East  
Waterloo, ON N2K 0A8  
D. (i) Last Conveyance(s): PIN 17167 - 0015 Registration No.  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE )  
JUSTICE EDWARDS )  
TUESDAY, THE 2<sup>ND</sup>  
DAY OF DECEMBER, 2025

B E T W E E N:



**HOME TRUST COMPANY**

Applicant

- and -

**58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.**

Respondents

**APPROVAL AND VESTING ORDER  
(AMENDED PURSUANT TO THE ORDER OF THE HONOURABLE  
JUSTICE VALENTE AND EFFECTIVE AS OF MARCH 30, 2026)**

THIS MOTION, made by msi Spergel Inc. in its capacity as the Court-appointed receiver ("**Spergel**" or the "**Receiver**") of all the assets, undertakings and properties of 58 King Street East Hamilton Ltd. ("**58 King**") and 2238394 Ontario Ltd. ("**2238**" and collectively, with 58 King, the "**Debtors**") for an order:

1. validating and abridging the time for service of the Notice of Motion and the Motion Record in the manner effected by the Receiver and an Order dispensing with service thereof on any party other than the parties served;
2. approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") dated October 30, 2025 and appended to the First Report of the Receiver dated November 14, 2025 (the "**First Report**");

3. vesting in the Purchaser 2238's right, title and interest in and to the assets described in the Sale Agreement (the "**Purchased Assets**");
4. sealing the Confidential Appendices 1 through 6 to the First Report until the earlier of the completion of the Transaction or further Order of this Honourable Court;
5. approving the First Report of the Receiver and the conduct, activities and actions to date;
6. approving the Receiver's Interim Statement of Receipts and Disbursements as at November 12, 2025;
7. authorizing and directing the Receiver to make distributions to Home Trust Company and the City of Hamilton as set out in the Notice of Motion and the First Report;
8. approving the professional fees of the Receiver for the period up to and including October 31, 2025, in the amount of \$62,185.73, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts from the sale proceeds; and,
9. approving the legal fees of SimpsonWigle LAW LLP ("SW"), lawyers for the Receiver, for the period up to and including November 14, 2025, in the amount of \$17,024.07, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts to SW from the sale proceeds,

was heard this day at 45 Main Street East, Hamilton, Ontario.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, \_\_\_\_\_ [NAMES OF OTHER PARTIES APPEARING], no one appearing for any other person on the service list, although properly served as appears from the affidavit of service of Tanisha Lashley sworn November 18, 2025 filed:

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record be and is hereby abridged and that service of the Notice of Motion and the Motion Record in the manner effected by the Receiver be and is hereby validated and service thereof upon any party other than the parties served is hereby dispensed with.

2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "**Receiver's Certificate**"), all of 2238's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on Schedule B hereto shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Sheard dated April 1, 2025; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule C hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule D) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

4. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of Wentworth (LRO No. 62) of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule B hereto (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule C hereto.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at

undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. **THIS COURT ORDERS AND DECLARES** that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).

9. **THIS COURT ORDERS** that the Confidential Appendices 1 through 6 to the First Report be and are hereby sealed until the earlier of the completion of the Transaction or further Order of this Honourable Court.

10. **THIS COURT ORDERS** that the conduct, activities and actions of the Receiver, as set out in the First Report, are hereby approved.

11. **THIS COURT ORDERS** that the Receiver's Interim Statement of Receipts and Disbursements, as set out in the First Report, is hereby approved.

12. **THIS COURT ORDERS** that the Receiver shall make the following distributions:

- (a) to Home Trust Company ("Home Trust"), or such other party as directed by Home Trust, in the amount of \$90,000.00, plus interest, upon closing of the Transaction with respect to the outstanding Receiver's Certificate;
- (b) to the City of Hamilton in the amount of \$45,608.59, plus any other amounts accrued at the closing of the Transaction, for the outstanding realty taxes; and,
- (c) to Home Trust, or such other party as directed by Home Trust, in the amount of \$4,396,208.93, plus interest, upon closing of the Transaction with respect to their first mortgage.

13. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, SimpsonWigle LAW LLP, as set out in the First Report and the Fee Affidavits, are hereby approved and payment of same is hereby authorized.

14. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States 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, 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.

Issued and entered electronically by

Rhondda  
Margetts

Digitally signed by  
Rhondda Margetts  
Date: 2026.04.15 14:04:09  
-04'00'

---

Local Registrar  
45 Main St East  
Hamilton, ON  
L8N 2B7

"on behalf of Justice Edwards and pursuant to the order  
Justice Valente March 30, 2026 amending the  
vesting order

## Schedule A – Form of Receiver’s Certificate

Court File No. CV-24-00088153-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

BETWEEN:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

### RECEIVER’S CERTIFICATE

#### RECITALS

A. Pursuant to an Order of the Honourable Justice L. Sheard of the Ontario Superior Court of Justice (the "**Court**") dated April 1, 2025, msi Spergel Inc. was appointed as the receiver (the "**Receiver**") of the undertakings, properties and assets of 58 King Street East Hamilton Ltd. and 2238394 Ontario Ltd. (the "**Debtors**").

B. Pursuant to an Order of the Court dated [DATE], the Court approved the Agreement of Purchase and Sale made as of October 30, 2025 (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") and provided for the vesting in the Purchaser of 2238394 Ontario Ltd.'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 as set out in sections 12 and 13 of the Sale

Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

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 Sale Agreement;
2. The conditions to Closing as set out in sections 12 and 13 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

**msi Spergel Inc., in its capacity as  
Receiver of the undertakings, properties  
and assets of [DEBTOR], and not in its  
personal capacity**

Per: \_\_\_\_\_

Name: Trevor Pringle

Title: Partner, Corporate  
Restructuring & Insolvency

**Schedule B – Purchased Assets**

Property known municipally as 31 John Street North, Hamilton, Ontario, and legally described as:

PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL  
HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST  
AS IN VM215716; CITY OF HAMILTON, PIN 17167-0015

**Schedule C – Claims to be deleted and expunged from title to Real Property**

INSTRUMENT NO. VM280808                      Transfer from 2022367 Ontario Inc. to  
Maclev Investments Ltd. registered on  
April 22, 2010.

INSTRUMENT NO. WE826489                      Application to Change Name of Owner  
from Maclev Investments Ltd. to 2238394  
Ontario Ltd.

~~INSTRUMENT NO. WE1447724                      Notice from 2238394 Ontario Ltd. to the  
City of Hamilton registered on August 14,  
2020 in the amount of \$2.~~

INSTRUMENT NO. WE1496588                      Mehdi Komeilian Charge registered on  
March 10, 2021 in the amount of  
\$900,000.

INSTRUMENT NO. WE1496589                      Mehdi Komeilian Notice of Assignment of  
Rents registered on March 10, 2021.

INSTRUMENT NO. WE1497172                      Postponement from Ryan Michael Lim and  
Xiaoheng Chen to Mehdi Komeilian  
registered on March 12, 2021.

INSTRUMENT NO. WE1605924                      Home Trust Company Charge registered  
on May 13, 2022 in the amount of  
\$3,800,000.

INSTRUMENT NO. WE1605927                      Notice from Mehdi Komeilian to 2238394  
Ontario Ltd. registered on May 13, 2022 in  
the amount of \$1.

INSTRUMENT NO. WE1605928                      Postponement from Mehdi Komeilian to  
Home Trust Company registered on May  
13, 2022.

INSTRUMENT NO. WE1605929                      Postponement from Mehdi Komeilian to  
Home Trust Company registered on May  
13, 2022.

INSTRUMENT NO. WE1612994                      Transfer of Charge from Mehdi Komeilian  
to Olympia Trust Company registered on  
June 14, 2022.

INSTRUMENT NO. WE1614335                      Trumencas Ltd./Ekaterina Cerullo/Amanda  
Stanley/Michael Offidani Charge  
registered on June 20, 2022 in the amount

of \$800,000.

~~INSTRUMENT NO. WE1660191~~ ~~Notice from 2238394 Ontario Ltd. to the~~  
~~City of Hamilton registered on February 9,~~  
~~2023 in the amount of \$2.~~

INSTRUMENT NO. WE1728822 Mehdi Komeilian Charge registered on  
March 26, 2024 in the amount of  
\$440,000.

INSTRUMENT NO. WE172882/9 Mehdi Komeilian Notice of Assignment of  
Rents registered on March 26, 2024.

