



C.S. Adjami Inc.
3333 Graham Blvd.Suite 400
Montreal, QC H3R 3L5
T. 514.341.5511
F. 514.342.0089

September 19, 2025

Studio Grande Échelle Inc.

Sale of assets under the *Bankruptcy and Insolvency Act*



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Notice to the reader

On August 22, 2025, Studio Grande Échelle Inc. ("SGE" or the "Company") filed an assignment in bankruptcy and C.S. Adjami Inc. ("CSA") was named as trustee to the bankrupt estate of SGE ("Trustee").

CSA is currently acting in its capacity as Trustee and not in its personal capacity. Please note that the term "Trustee" used in this tender document ("Confidential Information Book") refers to CSA, but only in its capacity as noted above.

The Trustee is soliciting offers on its rights, title and interest in the assets of the Company described in this confidential information book ("Asset" and/or "Assets").

This document has been prepared solely for the purpose of assisting prospective buyers ("Buyer", "Purchaser" or collectively "Buyers" or "Purchasers") in determining whether they will make an offer for the Assets.

The Trustee expressly declares, and the Purchaser acknowledges, that the Purchaser cannot and should not rely on such information in making the decision to purchase the Assets. The Trustee has not verified any information contained herein and makes no express or implied representations or warranties as to the accuracy or completeness of such information. Nothing contained herein is or should be construed as a representation of the future potential of the Assets. Each Buyer shall rely on its own inspections, analyses and investigations to satisfy the title, commercial value, description, usability, quantity, condition, existence, value or any other matter or circumstance relating to the acquisition of the Assets.

The information contained herein has been prepared for the sole purpose of being presented to the Purchasers and should not be reproduced, disclosed to third parties or used for any other purpose without the prior written consent of the Trustee.

Purchasers are advised that any Assets acquired (following the acceptance of an offer) must be removed from the premises occupied by the Company (Services FL, 18240 Chem. de la Côte N, Mirabel, QC J7J 2B6 – the "Premises") on the date at the end of the occupancy period stipulated on their offer ("Occupancy Period"), at the latest. Any additional occupancy will need to be negotiated directly by the Purchaser with Services FL.

Neither this document nor its delivery to any buyer shall constitute an offer to sell.



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Sale procedures

The Trustee will only consider offers for the Asset on an "**as is**" basis, at the Buyer's own risk, without any representations or warranties whatsoever, statutory or conventional.

The Assets (Lot 1) will be available for inspection by appointment, Monday to Friday, during normal business hours (9:00 a.m. to 5:00 p.m.), from September 24 to October 10, 2025.

- Lot 1 : **Service FL - 18240 Chem. de la Côte N, Mirabel, QC J7J 2B6**

All purchasers wishing to view and inspect the Assets (Lot 1) must advise the Trustee's representative Carl Adjami by email (cadjami@csadjami.ca), Services FL's representative Shaun McMahon (shaun@servicesfl.com), with a copy to Nathalie Lawlor (nlawlor@psbboisjoli.ca).

All offers must be submitted in accordance with the *General Terms and Conditions of Sale* more fully described in this confidential information book and must be received **no later than 5:00 p.m. (Eastern Standard Time) on October 15th, 2025 ("Submission Deadline") at the Trustee's office, as indicated below.**

Any contact by the Buyers must be made directly with the representative of the Trustee indicated below:

C.S. ADJAMI INC.
3333 Graham Blvd., Suite 400, Montreal, Quebec H3R 3L5

Carl Adjami, CPA, CIRP, LIT
President
cadjami@csadjami.ca
+1-514-341-5511 #395

Only an offer submitted to the Trustee in accordance with the *General Terms and Conditions of Sale* will be considered. If a party does not submit an offer in accordance with the *Bid Form* and the *General Terms and Conditions of Sale* in this Confidential Information Book, the Trustee may nevertheless consider this offer, at its sole discretion.

Purchasers are advised that, if their offer is accepted, any Assets which are subject to the offer must be removed from the Premises within 48 hours of closing, at the latest. Any additional occupancy will need to be negotiated directly by the Purchaser with Services FL.



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Buyers are advised that the Trustee reserves the right to remove any or all of the Assets from this solicitation at any time prior to the Submission Deadline. In addition, the highest bid will not necessarily be accepted or any offer whatsoever.

Any offer is subject to the approval of the inspectors and the secured creditors having an interest in the Assets.

Should a Purchaser be related to SGE (“Related Purchaser”), their offer will be subject to the approval of the Court. Any Related Purchaser must, in addition to the amount offered for the Assets, pay an amount of \$2,500 (“Application Fee”) to the Trustee so that an application be made to the Court to seek the approval of the offer. The Application Fee is not refundable, whether the Court has approved the offer or not.

