



Court File No.: CV-24-00001113-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE MR.

)

WEDNESDAY, THE 14th

)

JUSTICE M. McKELVEY

)

DAY OF MAY, 2025

BETWEEN:

VANCITY COMMUNITY INVESTMENT BANK

Applicant

-and-

**CACOELI TERRA VAUGHAN LTD., 2748983 ONTARIO LIMITED, CACOELI JANE
TESTON LP, STREET BLOCK PARTNERS INC., JEDIDIAH KIT WAH LIU,
KASEY HO-CHEUNG WONG, AND MAJID SARKAR-TAVAKOLI**

Respondents

APPLICATION UNDER: *Bankruptcy and Insolvency Act*, s 243(1); *Courts of Justice Act*, s 101;
Rules of Civil Procedure, rr 1.04, 2.03, 3.02, 14.05, 16.04, and 38.

**ORDER
(Administration and Interim Distribution)**

THIS MOTION made by the BDO Canada Limited ("**BDO**"), in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of Cacoeli Terra Vaughan Ltd. (the "**Debtor**"), for the relief set out in the Notice of Motion dated May 5 , 2025, including the approval of the sale transaction (the "**Transaction**") contemplated by an Asset Purchase Agreement between the Receiver in its capacity as Receiver of the Debtor and 1001200007 Ontario Inc (the "**Purchaser**")

dated April 7, 2025 (the "**Sale Agreement**"), and vesting in the Purchaser the Debtor's right, title, benefit and interest in the assets described in the Sale Agreement (the "**Purchased Assets**") was heard this day by videoconference.

ON READING the Motion Record of the Receiver and the First Report of the Receiver dated May 5, 2025 (the "**Receiver's First Report**"), the Confidential Supplemental Report of the Receiver dated May 5, 2025 (the "**Confidential Report**"), the Affidavit of Joey Jamil sworn May 5, 2025 (the "**Robins Fee Affidavit**") and the Affidavit of Gary Cerrato sworn May 5, 2025 (the "**BDO Fee Affidavit**"), and on hearing the submissions of counsel for the Receiver and any such other counsel or individual as were present, no one appearing for any other person on the service list, although properly served as evidenced by the Affidavit of Alannah Kent sworn May 5, 2025, filed.

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion and the Motion Record is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service hereof.

INTERIM DISTRIBUTIONS

2. **THIS COURT ORDERS** that the Receiver is hereby authorized to make distributions to Vancity Community Investment Bank ("**VCIB**") in accordance with paragraphs 57-59 of the Receiver's First Report.

SEALING

3. **THIS COURT ORDERS** that the Confidential Report is hereby sealed until the closing of the Transaction or upon further order of the Court.

APPROVAL OF ACTIVITIES

4. **THIS COURT ORDERS** that the activities of the Receiver as described in paragraph 29 of the Receiver's First Report are hereby approved.

APPROVAL OF RECEIVER'S FEES AND EXPENSES AND ITS LEGAL COUNSEL

5. **THIS COURT ORDERS** that the fees and disbursements of the Receiver and its legal counsel as described in the Receiver's First Report, the BDO Fee Affidavit and the Robins Fee Affidavit are hereby approved.



Justice M. McKelvey

**VANCITY COMMUNITY - and- CACOELI TERRA VAUGHAN LTD.,
INVESTMENT BANK ET AL.**

Applicant

Respondents

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ONTARIO
SUPERIOR COURT OF JUSTICE

PROCEEDING COMMENCED AT NEWMARKET

ORDER
(Administration and Interim Distribution)

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