

Form of Receiver's Certificate

Court File No. CV-24-00095400-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE**

B E T W E E N:

STARBANK DEVELOPMENTS 2000 CORP.

Applicant

- and -

**EVOKE DEVELOPMENTS OTTAWA GP CORP.
AND EVOKE DEVELOPMENTS OTTAWA, LP**

Respondents

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to an Order of the Honourable Justice Roger of the Ontario Superior Court of Justice (the “**Court**”) dated May 21, 2024, Alvarez & Marsal Canada Inc. was appointed as the receiver (the “**Receiver**”) of the assets, undertakings, and properties of Evoke Developments Ottawa GP Corp. and Evoke Developments Ottawa, LP (collectively, the “**Debtor**”), including the real property municipally known as 1546 Scott Street, Ottawa, Ontario.

B. Pursuant to an Order of the Court dated March 18, 2025, the Court approved the agreement of purchase and sale made as of January 7, 2025 (the “**Sale Agreement**”) between the Receiver and Canada Property (Trustee) No. 1 Limited, as trustee for and on behalf of CJPT Real Estate No. 1 Trust (the “**Purchaser**”) and provided for the vesting in the Purchaser of the Debtor'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 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 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 1:30 p.m. on March 28, 2025.

ALVAREZ & MARSAL CANADA INC., in its capacity as Receiver of the undertaking, property and assets of Evoke Developments Ottawa GP Corp. and Evoke Developments Ottawa, LP, and not in its personal capacity

Per:

Signed by:

841F30B068C34C1...

Name: Stephen Ferguson

Title: Senior Vice President