INSTRUMENT NO. WE1738903 Stage Hospitality Inc. Notice of Lease  
registered on May 24, 2024.

~~INSTRUMENT NO. WE1739020~~ ~~Metrolinx Notice registered on May 24,~~  
~~2024.~~

INSTRUMENT NO. WE1789232 Transfer of Charge from Michael Offidani  
to Metric Utilities Limited registered on  
April 2, 2025.

INSTRUMENT NO. WE1789531 msi Spergel Inc. Court Order registered on  
April 3, 2025.

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants  
related to the Real Property**

**(unaffected by the Vesting Order)**

INSTRUMENT NO. CD382222	Agreement in favour of The Regional Municipality of Hamilton-Wentworth registered on October 6, 1986
INSTRUMENT NO. CD399932	Agreement in favour of the City of Hamilton registered on March 4, 1987
<u>INSTRUMENT NO. WE1447724</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1660191</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1739020</u>	<u>Metrolinx Notice registered on May 24, 2024.</u>

Electronically filed / Déposé par voie électronique : 08-Dec-2025  
Hamilton Superior Court of Justice / Cour supérieure de justice

**0007**  
Court File No./N° du dossier du greffe : CV-24-00088153-0000

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

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**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
PROCEEDING COMMENCED AT HAMILTON

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**APPROVAL AND VESTING ORDER**

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**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO# 32238T)**  
Email: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for the Receiver, msi Spergel Inc.

# Compose Message



Required fields are indicated with \*

To

+ [Filter by Company](#)

Recipient Name

GREGORYS GOVEDARIS (GOVEDARIS PROFESSIONAL CORPORATION)

Find

Add

Recipient(s) in Message \*

Gregorys Govedaris (GOVEDARIS PROFESSIONAL CORPORATION)

Remove

Re: Instrument(s)

+ [Filter by Projects](#)

Available Instrument(s)

Add

Remove

Instrument(s) in Message \*

APL VESTING ORDER -31 JOHN STREET NORTH

Acting for



Party From



Party To



Both

Limit Access



Limit to Release Authority

Message \*

Application for Vesting Order - 31 John Street, Hamilton, Ontario

Send

Cancel

Instrument Creation

### Instrument List

Track New Acquire Access

Filter

Number of Instruments Found: 3

<input type="checkbox"/>	NAME	TYPE	STATUS	LAST ACTION (YYYY/MM/DD)
<input type="checkbox"/>	APL CRT ORDER - 58 KING ST E 21 JOHN ST N	Application To Transfer Court Order	Registered	WEL202311
<input type="checkbox"/>	APL VESTING ORDER - 31 JOHN STREET NORTH			

### Compose Message Status

**Number of Messages Sent: 1 of 1**

STATUS	MESSAGE	RESULT
✓	APL VESTING ORDER -31 JOHN STREET NORTH to Gregorys Govedaris	Message Successfully Sent

Close



REGISTRATION NUMBER

Request

Instrument Creation

Search

[Instrument List](#) > APL VESTING ORDER -31 JOHN STREET NORTH

**Work in Progress** - Application For Vesting Order

Save



- Properties ▶
- Party From ▶
- Owner ▶
- Statement(s)
- Tax
- Related Deletions
- Message(s)**
- Signatories
- Document Identification
- Schedules

### Messages

Compose Message

#### Folder

- In Box
- Out Box

TO	TYPE	DATE SENT (YYYY/MM/DD)
Gregorys Govedaris, GOVEDARIS PROFESSIONAL CORPORATION	Grant Access	2026/04/28 14:23:29

#### Message

Application for Vesting Order - 31 John Street, Hamilton, Ontario

To access the property:

- The portion of the construction fence that opens is on the King William side of the building (which you have used before).
- The lockbox is hanging on the fence to the left of that position.
- Open the cover, reset by pulling down the “C” switch at the bottom.
- Enter the code: [REDACTED] and pull down on the top latch.
- Unlock the padlock. The padlock to unlock is the less weathered looking lock. The other is only an extension.
- Access the building via the double doors with the other key.

When in the building, most lights are off, and sensors are disabled:

- The main floor lights are on and remain on.
- For the kitchen area, there are 2 switches at the top right of the stairs from the main floor.
- For the kitchen level of side entrance, there is a switch on the south facing wall.
- For the lower portion of the side entrance, there is a switch to the right of the old black metal doors.
- For the upper basement, the office has a dedicated switch, and the lower kitchen has a switch to the right as you enter.
- For the lower public bathrooms, there is a sensor switch with a button at the top.
- The lower basement still has construction lights hung and is lit.
- The upper levels have no lighting.
- You will have to re-enter the lockbox code to secure the key inside.

# TAB F

This is **Exhibit "F"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of several overlapping loops and a central vertical stroke.

---

*Commissioner for Taking Affidavits (or as may be)*

Back to p.21

Tanisha Lashley

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From: Rosemary A. Fisher  
Sent: May 6, 2026 8:03 PM  
To: Tanisha Lashley  
Subject: FW: MSI Spergel sale of 31 John Street, Hamilton - CLOSING LETTER AND DOCUMENT PACKAGE

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From: Rosemary A. Fisher  
Sent: Tuesday, April 28, 2026 3:43 PM  
To: Gregory Govedaris <[gg@govedaris.com](mailto:gg@govedaris.com)>  
Cc: Gokcin Nalsok <[NalsokG@simpsonwigle.com](mailto:NalsokG@simpsonwigle.com)>  
Subject: FW: MSI Spergel sale of 31 John Street, Hamilton - CLOSING LETTER AND DOCUMENT PACKAGE

Counsel: The Order was amended so *that there was* an Order that reflected the APS. There was no AVO that reflected the APS as you well know so no extension was required. We are ready, willing and able to close in accordance with the Approval and Vesting Order. Govern yourself accordingly.

**Rosemary Fisher**  
Partner



Phone: 905-639-1052 ext 239  
Fax: 905-528-9008

E-mail: [FisherR@simpsonwigle.com](mailto:FisherR@simpsonwigle.com)

---

From: Gregory Govedaris <[gg@govedaris.com](mailto:gg@govedaris.com)>  
Sent: Tuesday, April 28, 2026 3:36 PM  
To: Gokcin Nalsok <[NalsokG@simpsonwigle.com](mailto:NalsokG@simpsonwigle.com)>  
Cc: cs govedaris.com <[cs@govedaris.com](mailto:cs@govedaris.com)>; gio.govedaris.com <[gio@govedaris.com](mailto:gio@govedaris.com)>; Rosemary A. Fisher <[FisherR@simpsonwigle.com](mailto:FisherR@simpsonwigle.com)>; Sofia Fan <[sofiarf@simpsonwigle.com](mailto:sofiarf@simpsonwigle.com)>  
Subject: RE: MSI Spergel sale of 31 John Street, Hamilton - CLOSING LETTER AND DOCUMENT PACKAGE

Counsel:

When we attended Court Counsel Fisher abandoned any declaratory relief. The motion concerned itself with a discrete issue – re – amending the Vesting Order.

The Endorsement of the Honourable Justice Valente (“Valente, J.”) sets out the basis for amending the vesting order but it is our client’s position that your client breached the APS by failing to close in accordance with its terms. There is no Order extending the closing. Any

comments about the extension of the closing by Valente, J. are obiter and did not form part of the order.

Please return our client's deposit.

Thanks.

Gregory Govedaris, B.A., J.D., LL.M.  
GOVEDARIS PROFESSIONAL CORPORATION  
Barrister(s) & Solicitor(s)  
44 Upjohn Road  
Toronto, ON CANADA M3B 2W1

Tel.: (416) 384-1333 ext. 302  
email: [gg@govedaris.com](mailto:gg@govedaris.com)

# TAB G

This is **Exhibit "G"** referred to in the Affidavit of Gokcin Nalsok sworn May 21, 2026

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned centrally below the text.

---

*Commissioner for Taking Affidavits (or as may be)*

Back to p.22

Tanisha Lashley

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From: Rosemary A. Fisher  
Sent: May 6, 2026 8:00 PM  
To: Tanisha Lashley  
Subject: FW: MSI Spergel sale of 31 John Street, Hamilton - CLOSING TENDER PACKAGE  
Attachments: TenderClosingPackage-April29th.pdf

Importance: High

---

From: Gokcin Nalsok <NalsokG@simpsonwigle.com>  
Sent: Wednesday, April 29, 2026 2:57 PM  
To: Gregory Govedaris <gg@govedaris.com>  
Cc: cs.govedaris.com <cs@govedaris.com>; gio.govedaris.com <gio@govedaris.com>; Rosemary A. Fisher <FisherR@simpsonwigle.com>; Sofia Fan <sofiaf@simpsonwigle.com>  
Subject: MSI Spergel sale of 31 John Street, Hamilton - CLOSING TENDER PACKAGE  
Importance: High

Good Day Mr. Govedaris

Attached herein is our closing tender package.