Background information on Studio Grande Échelle Inc.

The Company operated in the field of audiovisual presentation, more specifically in the projection of architectural plans at a 1:1 scale and in the organization of various events, such as product launches, corporate presentations, training sessions, private events, and immersive demonstrations.

The Company filed an assignment in bankruptcy on August 22, 2025.



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Asset Information

The Trustee expressly declares, and the Purchaser acknowledges, that the Purchaser cannot and should not rely on such information in making the decision to purchase the Assets hereunder. The Trustee has not verified any information contained herein and makes no express or implied representations or warranties as to the accuracy or completeness of such information. Nothing contained herein is or should be construed as a representation of the future potential of the Assets. Each Buyer shall rely on its own inspections, analyses and investigations to satisfy itself as to the title, commercial value, description, usability, quantity, condition, existence, value or any other matter or condition relating to the acquisition of the Assets.

- **Lot 1: Audiovisual projection equipment**

You will find in the appendices the details of the different lots, a summary description and photos of them.

More information can also be found on our website:

<https://www.psbboisjoli.ca/en/current-insolvency-files/>



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Offer Form

To: C.S. Adjami Inc.

In its capacity as Trustee of Studio Grande Échelle Inc.
400 – 3333 boul. Graham
Montreal, QC H3R 3L5
Attention: Carl Adjami (cadjami@csadjami.ca)

1. _____
(Name)
2. _____
(Address)
3. _____
(Phone number and email address)
4. _____
(Contact)
5. The total amount offered herein for the Lot 1 is: _____ \$
6. This offer is irrevocable and is subject to the *General Terms and Conditions of Sale* prepared by C.S. Adjami Inc., in its capacity as Trustee of Studio Grande Échelle Inc., which are considered under the terms of this offer as if they were set out therein. The Offeror declares that he/she has read the *General Terms and Conditions of Sale* and declares that he/she is bound by them.
7. Attached is proof of a bank transfer or a certified bank draft or cheque payable to C.S. Adjami Inc., in its capacity as Trustee of Studio Grande Échelle Inc. – in trust as a deposit in the amount of \$_____, representing 15% of the total amount of our/my offer submitted herein.



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Dated at _____ this _____ day of _____
2025.

(Full legal name of the Buyer)

(Signature of authorized representative)

(Name of Buyer's authorized representative)

Conditions:



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General terms and conditions of sale

1. The Trustee will only consider written offers to purchase the Assets. All applicable taxes relating to the sale will have to be added to the offered price. All tenders must be submitted in a sealed envelope with the following statement:

"C.S. Adjami Inc. – DO NOT OPEN: Offer Studio Grande Échelle Inc."

All offers must be received by the Trustee at the following address no later than 5 p.m. (Eastern Standard Time) on October 15, 2025.

C.S. ADJAMI INC.
3333 Graham Blvd., Suite 400, Montreal, Quebec H3R 3L5

Carl Adjami, CPA, CIRP, LIT
President
cadjami@csadjami.ca
+1-514-341-5511 #395

2. All offers must include the *completed Bid Form* (as presented herein). Any offer received that does not comply with the Bid Form or that modifies it may be rejected by the Trustee, all at its sole discretion.
3. Offers will be received strictly on the basis that the party making such bid has inspected, examined and is satisfied with the Assets described herein and that no terms, representations, warranties, conditions, agreements or collateral, statutory or otherwise, descriptions, usability, quality, quantity or anything else affecting any Assets, or relating to any other matter or thing whatsoever except as expressly included herein, is hereby made.



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4. Without limiting the generality of the foregoing, each party submitting an offer acknowledges, consents and agrees that each Asset is offered specifically on an "as is, where is" basis at Buyer's own risk, without any representations or warranties, statutory or conventional, and that no adjustments will be made and/or communicated to Buyer to change conditions or quantities of the Assets. The Buyer further acknowledges that the Trustee is not a professional seller within the meaning of article 1733 of the Civil Code of Quebec.
5. Each party submitting an offer acknowledges to have, at its own expense, relied entirely on its own judgment, inspection and investigation. Buyer is responsible for obtaining, at its own expense, any required consent to the transfer of the Asset and any documentation or insurance that may be necessary or desirable in the circumstances. Neither the Trustee nor the Company shall be liable for any description, defect or other condition of the Asset, and each person submitting an offer shall not be entitled to make any claim against the Trustee, the Company or any of its directors, agents, officers, employees or representatives in connection with the offer to purchase the Asset for any reason whatsoever.
6. All offers must be accompanied by a deposit previously sent by bank transfer, a bank draft or a certified cheque made payable to **"C.S. Adjami Inc., Trustee re: Studio Grande Échelle Inc. – in trust"** for an amount of at least 15% of the purchase price offered on the Assets. If the Offer is accepted, such deposit by bank transfer, draft or cheque will be deemed to be a non-refundable deposit (the "Deposit") and will be withheld and applied to reduce the purchase price at the time of closing of the transaction.

