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BDO Canada Limited
123 Front Street W, Suite 1100
Toronto ON M5J 2M2 Canada

October 10, 2017

DELIVERED VIA MAIL

Dear Sirs/Mesdames:

**RE: Centurion Mortgage Capital Corporation v. Terrasan Royal York Rd. