

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

B E T W E E N:

**CONSTANTINE ENTERPRISES INC.**

Applicant

- AND -

**MIZRAHI (128 HAZELTON) INC. AND  
MIZRAHI 128 HAZELTON RETAIL INC.**

Respondents

**IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE  
BANKRUPTCY AND INSOLVENCY ACT, R.S.C. 1985, C. B-3, AS AMENDED, AND  
SECTION 101 OF THE COURTS OF JUSTICE ACT, R.S.O. 1990, C. C.43, AS AMENDED**

**RECITALS**

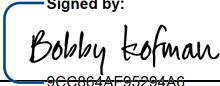
A. Pursuant to an Order of the Honourable Justice Cavanagh of the Ontario Superior Court of Justice (the “**Court**”) dated June 4, 2024, KSV Restructuring Inc. was appointed as the receiver (the “**Receiver**”) of (a) a certain condominium units located at 126 Hazelton Avenue, Toronto, Ontario and 128 Hazelton Avenue, Toronto, Ontario (as legally described in the Receivership Order of the Honourable Justice Cavanagh dated June 4, 2024); and (b) all of the assets, undertakings and properties of Mizrahi (128 Hazelton) Inc. (“**Hazelton**”) and Mizrahi 128 Hazelton Retail Inc.

B. Pursuant to an Order of the Court dated September 20, 2024 the Court approved the sale transactions (the “**Second Floor Transactions**”) contemplated by the Second Floor APAs, as defined and appended to the Second Report of the Receiver dated August 20, 2024 (the “**Second Report**”), and provided for the vesting in Constantine Enterprises Inc. (the “**Purchaser**”) all of Hazelton’s right, title and interest in and to the Second Floor Units, which vesting is to be effective with respect to the Second Floor Units upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the conditions of closing under the Second Floor APAs have been satisfied or waived by the Receiver and the Purchaser; and (ii) the Second Floor Transactions have been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Second Report or in the Second Floor APAs.

1. The Purchaser has paid and the Receiver has received the Purchase Price for each of the Second Floor Units payable on the Closing Date pursuant to the Second Floor APAs;
2. The conditions of closing set out in the Second Floor APAs have been satisfied or waived by the Receiver the Purchaser; and
3. The Second Floor Transactions have been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at 12:00 p.m. on October 17, 2024.

**KSV Restructuring Inc., in its capacity as  
Receiver of the assets, undertakings and  
properties of Mizrahi (128 Hazelton) Inc. and  
Mizrahi 128 Hazelton Retail Inc., and not in  
its personal capacity**

Per:  Signed by:  
9CC004AF95294A0...  
Name: Bobby Kofman  
Title: Managing Director

CONSTANTINE ENTERPRISES INC. -and- MIZRAHI (128 HAZELTON INC.) AND  
MIZRAHI 128 HAZELTON RETAIL INC.

Court File No.: CV-24-00715321-00CL

Applicant

Respondents

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

Proceeding commenced at Toronto

**RECEIVER'S CERTIFICATE  
(Second Floor Units)**

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Lawyers for the Receiver