Deposits via bank transfer must be sent to the following bank account:



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[Clear Form](#)[Save Form](#)[Print Form](#)

Account Information

For Direct Deposit or Pre-Authorized Payment

Set up your direct deposits and pre-authorized payments easily and conveniently

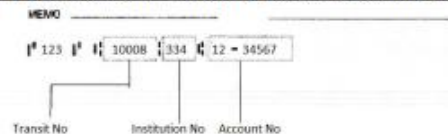
Direct Deposit is a fast and easy way to receive deposits directly into your chequing account.

Pre-authorized Payment is a convenient way to automatically pay your bills from your chequing account.

This form provides account information in place of a void cheque and is used when arranging for direct deposits or pre-authorized payments. Simply complete this form and submit it to the company depositing payment into your account or to the billing company.

If questions, please contact 1-800-213-4282 or tibsupport@versabank.com

How to find your Banking Information on a Cheque:



Your Information

TRUSTEE FIRM

ITF Name

C. S. ADJAMI INC.

ITF STUDIO GRANDE ECHELLE INC.

Address

400 3333 GRAHAM BOUL

City

MONT-ROYAL

Province

QC

Postal Code

H3R 3L5

Banking Information

Bank

Street

VersaBank

410 -121 Research Drive

City

Saskatoon

Province

SK

Postal Code

S7N 1K2

Transit

10008

Institution Number

334

Account Number

7726895

Customer Signature

Date

410-121 Research Dr.
Saskatoon, Saskatchewan, S7N 1K2

Main: 306-244-1868
Toll Free: 800-213-4282

Fax: 306-664-8188
www.versabank.com

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7. All offers must be signed by a person duly authorized by the entity making the offer.
8. The Trustee has no obligation to accept or even consider any offer and reserves the right to reject any offer or all offers, including the highest. Acceptance of any offer is at the sole and absolute discretion of the Trustee. No person may withdraw or cancel an offer before the notice of acceptance or rejection of the offer by the Trustee. If a Purchaser withdraws its offer before the Trustee accepts or rejects it, the Deposit will be retained by the Trustee as liquidated damages. It is understood that any offer made to the Trustee constitutes a firm and legal commitment on the part of the Purchaser and will be irrevocable until the Trustee accepts or rejects the said offer.
9. The Trustee reserves the right to waive any condition or reservation. The Trustee reserves the right to modify or terminate the sale process at any time without justification and will have no liability in this regard.
10. In the event the Trustee, in its discretion, is unable to deliver an asset, or a lot of assets prior to the date of closing, the asset or lot will be withdrawn from the transaction and the amount of the offer shall be adjusted by the amount allocated to the asset or lot, and in the absence of an allocation, by an independent evaluation of the asset or lot.
11. If an offer is accepted by the Trustee, the Trustee shall notify the Purchaser of such acceptance immediately, by written notice either by courier, by e-mail or by registered mail addressed to the Purchaser at the address provided in the offer, such notice being presumed to have been given and received when deposited at the post office or when delivered by courier, or when sent by e-mail, as the case may be.
12. An offer and its acceptance, in accordance with paragraph 11 above, together with the *Terms and Conditions of Sale*, considered an integral part of each offer, shall constitute a valid agreement of purchase and sale binding on the entity submitting the offer (or person) and the Trustee with respect to the Assets, and such agreement may not be amended without the written consent of the Trustee.
13. Each of the transfer documents required to complete the sale of the Assets shall be on such terms and in a format acceptable to the Trustee.
14. The balance of the purchase price as well as any applicable taxes relating to the transaction must be paid by bank transfer, bank draft or certified cheque made out to the Trustee, which will be made no later than two (2) business days after the acceptance of the offer by the Trustee.
15. No adjustment to the price offered will be accepted by the Trustee.
16. Deposits relating to offers that are not accepted by the Trustee will be returned to the parties by registered mail, addressed to the parties according to the address established in the offer, without interest.



