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BDO Canada Limited
360 Oakville Place Drive, Suite 500
Oakville ON L6H 6K8 Canada

IN THE MATTER OF THE RECEIVERSHIP OF
CB 4632 ONTARIO INC., CB 4656 ONTARIO INC. and MICHELLE MOYAL IN HER CAPACITY
AS THE ESTATE TRUSTEE FOR THE ESTATE OF CLAUDE BITTON, DECEASED
OF THE CITY OF TORONTO,
IN THE REGIONAL MUNICIPALITY OF TORONTO,
IN THE PROVINCE OF ONTARIO.

NOTICE OF RECEIVER AND RECEIVER'S STATEMENT
(Section 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)

The Receiver gives notice and declares that:

1. On the 9th day of January 2026, the undersigned, BDO Canada Limited was appointed Receiver, and became a Receiver under s. 243(1) of the *Bankruptcy and Insolvency Act* in respect of the assets, undertakings and properties of CB 4632 Ontario Inc., CB 4656 Ontario Inc. and Michelle Moyal in her Capacity as the estate trustee for the estate of Claude Bitton ("Debtors"), an insolvent person, that are described in paragraph 5.
2. The undersigned was appointed Receiver pursuant to the Order of the Ontario Superior Court of Justice, dated the 9th day of January 2026.
3. The following information relates to the Receivership:

(a) Registered head office:

CB 4632 Ontario Inc. - 201-4100 Chesswood Dr., North York, ON, M3J 2B9
CB 4656 Ontario Inc. - 201-4100 Chesswood Dr., North York, ON, M3J 2B9

(b) Address/Place of Business:

CB 4632 Ontario Inc. - 201-4100 Chesswood Dr., North York, ON, M3J 2B9
CB 4656 Ontario Inc. - 201-4100 Chesswood Dr., North York, ON, M3J 2B9

(c) Principal line of business:

Real estate investment and development

4. Based on the limited available books and records of the Debtors, the Receiver has identified the amount owed by the insolvent person to creditors as follows:

Secured Liabilities

Canada ICI Asset Management Group	\$ 27,712,688.00
Olympia Trust Company	1.00
Cameron Stephens Mortgage Capital Ltd.	1.00
Clifton Blake Capital Corp.	1.00
Almore Capital Ltd.	1.00
RBC Investor Services Trust	1.00
Corporation of the City of Toronto	458,340.37
	<u>\$ 28,171,033.37</u>



Unsecured Liabilities

Canada Revenue Agency - Business #70258 9698	\$ 1.00
Canada Revenue Agency - Business #82370 1594	<u>1.00</u>
	<u>\$ 2.00</u>

5. The undersigned has identified the following properties and assets of the Debtors:

<u>Property Description</u>	<u>Net Book Value</u>
Real estate - 4632-4648 Yonge Street, Toronto, Ontario	Unknown
Real estate - 4656 Yonge Street, Toronto, Ontario	Unknown
Real estate - 16 Cameron Avenue, Toronto, Ontario	Unknown
Real estate - 18 Cameron Avenue, Toronto, Ontario	Unknown

6. The Receiver intends to realize upon the assets of the Debtors.

7. Contact person for Receiver: BDO Canada Limited
360 Oakville Place Drive
Suite 500
Oakville, Ontario
L6H 6K8
Attention: Jared Walker

Tel. No. (905) 272-7715
Fax No. (905) 615-1333

Dated at Oakville, Ontario this 16th of January, 2026.

BDO CANADA LIMITED

In its capacity as Court Appointed Receiver of
CB 4632 Ontario Inc., CB 4656 Ontario Inc.
and Michelle Moyal in her Capacity as the estate
trustee for the estate of Claude Bitton, deceased
Per:

Peter Naumis, B. Comm., CIRP, LIT
Vice President