Regards,

Ms. Gokcin Nalsok, B.A., LL.B. (pronounced Gocean, Ocean with a G)  
Partner



1006 Skyview Drive, Suite 103  
Burlington, Ontario L7P 0V1

Phone: 905-639-1052 ext 358

Fax: 905-528-9008

E-mail: [NalsokG@simpsonwigle.com](mailto:NalsokG@simpsonwigle.com)

Website: <http://www.simpsonwigle.com>

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1006 Skyview Drive, Suite 103  
Burlington, Ontario L7P 0V1  
Tel: 905-639-1052 Fax: 905-528-9008  
www.simpsonwigle.com

TRANSMITTED BY EMAIL TO:

[gg@govedaris.com](mailto:gg@govedaris.com)  
[cs@govedaris.com](mailto:cs@govedaris.com)  
[gjo@govedaris.com](mailto:gjo@govedaris.com)

April 29, 2026

Govedaris Professional Corporation  
Barristers and Solicitors  
44 Upjohn Rd, Toronto, Ontario, M3B 2W1

Attn: Gregory Govedaris

Dear Sir:

RE: msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario (the "Property"), and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc. (the "Purchaser")  
Closing Date: April 29, 2026  
Our File No.: MAT91002

Further to our exchange of correspondence dated April 28, 2026, we glean therefrom that your client is **not** intending to close this transaction today. This is notwithstanding this matter is scheduled to close today, April 29, 2026 under the terms of the Approval and Vesting Order issued and effective April 15, 2026, as amended, pursuant to the order of Justice Valente dated March 30, 2026 (the "**Vesting Order**").

The receiver (the "**Vendor**") is ready, willing, able and eager to close and complete this transaction today, as scheduled, in accordance with the terms and provisions set out in the agreement of purchase and sale accepted on October 30, 2025 (the "**APS**"). Our Vendor's closing package was delivered to your attention on April 28, 2026 at 3:03 pm. Again, we enclose the Vendor's closing package that includes all executed documents relating to the above-noted real estate transaction, which are being delivered to you in escrow in accordance with the APS and not to be released until the Purchaser has complied with its obligations under the APS. The documents are:

1. Statement of Adjustments, delivered in accordance with section 14(b) of the APS, and prepared in accordance with section 4 of the APS;
2. Executed Vendor's Solicitor's Undertaking regarding the property taxes for the subject Property, along with the relevant Tax Certificate, in accordance with section 14(e) of the APS;
3. Executed Vendor's Section 116 Certificate, in accordance with section 14(g) of the APS;
4. Executed Direction re funds with our wire particulars, in accordance with section 14(c) of the APS;
5. A copy of the executed and issued Vesting Order, in accordance with section 14(a) of the APS, which has not been appealed, stayed, varied, vacated and remains in full force and effect today. There is no court order or threatened action or proceeding restraining nor prohibiting the closing of this matter today. Said Vesting Order authorizes and approves the APS and vests in the Purchaser all right, title and interest of 2238394 Ontario Ltd., if any, in and to the Purchased Assets (as defined in the APS) free and clear of all claims and encumbrances save and except for the Permitted Encumbrances (as defined in the APS), in accordance with the provisions of the APS and the Vesting Order;
6. Executed Acknowledgement and Direction re the Application for Vesting Order. Such Application for Vesting Order instrument was messaged to you in Teraview yesterday at 2:23 pm as evidenced in the attached "screenshots". As you are aware, the Application for Vesting Order cannot be signed for completeness until the receiver's certificate is delivered. The receiver cannot deliver such certificate as all of the conditions outlined in the certificate have not been complied with by your client. Per the issued Vesting Order, the receiver's certificate can only be finalized once the 1) payment of the requisite purchase price is completed by the Purchaser pursuant to the terms of the APS, 2) the conditions to closing as set out in sections 12 and 13 of the APS have been satisfied or waived by the receiver and Purchaser and 3) the transaction has been completed to the satisfaction of the receiver. The Purchaser has failed to meet these requirements for a receiver's certificate to be issued for this matter. As a courtesy, we have pulled a clear writ search against the debtor, 2238394 Ontario Ltd. and inserted the certificate number in the Application for Vesting Order as of today's date. This completes all steps that can be performed and undertaken by the Vendor in the electronic registration system without the cooperation or participation of the Purchaser completing and performing its obligations under the APS. Further and specifically, the Purchaser expressly acknowledged and agreed that the receiver will not

release the Vesting Order described in section 13(a) of the APS for registration until the balance of funds due on closing, in accordance with the Statement of Adjustments, are remitted to us prior to the release of the Vesting Order for registration this being clearly set out in section 7(c) of the APS; and

7. Lockbox and access instructions.

Please be advised that you are in possession of all necessary closing documentation from the Vendor. The Vendor has complied with each and every covenant/agreement made by it in the APS. This transaction must be closed **today** and the Vendor requires that the Purchaser completes and performs its obligations under the APS, failing which, your client will be in breach of the APS. Specifically, your client has not met the requirements set out in sections 11, 13 and 15 of the APS.

If your client does not close **today**, our client will retain the deposit paid and hold your client liable for all damages flowing from the breach, including without limitation, damages for delay and legal costs on a solicitor and client scale. In such event, we will also of course require the immediate destruction of all documents provided to your office in escrow along with proof thereof be provided to us immediately. We trust that our client's position is clear.

We appreciate your anticipated co-operation in this regard.

Yours very truly,  
SimpsonWigle LAW LLP



Ms. Gokcin Nalsok

Encl.



This Document is in the Form approved by the WORKING GROUP ON LAWYERS AND REAL ESTATE (<http://www.lawyersworkinggroup.com/>) on **August 18, 2022**, except for clearly shown changes. Any changes not clearly shown are of no effect.

## LAWYER'S UNDERTAKING

VENDOR: MSI SPERGEL INC., solely in its capacity as Court-appointed receiver of the undertakings, properties and assets of 2238394 Ontario Ltd. and not in its personal or corporate capacity and without personal or corporate liability.

VENDOR'S LAWYER: SimpsonWigle LAW LLP (Attn: Gokcin Nalsok)

PURCHASER: Spuric Canadian Ventures Inc.

PURCHASER'S LAWYER: Govedaris Professional Corporation (Attn: Gregory Govedaris)

PROPERTY: 31 John Street North, Hamilton, Ontario L8R 1H1

COMPLETION DATE: April 29, 2026

---

I/WE UNDERTAKE to the Purchaser and the Purchaser's Lawyer to pay \$ 62,282.39 plus any applicable penalties/interest charges to City of Hamilton out of the sale proceeds and will provide your office with proof of same.

DATED at City of Burlington, Ontario, on April 28th , 2026.

SimpsonWigle LAW LLP



PER: \_\_\_\_\_

Gokcin Nalsok

#4697807.1

# CERTIFICATE OF THE TREASURER



**City of Hamilton**  
 71 Main Street West  
 PO Box 2040, STN LCD 1  
 Hamilton, Ontario L8N 0A3

Phone: (905) 546-2489  
 Email: [taxsupport@hamilton.ca](mailto:taxsupport@hamilton.ca)

CERTIFIED AS AT	April 22, 2026	CERTIFICATE NO	5055
CERTIFIED ON	April 22, 2026	REFERENCE	MAT91002
ISSUED TO	Sofia Fan	ROLL NUMBER	25.18.020.153.58010.0000
	FanS@SimpsonWigle.com	ASSESSED VALUE	675,000
		ASSESSED OWNER	2238394 ONTARIO LTD

**PROPERTY DESCRIPTION**

31 JOHN ST N  
 SURVEY N HUGHSON PT LOTS 39  
 AND 40  
 0.09AC 35.12FR 107.08D

A **Penalty Charge** of **1.250 %**  
 on the unpaid taxes is applied on the first day of default. An  
**Interest Charge** of 1.25% per month (15% per annum) is  
 applied on the first of each month thereafter, until the past  
 due balance is paid in full.