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17. Each Purchaser shall pay to the Trustee on or prior to the closing of the transaction, in addition to the balance due for the purchase, any federal, provincial and other sales taxes, goods and services taxes and any taxes, registration fees or other charges payable pursuant to the transfer of the Assets, or shall provide the Trustee with appropriate certificates of exemption with respect to such taxes in a form and substance acceptable to the Trustee.
18. Buyer shall be solely responsible for the costs of removing the Asset and returning the premises in a clean condition (without garbage, personal belongings and broom swept). These costs include the removal or clean-up of any hazardous substance released, on or into the premises, because of the move, demobilization or removal of the Asset.
19. The Buyer shall be responsible to make the necessary arrangements directly with Services FL for rent payable during any period which exceeds the occupancy period stipulated.
20. Buyer will assume, at its own expense, full responsibility for compliance with all municipal, provincial and federal laws and regulations to the extent they apply to the Assets and its use by the Buyer.
21. Buyer shall indemnify and hold the Trustee harmless with respect to:
 - a) Taxes, penalties and interest as well as any other amount that may be assessed against the Trustee or the Company under the Excise Tax Act (Canada), the Sales Tax Act (Quebec) or any other comparable law resulting from the sale of the Asset or resulting from the failure of the Buyer to pay all of the above-mentioned taxes due under the transaction, contemplated by this agreement, whether as a result of a review, assessment or otherwise;
 - b) All costs and disbursements, including legal and professional fees, as well as all other costs related to an offer (if any), any agreement of purchase and sale resulting therefrom, any research, evaluation, consultation or representation that the Buyer may wish to make; and
 - c) All costs and expenses relating to the preparation and execution of any offer (if any) or bill of sale, registration and preparation of authentic copies.
22. The Trustee shall not provide or produce any search certificate, expert opinion, deed of sale, declaration or other document or proof of title other than those in his possession, if any.



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23. Prior to the closing of the transaction, the Asset shall be and remain in the charge, risk and possession of the Trustee. After the closing of the transaction, the Asset will be the responsibility of the Buyer. In the event of a loss or damage to the Asset occurring at or before the closing of the transaction, the buyer may either acquire the damaged Asset as is without further compensation by the Trustee or reduction in the sale price, or it may terminate the said agreement and recover all sums already paid to the Trustee, without interest, cost or compensation of any kind.
24. If a sale contemplated by the agreement of purchase and sale is not completed due to default by the Buyer, the Deposit and all other payments made in connection with the purchase price shall be withheld and collected by the Trustee as liquidated damages, without prejudice to the Trustee's rights and remedies against the Buyer for additional damages or other remedies, and the Asset may be resold by the Trustee and the Purchaser shall pay to the Trustee: (i) an amount, if any, by which the purchase price under the agreement of purchase and sale is greater than the net purchase price received by the Trustee as a result of such resale, and (ii) an amount equal to all costs and expenses incurred by the Trustee in consequence of the Purchaser's failure to comply with the sale and purchase agreement.
25. Any Related Purchaser must provide the Trustee, in addition to the offered amount, an amount of \$2,500 as Application Fee (non-refundable) for its offer to be presented to Court for approval. No sale to a related party may be completed without Court approval.
26. The submission of an offer to the Trustee shall constitute an acknowledgment that the Buyer has reviewed, understood, acknowledged and accepted all the Terms and *Conditions of Sale* included in this Confidential Information Book, including without limitation the *Notice to Reader* accompanying the document, as well as these General Terms and Conditions of Sale, which are deemed to be included in the offer as if they were recited at length.
27. The Buyer acknowledges that the Trustee is acting in its sole capacity as Trustee of Studio Grande Échelle Inc. and therefore, the Trustee will have no liability, of any nature whatsoever, contractual, extra-contractual or in any other circumstances whatsoever, in relation to any agreement of purchase and sale considered herein, or as a result of any sale contemplated herein.
28. The Confidential Information Book, any offer, any agreement of purchase and sale and any deed of transfer shall be governed by the laws of Quebec and Canada, as applicable, and such agreement shall inure to the benefit of and be enforceable between the parties and their respective heirs, executors, administrators, successors and assigns, as the case may be, to the extent that a Buyer may not assign or transfer any of its rights or obligations without the prior written consent of the Trustee, who may not grant it, in its sole discretion.



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29. The *Terms and Conditions of Sale* described herein shall not be superseded upon the closing of the transaction contemplated by the agreement of purchase and sale, but shall survive such closing in effect, continue to have full force and effect and shall be binding on the Buyer.

30. In the event of any discrepancy between the English and French versions of this document, the French version shall prevail over the English version.

DATED AT MONTREAL, this 19th day of September 2025.

