



TIME SENSITIVE OPPORTUNITY

INVITATION FOR OFFERS

**4350 Harvester Road, Burlington, Ontario (the “Burlington Property”)
143 Adams Boulevard, Brantford, Ontario (the “Brantford Property”)**

A. Farber & Partners Inc., in its capacity as court-appointed receiver (the “**Receiver**”) over the property, assets and undertakings of 1340923 Ontario Inc. (“**134**”) and Waxman Realty Company Inc. (“**WRCI**” and, together with 134, the “**Debtors**”), is offering for sale the Debtors’ fifty percent (50%) registered interest in in each of the Burlington Property and the Brantford Property (the “**Real Property Interests**”) under a sale process (the “**Sale Process**”) that the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) approved on June 5, 2018 (the “**Sale Process Order**”). The Sale Process Order includes a Court-approved stalking horse bid with a total value of \$6,650,000 (the “**Stalking Horse Bid**”). The Receiver will accept and present the Winning Bid (as defined in the Sale Process) for approval by the Court.

The Receiver invites offers for the Real Property Interests substantially in the form of, and for at least \$175,000 more than, the Stalking Horse Bid.

Burlington Property

The Burlington Property is 9.8 acres of land with an industrial building that occupies +/- 96,302 sq. ft. of the lot located on Harvester Road to the southwest of Appleby Line. WRCI and American Iron and Metal Company Inc. (“**AIM**”) are registered on title to the Burlington Property as tenants in common with each of them holding a fifty percent (50%) undivided registered interest.

The Burlington Property is leased by WRCI and AIM to a wholly owned subsidiary of AIM that operates in the scrap metal storage, processing and transportation business. The building on the Burlington Property is a single-tenant building that was constructed in 1986, with a remaining lease term of approximately 2 years. The current tenant has the option to renew the lease for a further two terms of 5 years each.

The Burlington Property is located in the Burlington Q.E.W. East Business Park area. The primary land use in this area is industrial. The Burlington Property is close in proximity to Highway 403 (1.3 km away), Appleby GO Station (1.2 km away) and Burlington Transit bus stops.

Brantford Property

The Brantford Property is 5.16 acres of land with an industrial building that occupies +/- 39,655 sq. ft. of the lot located on the northwest corner of Adams Boulevard and Middleton Street. 134 and American Iron & Metal

GP Inc. (“**AIM GP**”) are registered on title to the Brantford Property as tenants in common with each of them holding a fifty percent (50%) undivided registered interest.

The Brantford Property is also leased by 134 and AIM GP to a wholly owned subsidiary of AIM that operates in the scrap metal storage, processing and transportation business. The building on the Brantford Property is a single-tenant building, with remaining lease term of approximately 2 years. The current tenant has the option to renew the lease for a further two terms of 5 years each.

The Brantford Property is located in the Braneida Industrial Park area. The primary land use in this area is industrial. The Brantford Property is close in proximity to Highway 403 (2.5 km away), VIA Rail at Brantford train station (4.5 km away) and Brantford Transit bus stops.

Other Considerations

Offers for the Real Property Interests should be considered to include the Debtors’ interest and obligations in the above-noted leases, as the Receiver will not have the authority to terminate the leases at issue.

Sale Process

The Receiver is authorized to conduct the Sale Process for the Real Property Interests as a stalking horse sale process. A copy of the June 5, 2018 Sale Process Order, including the Sale Process timeline and the Stalking Horse Bid, is available at <https://farbergroup.com/engagements/waxman-realty>.

The deadline for submission of offers, including the required ten percent (10%) deposit, is 4:00 p.m. (Toronto time) on Tuesday, July 10, 2018. Offers should be made to:

A. Farber & Partners Inc.
150 York Street, Suite 1600,
Toronto, Ontario, M5H 3S5
Attention: Noah Litwack and Paul J. Denton

Data Room and Confidentiality Agreement

Prospective purchasers can access an electronic data room to view available information (due diligence materials) which the Receiver will provide upon receipt of an executed confidentiality agreement, a copy of which is attached for your reference.

For further information, please contact:

Noah Litwack, CIRP, LIT

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