**Taxes are paid by mortgage company**

**TAX ARREARS**

Statement showing arrears of taxes on the above lands.

YEAR	TAXES LEVIED	OUTSTANDING		
		TAXES/OTHER	INTEREST	TOTAL
2025	24,628.52	25,745.81	3,311.65	29,057.46
2024	23,671.76	17,223.69	4,376.29	21,599.98
2023+	377,097.47	0.00	0.00	0.00

**STATEMENT OF CURRENT TAXES**

CURRENT LEVY		INSTALMENT DUE DATES AND AMOUNTS				CURRENT OUTSTANDING	
INTERIM	11,476.89	2026/02/27	5,738.00	2026/04/30	5,738.89	TAX	11,476.89
FINAL	0.00					OTHER CHARGES	4.60
SUPP/OMIT	0.00					PENALTY	143.46
<b>TOTAL</b>	<b>11,476.89</b>					<b>TOTAL CURRENT</b>	<b>11,624.95</b>

**TOTAL OUTSTANDING** **62,282.39**  
 (inclusive of instalments not yet due)

ANNUAL RESIDENTIAL VUT DECLARATION REQUIRED – [hamilton.ca/VacantUnitTax](http://hamilton.ca/VacantUnitTax)

I hereby certify that, subject to the qualifications identified in Notes 1 through 8 below, the above statements respectively show:

1. All arrears or property taxes returned to this office and due and owing against the above lands; and
2. The current amount of taxes on real property and whether any or all of the taxes have been paid as at the date of certification in connection with the above lands, and that no part of the said land has been sold for taxes under part XI of the Municipal Act, 2001 and whether the interim and / or final property taxes for the City of Hamilton have been levied for the current year.

Mike Zegarac, Treasurer

**LOCAL IMPROVEMENTS ASSESSED TO THIS PROPERTY TO DATE INCLUDE**

CODE	DESCRIPTION	AMOUNT	EXPIRY
27	Encr-HST incl	371.09	2100

**Notes**

1. This certificate has been prepared in accordance with the provisions of Section 352 of the Municipal Act R.S.O. 2001 c25. This certificate reflects only those charges added to the Tax Collector's Roll up to the day of certification.
2. The total property taxes shown may include additions to the Tax Collector's Roll as authorized by statute. Adjustment of this nature not applied to the Collector's Roll as at date of certification may be added subsequently without further notice.
3. There could be additional recoverable Local Improvement/Municipal Act charges if the Farm Exemption is lost through a change in status of the land. Municipal Act projects may be petitioned for and/or undertaken in the future. If you have inquiries regarding these charges, please contact [DevelopmentOfficer@hamilton.ca](mailto:DevelopmentOfficer@hamilton.ca).
4. The information on this certificate is based on payments tendered being honoured by the bank upon which they are drawn.
5. Any credit balance appearing on this certificate is not yet verified. No adjustments shall be made unless the credit balance is a known and acknowledged overpayment.
6. This certificate is subject to additional property taxes or adjustments to taxes which may be levied pursuant to the provisions of the Municipal Act, the Assessment Act, or any other applicable legislation. Examples include adjustments due to apportionment of the base roll number's taxes and/or additional taxes for new developments or new buildings.
7. The property tax bill and / or a copy of this certificate should be given to the new owners on or before closing so that tax installments may be paid by the due dates to avoid late penalty and interest charges being added.
8. A **Penalty Charge** of 1.250% on the unpaid taxes is applied on the first day of default. An **Interest Charge** of 1.25% per month (15% per annum) is applied on the first of each month thereafter, until the past due balance is paid in full.

**AND IN THE MATTER OF** the sale thereof from msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability (the “Vendor”) to Spuric Canadian Ventures Inc. (the “Purchaser”)

I, **Trevor Pringle**, of the City of Hamilton, in the Province of Ontario, DO SOLEMNLY DECLARE, that:

1. I am a Partner at msi Spergel Inc. as such have personal knowledge of the matters hereinafter declared.
2. The Vendor is not a non-resident of Canada within the meaning of Section 116 of the Income Tax Act (Canada) and is not the agent nor trustee of a “non-resident” nor will it be a non-resident of Canada at the time of closing.

Dated effective as of April 28, 2026

*[signature page follows]*



**DIRECTION RE FUNDS**

**TO:** Spuric Canadian Ventures Inc.

**AND TO:** Gregory Govedaris, Barrister & Solicitor  
Govedaris Professional Corporation

**RE:** msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc.  
(the "Transaction")

---

The undersigned hereby authorizes and directs you to pay the balance due on Closing with respect to the Transaction, to **SIMPSONWIGLE LAW LLP**, for deposit to its Trust Account as per the particulars set out in Schedule "A" and this shall be your good, sufficient and irrevocable authority for so doing.

Transmission of an executed signature page by facsimile, email or other electronic means is as effective as a manually executed counterpart of this document.

*[signature page follows]*

DATED as of: April 28, 2026

**MSI SPERGEL INC.**, in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd, municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability

Per: 

Name: Trevor Pringle, CFE, CIRP,  
LIT

Title: Partner

I have the authority to bind the Receiver.

SIMPSONWIGLE LAW<sup>LLP</sup>

**FOR TRUST ONLY**

WIRE PAYMENT INSTRUCTIONS

Account with institution:  
(Beneficiary's Bank)

Royal Bank of Canada  
21 King Street West,  
Hamilton, Ontario L8P 4W7

**Bank Number: 003**

**Transit #01822**

**SW Trust Account #150 230 1**

**Swift Code: ROYCCAT2**

**ABA: 0210000021**

Beneficiaries Account Name:

SimpsonWigle LAW LLP, in trust

Beneficiaries Address:

Suite 200, 1 Hunter Street East,  
Hamilton, Ontario  
L8N 3W1  
(905) 528-8411

Reference:

MSI SPERGEL INC. sale of 2238394 Ontario Ltd.  
File #MAT91002

**AT THIS TIME WE ONLY ACCEPT WIRE PAYMENTS:**

FOR WIRE TRANSFERS, PLEASE PROVIDE A COPY OF THE **ORIGINATING BANK WIRE CONFIRMATION**. THE CONFIRMATION MUST INDICATE THAT THE WIRE HAS BEEN SENT TO SIMPSONWIGLE LAW LLP, THE DATE, THE AMOUNT, ORDERING CUSTOMER, ORDERING BANK AND THAT THE WIRE IS COMPLETE. ALL WIRE FEES SHALL BE **PAYABLE BY THE SENDER** OF THE WIRE SO PLEASE ENSURE YOU SEND THE AMOUNT REQUIRED, INCLUDING ANY WIRE FEES, AS APPLICABLE

## ***ACKNOWLEDGEMENT and DIRECTION***

**TO:** SimpsonWigle LAW LLP

**AND TO:** Gregory Govedaris, Barrister & Solicitor  
Govedaris Professional Corporation

**RE:** msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipality known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability sale to Spuric Canadian Ventures Inc.

---


**This will confirm that:**

1. We have reviewed the information set out in this Acknowledgement and Direction and in the documents attached hereto (the "Documents"), and that this information is accurate;
2. You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached hereto as well as any other document(s) required to complete this transaction;
3. The effect of the Documents has been fully explained to us and we understand that we are parties to and bound by the terms and provisions of the Documents to the same extent as if we had signed them; and
4. I am in fact parties named in the Documents and I/we have not misrepresented our identities to you.
5. We hereby authorize you to make any minor, non-material alterations that may be required by the Land Registry Office to effect certification of the Documents by the Land Registry Office.
6. This Acknowledgement and Direction may be executed in counterparts and each such counterpart shall for all purposes constitute one document binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that each party has signed at least one counterpart.
7. Execution of the Acknowledgement and Direction by facsimile transmission shall be binding upon each party hereto and upon the party so signing by facsimile transmission.

Dated at Hamilton, Ontario this April 28, 2026

Witness: (as to all signatures, if applicable)

msi Spergel Inc., in its capacity as Court-Appointed Receiver of the assets, undertakings and real property owned by 2238394 Ontario Ltd. municipally known as 31 John Street North, Hamilton, Ontario, and not in its personal or corporate capacity and without personal or corporate liability



Per: \_\_\_\_\_  
Name: Trevor Pringle, CFE, CIRP, LIT  
Title: Partner  
I have authority to bind the Receiver.

Sheriff of / Shérif de : CITY OF HAMILTON (HAMILTON)

Certificate # / N° de certificat : 53501423-9578342B

Date of Certificate / Date du certificat : 2026-APR-29 / 2026-AVR-29

**Sheriff's Statement**

This certifies that there are no active writs of execution, orders and certificates of lien filed within the electronic database maintained by this office in accordance with Section 10 of the *Execution Act*, at the time of searching against the real and personal property of:

**Déclaration du shérif**

Ce certificat atteste qu'il n'y a aucune ordonnance active ou aucun bref d'exécution forcée ou certificat de privilège actif dans la base de données électronique maintenue par ce bureau aux termes de l'article 10 de la *Loi sur l'exécution forcée* au moment de la recherche visant les biens meubles et immeubles de :

**Name Searched / Nom recherché**

Person or Company / Personne ou société	Name or Surname, Given Name(s) / Nom ou nom de famille, prénom(s)
Company / Société	2238394 ONTARIO LTD.

**Caution to party requesting search:**

- It is the responsibility of the requesting party to ensure that the name searched is correct.
- By virtue of this certificate, the sheriff is assuring that this name will remain clear until the end of close of this business date, unless the sheriff is directed otherwise under an order of the court.

**Avertissement à la partie qui demande la recherche :**

- Il incombe à la partie qui demande la recherche de s'assurer que le nom recherché est exact.
- En vertu du présent certificat, le shérif assure que ce nom demeure libre jusqu' à la fin de cette journée de travail, à moins de recevoir des directives contraires aux termes d'une ordonnance du tribunal.

**Charge For This Certificate / Frais pour ce certificat : CAD 13.10****Searcher Reference / Référence concernant l'auteur(e) de la demande : MAT91002**

**Properties**

*PIN* 17167 - 0015 LT  
*Description* PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON  
*Address* 31 JOHN ST N  
HAMILTON

**Consideration**

*Consideration* \$5,500,000.00

**Party From(s)**

*Name* ONTARIO SUPER COURT OF JUSTICE  
Acting as a company  
*Address for Service* 45 Main Street East  
Hamilton, Ontario L8N 2B7

<b>Owner(s)</b>	<b>Capacity</b>	<b>Share</b>
-----------------	-----------------	--------------

<i>Name</i> SPURIC CANADIAN VENTURES INC. Acting as a company	Registered Owner	
<i>Address for Service</i> 2220 University Avenue East Waterloo, ON N2K 0A8		

**Statements**

The applicant who is authorized by court order (See Schedules) which is still in full force and effect and in which all parties affected by the order have been made a party to the cause or matter or the applicant has furnished such evidence as is requisite to show that the person is bound thereby, as evidenced by the written approval of the Land Registrar, applies to have the register amended as follows: by vesting ownership in the properties described in the Properties Section (collectively the "Property") in the name of Spuric Canadian Ventures Inc. and further directing the Land Registrar to delete from title to the Property all of the Claims listed in Schedule "C" to the Approval and Vesting Order of The Honourable Justice Edwards dated the 2nd day of December, 2025 (amended pursuant to the order of The Honourable Justice Valente and affective as of March 30, 2026), a copy of which is attached hereto.

Schedule: An execution search was completed on April 29, 2026 for 2238394 Ontario Ltd., bearing certificate number 53501423-9578342B, which returned a clear execution certificate.

I solicitor make the following law statement I confirm that the Approval and Vesting Order of The Honourable Justice Edwards, dated the 2nd day of December, 2025 (amended pursuant to the order of The Honourable Justice Valente and affective as of March 30, 2026) (the "Approval and Vesting Order") is still in full force and effect and has not been stayed and affects the lands set out in the Properties Section hereof and Schedule "B" to the Approval and Vesting Order and that the Receiver's Certificate in the form attached as Schedule "A" to the Approval and Vesting Order has been executed and delivered.

**Calculated Taxes**

*Provincial Land Transfer Tax* \$106,475.00

**File Number**

*Party From Client File Number :* MAT91002

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 17167 - 0015 PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON

BY: ONTARIO SUPER COURT OF JUSTICE  
TO: SPURIC CANADIAN VENTURES INC. Registered Owner

1. KAPLEY JUDGE

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for SPURIC CANADIAN VENTURES INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$5,500,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$5,500,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$5,500,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

**PROPERTY Information Record**

A. Nature of Instrument: Application For Vesting Order  
LRO 62 Registration No. Date:  
B. Property(s): PIN 17167 - 0015 Address 31 JOHN ST N Assessment 2518020 - 15358010  
HAMILTON Roll No  
C. Address for Service: 2220 University Avenue East  
Waterloo, ON N2K 0A8  
D. (i) Last Conveyance(s): PIN 17167 - 0015 Registration No.  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE ) TUESDAY, THE 2<sup>ND</sup>  
 )  
JUSTICE EDWARDS ) DAY OF DECEMBER, 2025  
 )

BETWEEN:



**HOME TRUST COMPANY**

Applicant

- and -

**58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.**

Respondents

**APPROVAL AND VESTING ORDER  
(AMENDED PURSUANT TO THE ORDER OF THE HONOURABLE  
JUSTICE VALENTE AND EFFECTIVE AS OF MARCH 30, 2026)**

THIS MOTION, made by msi Spergel Inc. in its capacity as the Court-appointed receiver ("**Spergel**" or the "**Receiver**") of all the assets, undertakings and properties of 58 King Street East Hamilton Ltd. ("**58 King**") and 2238394 Ontario Ltd. ("**2238**" and collectively, with 58 King, the "**Debtors**") for an order:

1. validating and abridging the time for service of the Notice of Motion and the Motion Record in the manner effected by the Receiver and an Order dispensing with service thereof on any party other than the parties served;
2. approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") dated October 30, 2025 and appended to the First Report of the Receiver dated November 14, 2025 (the "**First Report**");

3. vesting in the Purchaser 2238's right, title and interest in and to the assets described in the Sale Agreement (the "**Purchased Assets**");
4. sealing the Confidential Appendices 1 through 6 to the First Report until the earlier of the completion of the Transaction or further Order of this Honourable Court;
5. approving the First Report of the Receiver and the conduct, activities and actions to date;
6. approving the Receiver's Interim Statement of Receipts and Disbursements as at November 12, 2025;
7. authorizing and directing the Receiver to make distributions to Home Trust Company and the City of Hamilton as set out in the Notice of Motion and the First Report;
8. approving the professional fees of the Receiver for the period up to and including October 31, 2025, in the amount of \$62,185.73, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts from the sale proceeds; and,
9. approving the legal fees of SimpsonWigle LAW LLP ("SW"), lawyers for the Receiver, for the period up to and including November 14, 2025, in the amount of \$17,024.07, inclusive of HST and disbursements, as well as authorizing the Receiver to make payment of such amounts to SW from the sale proceeds,

was heard this day at 45 Main Street East, Hamilton, Ontario.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, \_\_\_\_\_ [NAMES OF OTHER PARTIES APPEARING], no one appearing for any other person on the service list, although properly served as appears from the affidavit of service of Tanisha Lashley sworn November 18, 2025 filed:

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record be and is hereby abridged and that service of the Notice of Motion and the Motion Record in the manner effected by the Receiver be and is hereby validated and service thereof upon any party other than the parties served is hereby dispensed with.

2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule A hereto (the "**Receiver's Certificate**"), all of 2238's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on Schedule B hereto shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice Sheard dated April 1, 2025; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on Schedule C hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, easements and restrictive covenants listed on Schedule D) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

4. **THIS COURT ORDERS** that upon the registration in the Land Registry Office for the Land Titles Division of Wentworth (LRO No. 62) of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule B hereto (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule C hereto.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of the Debtor and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtor;

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at

undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

8. **THIS COURT ORDERS AND DECLARES** that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).

9. **THIS COURT ORDERS** that the Confidential Appendices 1 through 6 to the First Report be and are hereby sealed until the earlier of the completion of the Transaction or further Order of this Honourable Court.

10. **THIS COURT ORDERS** that the conduct, activities and actions of the Receiver, as set out in the First Report, are hereby approved.

11. **THIS COURT ORDERS** that the Receiver's Interim Statement of Receipts and Disbursements, as set out in the First Report, is hereby approved.

