



RSM Canada Limited
Licensed Insolvency Trustee

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**NOTICE AND STATEMENT OF RECEIVER
(SECTION 245(1) AND 246(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT (CANADA))**

In the matter of the receivership of the Properties (as defined below).

The receiver hereby gives notice and declares that:

1. On April 15, 2021, RSM Canada Limited was appointed by the Ontario Superior Court of Justice (the “**Court**”) as receiver (the “**Receiver**”), without security, over the lands and premises known municipally as 134, 148, 152, 184/188, 214, 224 and 226 Harwood Avenue South, Ajax, Ontario (collectively, the “**Properties**”), owned by 9617680 Canada Inc., 9654372 Canada Inc., Central Park Ajax Developments Phase 1 Inc., 9654488 Canada Inc., 9654461 Canada Inc. and 9654445 Canada Inc. (collectively, the “**Debtors**”).
2. The undersigned became a receiver in respect of the Properties by virtue of being appointed by the Ontario Superior Court of Justice - Commercial List.
3. The undersigned commenced the exercise of its powers in respect of that appointment on the 15th day of April, 2021.
4. The following information relates to the receivership:
 - a) Registered Head Offices of the Debtors:
 - a. 1600 16th Avenue, Richmond Hill, Ontario L4B 4N6
 - b. 1610 16th Avenue, Richmond Hill, Ontario L4B 4N6
 - c. 1806-5000 Yonge Street, North York, ON M2N 7E9

- b) Principal line of business of the Properties:

134 Harwood Avenue South, Ajax	Commercial Property
148 Harwood Avenue South, Ajax	Commercial Property
152 Harwood Avenue South, Ajax	Commercial Property
184/188 Harwood Avenue South, Ajax	Commercial Property
214 Harwood Avenue South, Ajax	Commercial Property
224 Harwood Avenue South, Ajax	Commercial Property
226 Harwood Avenue South, Ajax	Commercial Property

THE POWER OF BEING UNDERSTOOD
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- c) The approximate amounts owed by the Debtors to the creditors who appear to hold a security interest on the Properties include:

Ajax Master Holding Inc.	\$18,500,000.00
2615333 Ontario Inc.	\$10,294,623.69
Scougall Management (1987) Limited	\$2,000,000.00
The Corporation of the Town of Ajax	\$1,422,000.00
My Capital Club Inc.	\$1,300,000.00
Investecs Development Inc.	\$1,000,000.00

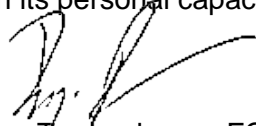
5. A list of creditors relating to the Properties and the amount owed to each creditor in respect of the Properties is attached. This list has been compiled from information available to the Receiver, including information provided by the secured creditor and limited enquiries by the Receiver. The information has not been audited or verified by the Receiver and may not include all creditors. The fact that persons are receiving this notice or are included on the creditors list does not mean that it has been determined that they are a creditor or that if they are a creditor, that their claim is admitted in the amount set out on that list.
6. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to sell the Properties.
7. Contact person for the Receiver:

Echa Odeh
RSM Canada Limited
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario M5H 4C7
Telephone: (647) 730-3728
Facsimile: (647) 730-1345
E-mail: echa.odeh@rsmcanada.com

8. Additional information: A copy of the receivership order is posted on the Receiver's website at <http://www.rsmcanada.com/harwood-avenue-ajax>. Other pertinent public information will be posted to this website as that information becomes available.

Dated at Toronto this 23rd day of April, 2021.

RSM CANADA LIMITED, in its capacity as Court-appointed Receiver of 134, 148, 152, 184/188, 214, 224 and 226 Harwood Avenue South, Ajax, Ontario, and not in its personal capacity



Per: Bryan Tannenbaum, FCPA, FCA, FCIRP, LIT
President

RSM CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
134, 148, 152, 184/188, 214, 224 AND 226 HARWOOD AVENUE SOUTH, AJAX

LIST OF CREDITORS

SECURED CREDITORS

Ajax Master Holding Inc.	\$ 18,500,000.00
2615333 Ontario Inc.	10,294,623.69
Scougall Management (1987) Limited	2,000,000.00
The Corporation of the Town of Ajax	1,422,000.00
My Capital Club Inc.	1,300,000.00
Investecs Development Inc.	1,000,000.00

Total \$ 34,516,623.69

OTHER CREDITORS

2518358 Ontario Inc.	\$ 5,000,000.00
2449880 Onatrio Inc.	3,200,000.00
Remisz Consulting Engineers Ltd.	49,918.84

Total \$ 8,249,918.84

The above list of creditors has been compiled from information available to the Receiver and has not been audited or verified by the Receiver and may not include all creditors. The fact that persons are included on the creditors list does not mean that it has been determined that they are a creditor or that if they are a creditor, that their claim is admitted in the amount set out on the list.

Supplementary Mailing List

9617680 Canada Inc.
9654372 Canada Inc.
9654445 Canada Inc.
9654461 Canada Inc.
9654488 Canada Inc.
Central Park Ajax Developments Phase 1 Inc.
Thomas Liu
Yixuan Wang

Office of the Superintendent of Bankruptcy
Adair Goldblatt Bieber LLP
Blaney McMurtry LLP
Canada Revenue Agency
Department of Justice Canada
DLA Piper
Ellexicon Energy
Enbridge Gas
Garfinkle Biderman LLP
Metcalf, Blainey & Burns LLP
Minister of Finance
Paliare Roland Rosenberg Rothstein LLP
Phoenix Law LLP
Ritchie Ketcheson Hart & Biggart LLP
Tarion Warranty Corporation
The Regional Municipality of Durham
Thornton Grout Finnigan LLP
Torys LLP
Vice & Hunter
Windcorp Grand Harwood Place Ltd.