



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

RSM Canada Limited
Licensed Insolvency Trustee

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In the matter of the receivership of Richmond Hill Re-Dev Corporation (the “**Company**”)

The receiver gives notice and declares that:

1. On the 8th day of May, 2023, the undersigned RSM Canada Limited was appointed as receiver (the “**Receiver**”) in respect of all of the assets, undertakings and properties of the Company, an insolvent person that is described below:

Land and building	\$ Unknown
Other assets	\$ Unknown

2. The undersigned became a receiver in respect of the Debtor 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 8th day of May, 2023.
4. The following information relates to the receivership:

- a) Registered Head Office of the Debtor: 157 Main St., Unit 202, Unionville, ON L3R2G8
- b) Principal line of business of the Debtor - Residential condominium development
- c) The approximate amounts owed to parties who appear to hold a security interest on the Properties include:

Empirical Capital Corp.	\$6,500,000
Jason Waxman*	2,450,000

5. A list of creditors relating to the Properties and the amount owed to each creditor relating to the Properties is attached. This list has been compiled from information available to the Receiver, including materials filed with the Court, a search of registrations against the Properties, limited enquiries by the Receiver, and other information and 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. Notwithstanding that the Receiver has contacted the Debtor

THE POWER OF BEING UNDERSTOOD
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to request a list of creditors on two separate occasions, the Debtor has not responded to the Receiver as of the date of this notice.

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:

Jeffrey Berger
RSM Canada Limited
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario M5H 4C7
Telephone: (647) 726-0496
Facsimile: (416) 480-2646
E-mail: jeff.berger@rsmcanada.com

Additional information: A copy of the receivership order is posted on the Receiver's website at

<http://www.rsmcanada.com/richmond-hill-re-dev>

Other pertinent public information will be posted to this website as that information becomes available.

Dated at Toronto this 17th day of May, 2023.

RSM CANADA LIMITED, in its capacity as Court-appointed Receiver of Richmond Hill Re-Dev Corporation, and not in its personal capacity



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

**RSM CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
RICHMOND HILL RE-DEV CORPORATION**

LIST OF CREDITORS

SECURED CREDITORS

Empirical Capital Corp.	\$	6,500,000
Jason Waxman*		2,450,000

* On March 9, 2022, a Transfer of Charge was registered on title to the Property as Instrument No. YR3392552, pursuant to which Mr. Waxman transferred the Waxman Charge to himself and six other persons. A copy of the Transfer of Charge is attached to the Application Record as Exhibit "J", and can be found on the Receiver's web page .

UNSECURED CREDITORS

To be determined **

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.

** Notwithstanding that the Receiver has contacted the Debtor to request a list of creditors on two separate occasions, the Debtor has not responded to the Receiver as of the date of this notice.

Supplementary Mailing List

Chaitons LLP
Friedman Law Professional Corporation
Office of the Superintendent of Bankruptcy
Canada Revenue Agency
Department of Justice Canada
Ministry of Finance