12. **THIS COURT ORDERS** that the Receiver shall make the following distributions:

- (a) to Home Trust Company ("Home Trust"), or such other party as directed by Home Trust, in the amount of \$90,000.00, plus interest, upon closing of the Transaction with respect to the outstanding Receiver's Certificate;
- (b) to the City of Hamilton in the amount of \$45,608.59, plus any other amounts accrued at the closing of the Transaction, for the outstanding realty taxes; and,
- (c) to Home Trust, or such other party as directed by Home Trust, in the amount of \$4,396,208.93, plus interest, upon closing of the Transaction with respect to their first mortgage.

13. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its counsel, SimpsonWigle LAW LLP, as set out in the First Report and the Fee Affidavits, are hereby approved and payment of same is hereby authorized.

14. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States 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, 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.

Issued and entered electronically by

Rhondda  
Margetts

Digitally signed by  
Rhondda Margetts  
Date: 2026.04.15 14:04:09  
-04'00'

---

Local Registrar  
45 Main St East  
Hamilton, ON  
L8N 2B7

"on behalf of Justice Edwards and pursuant to the order  
Justice Valente March 30, 2026 amending the  
vesting order

## Schedule A – Form of Receiver’s Certificate

Court File No. CV-24-00088153-0000

ONTARIO

SUPERIOR COURT OF JUSTICE

B E T W E E N:

HOME TRUST COMPANY

Applicant

- and -

58 KING STREET EAST HAMILTON LTD. and 2238394 ONTARIO LTD.

Respondents

### RECEIVER’S CERTIFICATE

#### RECITALS

A. Pursuant to an Order of the Honourable Justice L. Sheard of the Ontario Superior Court of Justice (the "**Court**") dated April 1, 2025, msi Spergel Inc. was appointed as the receiver (the "**Receiver**") of the undertakings, properties and assets of 58 King Street East Hamilton Ltd. and 2238394 Ontario Ltd. (the "**Debtors**").

B. Pursuant to an Order of the Court dated [DATE], the Court approved the Agreement of Purchase and Sale made as of October 30, 2025 (the "**Sale Agreement**") between the Receiver and Spuric Canadian Ventures Inc. (the "**Purchaser**") and provided for the vesting in the Purchaser of 2238394 Ontario Ltd.'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 as set out in sections 12 and 13 of the Sale

Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

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 Sale Agreement;
2. The conditions to Closing as set out in sections 12 and 13 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

**msi Spergel Inc., in its capacity as  
Receiver of the undertakings, properties  
and assets of [DEBTOR], and not in its  
personal capacity**

Per: \_\_\_\_\_

Name: Trevor Pringle  
Title: Partner, Corporate  
Restructuring & Insolvency

**Schedule B – Purchased Assets**

Property known municipally as 31 John Street North, Hamilton, Ontario, and legally described as:

PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON, PIN 17167-0015

**Schedule C – Claims to be deleted and expunged from title to Real Property**

INSTRUMENT NO. VM280808                      Transfer from 2022367 Ontario Inc. to  
Maclew Investments Ltd. registered on  
April 22, 2010.

INSTRUMENT NO. WE826489                      Application to Change Name of Owner  
from Maclev Investments Ltd. to 2238394  
Ontario Ltd.

~~INSTRUMENT NO. WE1447724                      Notice from 2238394 Ontario Ltd. to the  
City of Hamilton registered on August 14,  
2020 in the amount of \$2.~~

INSTRUMENT NO. WE1496588                      Mehdi Komeilian Charge registered on  
March 10, 2021 in the amount of  
\$900,000.

INSTRUMENT NO. WE1496589                      Mehdi Komeilian Notice of Assignment of  
Rents registered on March 10, 2021.

INSTRUMENT NO. WE1497172                      Postponement from Ryan Michael Lim and  
Xiaoheng Chen to Mehdi Komeilian  
registered on March 12, 2021.

INSTRUMENT NO. WE1605924                      Home Trust Company Charge registered  
on May 13, 2022 in the amount of  
\$3,800,000.

INSTRUMENT NO. WE1605927                      Notice from Mehdi Komeilian to 2238394  
Ontario Ltd. registered on May 13, 2022 in  
the amount of \$1.

INSTRUMENT NO. WE1605928                      Postponement from Mehdi Komeilian to  
Home Trust Company registered on May  
13, 2022.

INSTRUMENT NO. WE1605929                      Postponement from Mehdi Komeilian to  
Home Trust Company registered on May  
13, 2022.

INSTRUMENT NO. WE1612994                      Transfer of Charge from Mehdi Komeilian  
to Olympia Trust Company registered on  
June 14, 2022.

INSTRUMENT NO. WE1614335                      Trumencas Ltd./Ekaterina Cerullo/Amanda  
Stanley/Michael Offidani Charge  
registered on June 20, 2022 in the amount

of \$800,000.

~~INSTRUMENT NO. WE1660191~~ ~~Notice from 2238394 Ontario Ltd. to the~~  
~~City of Hamilton registered on February 9,~~  
~~2023 in the amount of \$2.~~

INSTRUMENT NO. WE1728822 Mehdi Komeilian Charge registered on  
March 26, 2024 in the amount of  
\$440,000.

INSTRUMENT NO. WE172882/9 Mehdi Komeilian Notice of Assignment of  
Rents registered on March 26, 2024.

INSTRUMENT NO. WE1738903 Stage Hospitality Inc. Notice of Lease  
registered on May 24, 2024.

~~INSTRUMENT NO. WE1739020~~ ~~Metrolinx Notice registered on May 24,~~  
~~2024.~~

INSTRUMENT NO. WE1789232 Transfer of Charge from Michael Offidani  
to Metric Utilities Limited registered on  
April 2, 2025.

INSTRUMENT NO. WE1789531 msi Spergel Inc. Court Order registered on  
April 3, 2025.

**Schedule D – Permitted Encumbrances, Easements and Restrictive Covenants  
related to the Real Property**

**(unaffected by the Vesting Order)**

INSTRUMENT NO. CD382222	Agreement in favour of The Regional Municipality of Hamilton-Wentworth registered on October 6, 1986
INSTRUMENT NO. CD399932	Agreement in favour of the City of Hamilton registered on March 4, 1987
<u>INSTRUMENT NO. WE1447724</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on August 14, 2020 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1660191</u>	<u>Notice from 2238394 Ontario Ltd. to the City of Hamilton registered on February 9, 2023 in the amount of \$2.</u>
<u>INSTRUMENT NO. WE1739020</u>	<u>Metrolinx Notice registered on May 24, 2024.</u>

Electronically filed / Déposé par voie électronique : 08-Dec-2025  
Hamilton Superior Court of Justice / Cour supérieure de justice

**0007**  
Court File No./N° du dossier du greffe : CV-24-00088153-0000

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

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**ONTARIO**  
**SUPERIOR COURT OF JUSTICE**  
PROCEEDING COMMENCED AT HAMILTON

---

**APPROVAL AND VESTING ORDER**

---

**SimpsonWigle LAW LLP**  
1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO# 32238T)**  
Email: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for the Receiver, msi Spergel Inc.

# Compose Message



Required fields are indicated with \*

To

+ [Filter by Company](#)

Recipient Name

GREGORYS GOVEDARIS (GOVEDARIS PROFESSIONAL CORPORATION)

Find

Add

Recipient(s) in Message \*

Gregorys Govedaris (GOVEDARIS PROFESSIONAL CORPORATION)

Remove

Re: Instrument(s)

+ [Filter by Projects](#)

Available Instrument(s)

Add

Remove

Instrument(s) in Message \*

APL VESTING ORDER -31 JOHN STREET NORTH

Acting for

Party From  Party To  Both

Limit Access

Limit to Release Authority

Message \*

Application for Vesting Order - 31 John Street, Hamilton, Ontario

Send

Cancel

### Instrument List

Track New

Acquire Access

Filter

Number of Instruments Found: 3

<input type="checkbox"/>	NAME	TYPE	STATUS	LAST ACTION (YYYY/MM/DD)
<input type="checkbox"/>	APL CRT ORDER - 58 KING ST S-21 JOHN ST N	Application To Transfer Court Order	Registered	WEL202311
<input type="checkbox"/>	APL VESTING ORDER -31 JOHN STREET NORTH			

### Compose Message Status



Number of Messages Sent: 1 of 1

STATUS	MESSAGE	RESULT
✓	APL VESTING ORDER -31 JOHN STREET NORTH to Gregorys Govedaris	Message Successfully Sent

Close



REGISTRATION NUMBER

Request

Instrument Creation

Search

Instrument List > APL VESTING ORDER -31 JOHN STREET NORTH

Work in Progress - Application For Vesting Order

Save



- Properties ▶
- Party From ▶
- Owner ▶
- Statement(s)
- Tax
- Related Deletions
- Message(s)
- Signatories
- Document Identification
- Schedules

### Messages

Compose Message

#### Folder

- In Box
- Out Box

TO	TYPE	DATE SENT (YYYY/MM/DD)
Gregorys Govedaris, GOVEDARIS PROFESSIONAL CORPORATION	Grant Access	2026/04/28 14:23:29

#### Message

Application for Vesting Order - 31 John Street, Hamilton, Ontario

To access the property:

- The portion of the construction fence that opens is on the King William side of the building (which you have used before).
- The lockbox is hanging on the fence to the left of that position.
- Open the cover, reset by pulling down the “C” switch at the bottom.
- Enter the code: **1985** and pull down on the top latch.
- Unlock the padlock. The padlock to unlock is the less weathered looking lock. The other is only an extension.
- Access the building via the double doors with the other key.

