

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

THE HONOURABLE  
MR. JUSTICE PATTILLO

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)

MONDAY, THE 6<sup>TH</sup> DAY  
OF JULY, 2015



**HSBC BANK CANADA**

Applicant

and

**MAHVASH LECHCIER-KIMEL**

Respondent

**ORDER**

**THIS MOTION**, made by Zeifman Partners Inc. in its capacity as Receiver (in such capacity, the “**Receiver**”) of the real property known municipally as 40 Park Lane Circle, Toronto, Ontario, as well as the personal property associated therewith (collectively the “**Property**”) owned by the Respondent, Mahvash Lechcier-Kimel, for an Order: (a) approving the activities of the Receiver and its counsel as disclosed in the Tenth Report of the Receiver dated June 23, 2015 (the “**Tenth Report**”); (b) approving the Agreement of Purchase and Sale dated May 25, 2015 (the “**Purchase Agreement**”) between the Receiver and Wang Ping in trust for a company to be incorporated (the “**Purchaser**”) and the transaction contemplated therein

(the "Sale"), and vesting the assets described in the Purchase Agreement (the "Purchased Assets") in the Purchaser free and clear of encumbrances; and (c) sealing the unredacted Purchase Agreement and certain other agreements until the closing of the transaction contemplated in the Purchase Agreement, was heard this day at 330 University Avenue, Toronto, Ontario.

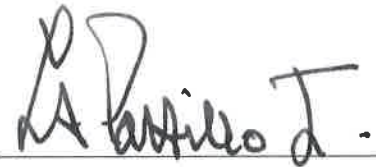
ON READING the Tenth Report and on hearing the submissions of counsel for the Receiver, counsel for HSBC Bank Canada, counsel for Dr. Morris Goldfinger, and counsel for Concierge Auctions, ULC, <sup>" and on being advised of their consent or un-opposition,"</sup> no one appearing for any other person on the service list, although properly served as appears from the affidavit of Chloe Eng sworn June 24, 2015, filed, <sup>" counsel from the Aie lbs,"</sup> <sup>" J.P."</sup> <sup>" J.P."</sup>

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion herein is hereby abridged and validated so that this motion is properly returnable and hereby dispenses with further service thereof.

<sup>" , subject to paragraph 4, "</sup>  
2. **THIS COURT ORDERS** that the activities and conduct of the Receiver and its counsel as disclosed in the Tenth Report be and they are hereby approved, provided that such approval is without prejudice to the rights of any party in respect of any subsequent motion for approval of fees and disbursements.

3. **THIS COURT ORDERS** that the unredacted Purchase Agreement and the unredacted Chen Agreement (as defined in the Tenth Report) shall be sealed and shall not form part of the public record until the closing of the transaction contemplated in the Purchase Agreement.

4. **THIS COURT ORDERS AND DECLARES** that nothing contained herein shall prejudice any claim that any party may have against the Receiver or any other party arising from the Sale.

  
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LE / DANS LE REGISTRE NO.:



JUL 6 - 2015

HSBC BANK CANADA  
Applicant

-and-

MAHVASH LECHCIER-KIMEL  
Respondent

Court File No. CV-13-9989-00CL

**ONTARIO  
SUPERIOR COURT OF JUSTICE  
COMMERCIAL LIST**

PROCEEDING COMMENCED AT  
TORONTO

**ORDER**

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