



**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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Toronto, ON M5H 4C7

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In the matter of the receivership of the property defined below.

The receiver gives notice and declares that:

1. Pursuant to an Order of the Ontario Superior Court of Justice (the “**Court**”) dated October 16, 2020, with effect from October 27, 2020, RSM Canada Limited was appointed as receiver (the “**Receiver**”), without security, of the properties located at 160, 162, 166, 170, 174-178, and 186 Main Street, Unionville, Ontario (the “**Properties**”), owned by Unionville Re-Dev Corporation, Unionville Re-Dev Phase 2 Corporation and Blacksmith Partners 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 27th day of October, 2020.
4. The following information relates to the receivership:
 - a) Registered Head Office of the Properties: N/A
 - b) Principal line of business of the Properties - commercial rental properties
 - c) The approximate amounts owed to parties who appear to hold a security interest on the Properties include:

First Source Financial Management Inc. (as at June 4, 2020)	\$14,100,000
Paul Vasilovsky and Thomas Vasilovsky	3,000,000
City of Markham (as at June 3, 2020)	175,000
Vista Credit Corp.	2,500
The Bank of Nova Scotia	Unknown
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.

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:

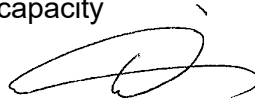
Echa Odeh
RSM Canada Limited
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario M5H 4C7
Telephone: (647) 730-3728
Facsimile: (416) 480-2646
E-mail: echa.odeh@rsmcanada.com

Additional information: A copy of the receivership order is posted on the Receiver's website at <http://www.rsmcanada.com/160-162-166-170-174-178-186-main-street>

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

Dated at Toronto this 6th day of November, 2020.

RSM CANADA LIMITED, in its capacity as Court-appointed Receiver of 160, 162, 166, 170, 174-178, and 186 Main Street, Unionville, Ontario and not in its personal capacity



Per: Daniel Weisz, CPA, CA, CFF, CIRP, LIT
Senior Vice President

**RSM CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
160, 162, 166, 170, 174-178, AND 186 MAIN STREET, UNIONVILLE, ONTARIO**

LIST OF CREDITORS

SECURED CREDITORS

First Source Financial Management Inc. (as at June 4, 2020)	\$	14,100,000
Paul Vasilovsky and Thomas Vasilovsky		3,000,000
City of Markham (as at June 3, 2020)		175,000
Vista Credit Corp.		2,500
Bank of Nova Scotia		Unknown

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.

Supplementary Mailing List

Unionville Re-Dev Corporation
Unionville Re-Dev Phase 2 Corporation
Blacksmith Partners Inc.
Friedman Law Professional Corporation
Office of the Superintendent of Bankruptcy
Canada Revenue Agency
Department of Justice Canada