When in the building, most lights are off, and sensors are disabled:

- The main floor lights are on and remain on.
- For the kitchen area, there are 2 switches at the top right of the stairs from the main floor.
- For the kitchen level of side entrance, there is a switch on the south facing wall.
- For the lower portion of the side entrance, there is a switch to the right of the old black metal doors.
- For the upper basement, the office has a dedicated switch, and the lower kitchen has a switch to the right as you enter.
- For the lower public bathrooms, there is a sensor switch with a button at the top.
- The lower basement still has construction lights hung and is lit.
- The upper levels have no lighting.
- You will have to re-enter the lockbox code to secure the key inside.

HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondents

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT  
HAMILTON

**AFFIDAVIT OF GOKCIN NALSOK**

**SimpsonWigle LAW LLP**

1006 Skyview Drive, Suite 103  
Burlington, ON L7P 0V1

**Rosemary A. Fisher (LSO #32238T)**

E-mail: fisherr@simpsonwigle.com  
Tel: (905) 639-1052

Lawyers for msi Spergel Inc., in its capacity as Receiver  
of the assets, undertakings and properties of 58 King  
Street East Hamilton Ltd. and 2238394 Ontario Ltd.

# TAB 3

LAND  
REGISTRY  
OFFICE #62

17167-0015 (LT)

PAGE 1 OF 10  
PREPARED FOR NALSOK123  
ON 2026/03/31 AT 13:38:59

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 39 NATHANIEL HUGHSON SURVEY (UNREGISTERED); PT LT 40 NATHANIEL HUGHSON SURVEY (UNREGISTERED) N/S KING WILLIAM ST BTN HUGHSON ST & JOHN ST AS IN VM215716; CITY OF HAMILTON

PROPERTY REMARKS: CORRECTION: DOCUMENT VM280810 ADDED TO 17167-0015 ON 2011/03/25 AT 11:54 BY SARKANY, APRIL.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 17167-0136

PIN CREATION DATE:  
2010/10/25

OWNERS' NAMES  
2238394 ONTARIO LTD.

CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2010/10/22 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 2010/10/25 **</p>						
CD382222	1986/10/06	AGREEMENT REMARKS: SKETCH ATTACHED. ENCROACHMENT			THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH	C
CD399932	1987/03/04	AGREEMENT REMARKS: SKETCH ATTACHED.			CITY OF HAMILTON	C
VM280808	2010/04/22	TRANSFER REMARKS: PLANNING ACT STATEMENTS	\$396,000	2022367 ONTARIO INC.	MACLEV INVESTMENTS LTD.	C
VM280809	2010/04/22	CHARGE		*** DELETED AGAINST THIS PROPERTY *** MACLEV INVESTMENTS LTD.	HILLMOUNT GROUP INC. CHILD, DANIEL REES	
VM280810	2010/04/22	ASSIGNMENT GENERAL REMARKS: VM280809		*** DELETED AGAINST THIS PROPERTY *** MACLEV INVESTMENTS LTD.	HILLMOUNT GROUP INC. CHILD, DANIEL REES	

LAND  
 REGISTRY  
 OFFICE #62

17167-0015 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
VM280811	2010/04/22	CHARGE		*** DELETED AGAINST THIS PROPERTY *** MACLEV INVESTMENTS LTD.	2022367 ONTARIO INC.	
VM281466	2010/09/24	CHARGE		*** DELETED AGAINST THIS PROPERTY *** MACLEV INVESTMENTS LTD.	2256286 ONTARIO LIMITED	
WE751010	2011/03/30	NOTICE		*** COMPLETELY DELETED *** MACLEV INVESTMENTS LTD.	HILLMOUNT GROUP INC. CHILD, DANIEL REES	
<i>REMARKS: VM280809</i>						
WE751141	2011/03/31	POSTPONEMENT		*** COMPLETELY DELETED *** 2256286 ONTARIO LIMITED	HILLMOUNT GROUP INC. CHILD, DANIEL REES	
<i>REMARKS: VM281466 TO VM280809, VM280810, WE751010</i>						
WE751350	2011/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2022367 ONTARIO INC.		
<i>REMARKS: VM280811.</i>						
WE826489	2012/04/25	APL CH NAME OWNER		MACLEV INVESTMENTS LTD.	2238394 ONTARIO LTD.	C
WE826492	2012/04/25	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	B2B TRUST	
WE850460	2012/08/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2256286 ONTARIO LIMITED		
<i>REMARKS: VM281466.</i>						
WE851881	2012/08/22	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	LIDDAR, RAJINDER	
WE851896	2012/08/22	POSTPONEMENT		*** COMPLETELY DELETED *** B2B TRUST	LIDDAR, RAJINDER	
<i>REMARKS: WE826492 TO WE851881</i>						
WE854376	2012/08/31	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	NATIONAL BANK OF CANADA	
WE889053	2013/03/26	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	WHITE, ROBERT WHITE, NADIA	
WE893142	2013/04/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
 REGISTRY  
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17167-0015 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1033038	2015/04/29	CERTIFICATE		*** COMPLETELY DELETED *** 2147195 ONTARIO INC.		
	REMARKS: WE1020522					
WE1042559	2015/06/12	CERTIFICATE		*** COMPLETELY DELETED *** 2365483 ONTARIO INC.		
	REMARKS: WE1032896					
WE1044781	2015/06/22	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** LANHACK CONSULTANTS INC.		
WE1055952	2015/08/05	CERTIFICATE		*** COMPLETELY DELETED *** LANHACK CONSULTANTS INC.		
	REMARKS: CERTIFICATE OF ACTION WE1044781					
WE1107370	2016/03/18	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 2147195 ONTARIO INC.		
	REMARKS: WE1020522.					
WE1107371	2016/03/18	APL DEL CONST LIEN		*** COMPLETELY DELETED *** LANHACK CONSULTANTS INC.		
	REMARKS: WE1044781.					
WE1107372	2016/03/18	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 2365483 ONTARIO INC.		
	REMARKS: WE1032896.					
WE1107373	2016/03/18	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	HILLMOUNT CAPITAL INC.	
WE1107374	2016/03/18	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	HILLMOUNT CAPITAL INC.	
	REMARKS: WE1107373.					
WE1107411	2016/03/18	POSTPONEMENT		*** COMPLETELY DELETED *** COMMUNITY TRUST COMPANY	HILLMOUNT CAPITAL INC.	
	REMARKS: WE826492 TO WE1107373					
WE1107412	2016/03/18	POSTPONEMENT		*** COMPLETELY DELETED *** LIDDAR, KULWINDER	HILLMOUNT CAPITAL INC.	
	REMARKS: WE950209 TO WE1107373					
WE1107413	2016/03/18	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT	HILLMOUNT CAPITAL INC.	