C.S. Adjami Inc.

In his capacity as Trustee to the bankrupt estate of Studio Grande Échelle Inc., and not in his personal name.



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Appendices

DOSSIER : STUDIO GRANDE ÉCHELLE INC.

ADRESSE : 4981 rue Louis-B.-Mayer, Laval (Québec) H7P 0E5

LOCALISATION : Entrepasé chez Services FL - 18240 Chemin de la Côte Nord, Mirabel (Québec) J7J 2B6

CLIENT : C.S. ADJAMI INC.

CRÉANCIER : BANQUE NATIONALE DU CANADA, n° inscription 25-0180574-0017, 25-0399561-0003

ÉQUIPEMENTS AUDIO VISUEL

LOT 1

N°	QTÉ	DESCRIPTION	PHOTO
1-1	9	Projecteurs DLP Marque : PANASONIC Modèle : PT-REZ10B U7 Série : GB4420343 / GB4420346 / GB4420347 GB4420365 / GB4420366 / GB4520419 GB4520426 / GB4520442 / GB4520444	
1-2	9	Lentilles zoom Marque : PANASONIC Modèle : ET-C1U100 Série : 23070954 / 23070965 / 23110082 23110088 / 23110158 / 23112926 23112936 / 23112946 / 23112961	
1-3	6	Lentilles zoom Marque : PANASONIC Modèle : ET-C1W300 Série : 23071894 / 23071980 / 23073488 23073581 / 23073651 / 24083168	
1-4	12	Haut-parleurs suspendus Marque : QSC Modèle : AD-P6T	
1-5	1	Moniteur incurvé, 49 po Marque : DELL Modèle : U4924DW Série : CN-03XR2T-QDC00-4B2-03TL-A05	

DOSSIER : STUDIO GRANDE ÉCHELLE INC.

ADRESSE : 4981 rue Louis-B.-Mayer, Laval (Québec) H7P 0E5

LOCALISATION : Entreposé chez Services FL - 18240 Chemin de la Côte Nord, Mirabel (Québec) J7J 2B6

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CRÉANCIER : BANQUE NATIONALE DU CANADA, n° inscription 25-0180574-0017, 25-0399561-0003

ÉQUIPEMENTS AUDIO VISUEL
LOT 1

N°	QTÉ	DESCRIPTION	PHOTO
1-6	2	Moniteurs, 32 po Marque : PLANAR Modèle : PZN3210U Série : PWZNO9JA00247 / PWZNO9JA00250	
1-7	1	Écran tactile, 50 po Marque : MICROSOFT Modèle : SURFACE HUB avec : 1- Support sur roulettes SALAMANDER DESIGNS	
1-8	1	Baie de serveurs avec : 4- Émetteurs HDMI - KRAMER Modèle : TP-594TXR et ensemble de câblage et accessoires	
1-9	9	Récepteurs HDMI Modèle : KRAMER Modèle : TP-594RXR	
1-10	9	Supports de montage en métal noir	

DOSSIER : STUDIO GRANDE ÉCHELLE INC.

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ÉQUIPEMENTS AUDIO VISUEL

LOT 1

N°	QTÉ	DESCRIPTION	PHOTO
1-11	1	Serveur media Marque : SHOW SAGE Modèle : SHOW*SERVER XHD R8	
	1	Ordinateur Marque : SHOW SAGE Modèle : SHOW*STATION PRO-RACK	
	2	Ordinateurs Marque : APY Modèle : N/D Série : CA00451 / CA00452	
	1	Batterie de secours externe Marque : MIDDLE ATLANTIC Modèle : UPX-EXPANRUN-20 Série : KUSD4680027	
	1	Batterie de secours externe Marque : MIDDLE ATLANTIC Modèle : UPX-2000R-2 Série : KUID4CM006R	

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ÉQUIPEMENTS AUDIO VISUEL
LOT 1

N°	QTÉ	DESCRIPTION	PHOTO
1-11 (suite)	1	Switch Marque : NETGEAR Modèle : M4250-26G4XF-PoE+ 30W Série : 6VG8395GA028F	
	1	Amplificateur Marque : CRESTRON Modèle : M202039001 Série : 2309IPS00071	
	2	Unités de distribution d'énergie Marque : MIDDLE ATLANTIC Modèle : PDX-915R-SP Série : N/D	
	1	Passerelle de sécurité Marque : UBIQUITI NETWORKS Modèle : UDM-PRO Série : N/D	
	1	Processeur d'E/S réseau et analogique Marque : QSC Modèle : CORE 8 FLEX Série : 21MX2505300195	