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17167-0015 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				WHITE, NADIA		
	<i>REMARKS: WE889053 TO WE1107373</i>					
WE1107414	2016/03/18	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	HILLMOUNT CAPITAL INC.	
	<i>REMARKS: WE968329 TO WE1107373</i>					
WE1107500	2016/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** HILLMOUNT GROUP INC. CHILD, DANIEL REES		
	<i>REMARKS: VM280809.</i>					
WE1186979	2017/02/17	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** 1849345 ONTARIO INC.		
WE1192360	2017/03/15	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	1849345 ONTARIO INC.	
WE1192578	2017/03/15	APL DEL CONST LIEN		*** COMPLETELY DELETED *** 1849345 ONTARIO INC.		
	<i>REMARKS: WE1186979.</i>					
WE1202057	2017/04/28	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	2565106 ONTARIO LIMITED	
WE1202104	2017/04/28	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	2565106 ONTARIO LTD.	
	<i>REMARKS: WE968329 TO WE1202057</i>					
WE1202105	2017/04/28	POSTPONEMENT		*** COMPLETELY DELETED *** COMMUNITY TRUST COMPANY	2565106 ONTARIO LTD.	
	<i>REMARKS: WE826492 TO WE1202057</i>					
WE1202106	2017/04/28	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	2565106 ONTARIO LIMITED	
	<i>REMARKS: WE889053 TO WE1202057</i>					
WE1202107	2017/04/28	POSTPONEMENT		*** COMPLETELY DELETED *** 1849345 ONTARIO INC.	2565106 ONTARIO LTD.	
	<i>REMARKS: WE1192360 TO WE1202057</i>					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1202217	2017/05/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** LIDDAR, KULWINDER		
	REMARKS: WE950209.					
WE1240375	2017/09/29	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	CELEARNUS INVESTMENT PARTNERS INC.	
WE1240783	2017/10/03	NOTICE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	CELEARNUS INVESTMENT PARTNERS INC.	
	REMARKS: WE1240375					
WE1240860	2017/10/03	POSTPONEMENT		*** COMPLETELY DELETED *** 2565106 ONTARIO LIMITED	CELEARNUS INVESTMENT PARTNERS INC.	
	REMARKS: WE1202057 TO WE1240375					
WE1240861	2017/10/03	POSTPONEMENT		*** COMPLETELY DELETED *** COMMUNITY TRUST COMPANY	CELEARNUS INVESTMENT PARTNERS INC.	
	REMARKS: WE991184 TO WE1240375					
WE1240862	2017/10/03	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	CELEARNUS INVESTMENT PARTNERS INC.	
	REMARKS: WE968329 TO WE1240375					
WE1240863	2017/10/03	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	CELEARNUS INVESTMENT PARTNERS INC.	
	REMARKS: WE889053 TO WE1240375					
WE1241171	2017/10/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** HILLMOUNT CAPITAL INC.		
	REMARKS: WE1107373.					
WE1241725	2017/10/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1849345 ONTARIO INC.		
	REMARKS: WE1192360.					
WE1246478	2017/10/27	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	PELLER, JEFFREY	
WE1246686	2017/10/30	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	PELLER, JEFFREY	
	REMARKS: WE968329 TO WE1246478					

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1246687	2017/10/30	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	PELLER, JEFFREY	
		REMARKS: WE889053 TO WE1246478				
WE1247195	2017/10/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** 2565106 ONTARIO LIMITED		
		REMARKS: WE1202057.				
WE1319326	2018/11/05	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	1876932 ONTARIO LIMITED	
WE1320788	2018/11/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1876932 ONTARIO LIMITED		
		REMARKS: WE1319326.				
WE1321044	2018/11/13	NOTICE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	PELLER, JEFFREY	
		REMARKS: WE1246478				
WE1321049	2018/11/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMMUNITY TRUST COMPANY		
		REMARKS: WE826492.				
WE1321051	2018/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	PELLER, JEFFREY	
		REMARKS: WE968329 TO WE1321044				
WE1321052	2018/11/13	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	PELLER, JEFFREY	
		REMARKS: WE889053 TO WE1321044				
WE1325310	2018/12/03	CHARGE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1325311	2018/12/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2238394 ONTARIO INC.	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
		REMARKS: WE1325310.				
WE1325312	2018/12/03	POSTPONEMENT		*** COMPLETELY DELETED *** PELLER, JEFFREY	FIRST SOURCE FINANCIAL MANAGEMENT INC.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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LAND  
 REGISTRY  
 OFFICE #62

17167-0015 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
WE1325313	2018/12/03	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1325314	2018/12/03	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1325315	2018/12/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** CELERNUS INVESTMENT PARTNERS INC.		
WE1401982	2019/12/13	NOTICE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1447047	2020/08/10	NOTICE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1447048	2020/08/10	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1447049	2020/08/10	POSTPONEMENT		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1447050	2020/08/10	POSTPONEMENT		*** COMPLETELY DELETED *** PELLER, JEFFREY	FIRST SOURCE FINANCIAL MANAGEMENT INC.	
WE1447724	2020/08/14	NOTICE	\$2	2238394 ONTARIO LTD.	CITY OF HAMILTON	C
WE1496588	2021/03/10	CHARGE	\$900,000	2238394 ONTARIO LTD.	KOMEILIAN, MEHDI	C
WE1496589	2021/03/10	NO ASSGN RENT GEN		2238394 ONTARIO LTD.	KOMEILIAN, MEHDI	C

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LAND  
 REGISTRY  
 OFFICE #62

17167-0015 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: WE1496588				
WE1497172	2021/03/12	POSTPONEMENT		LIM, RYAN MICHAEL CHEN, XIAOHENG	KOMEILIAN, MEHDI	C
		REMARKS: WE968329 TO WE1496588				
WE1497173	2021/03/12	POSTPONEMENT		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA	KOMELIAN, MEHDI	
		REMARKS: WE889053 TO WE1496588				
WE1497174	2021/03/12	NOTICE		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG	2238394 ONTARIO LTD.	
		REMARKS: WE968329				
WE1497195	2021/03/12	NOTICE		*** COMPLETELY DELETED *** 2238394 ONTARIO LTD.	PELLER, JEFFREY	
		REMARKS: WE1246478				
WE1506825	2021/04/26	NO CHNG ADDR INST		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG		
		REMARKS: WE968329.				
WE1544405	2021/09/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** PELLER, JEFFREY	MARPER HOLDINGS LIMITED	
		REMARKS: WE1246478.				
WE1605671	2022/05/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** WHITE, ROBERT WHITE, NADIA		
		REMARKS: WE889053.				
WE1605672	2022/05/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** LIM, RYAN MICHAEL CHEN, XIAOHENG		
		REMARKS: WE968329.				
WE1605924	2022/05/13	CHARGE	\$3,800,000	2238394 ONTARIO LTD.	HOME TRUST COMPANY	C
WE1605925	2022/05/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRST SOURCE FINANCIAL MANAGEMENT INC.		
		REMARKS: WE1325310.				

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WE1605926	2022/05/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** MARPER HOLDINGS LIMITED		
	REMARKS: WE1246478.					
WE1605927	2022/05/13	NOTICE	\$1	KOMEILIAN, MEHDI	2238394 ONTARIO LTD.	C
	REMARKS: WE1496588					
WE1605928	2022/05/13	POSTPONEMENT		KOMEILIAN, MEHDI	HOME TRUST COMPANY	C
	REMARKS: WE1496588 TO WE1605924					
WE1605929	2022/05/13	POSTPONEMENT		KOMEILIAN, MEHDI	HOME TRUST COMPANY	C
	REMARKS: WE1496589 TO WE1605924					
WE1612994	2022/06/14	TRANSFER OF CHARGE		KOMEILIAN, MEHDI	OLYMPIA TRUST COMPANY	C
	REMARKS: WE1496588.					
WE1614335	2022/06/20	CHARGE	\$800,000	2238394 ONTARIO LTD.	TRUMENCAS LTD CERULLO, EKATERINA STANLEY, AMANDA OFFIDANI, MICHAEL	C
WE1660191	2023/02/09	NOTICE	\$2	2238394 ONTARIO LTD.	CITY OF HAMILTON	C
WE1728822	2024/03/26	CHARGE	\$440,000	2238394 ONTARIO LTD.	KOMEILIAN, MEHDI	C
WE1728829	2024/03/26	NO ASSGN RENT GEN		2238394 ONTARIO LTD.	KOMEILIAN, MEHDI	C
	REMARKS: WE1728822					
WE1738903	2024/05/24	NOTICE OF LEASE		STAGE HOSPITALITY INC.		C
WE1739020	2024/05/24	NOTICE		METROLINX		C
WE1789232	2025/04/02	TRANSFER OF CHARGE		OFFIDANI, MICHAEL	METRIC UTILITIES LIMITED	C
	REMARKS: WE1614335.					
WE1789531	2025/04/03	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	MSI SPERGEL INC.	C

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HOME TRUST COMPANY  
Applicant

-and- 58 KING STREET EAST HAMILTON LTD. et al  
Respondent

Court File No. CV-24-00088153-0000

**ONTARIO  
SUPERIOR COURT OF JUSTICE**

PROCEEDING COMMENCED AT HAMILTON

**MOTION RECORD**

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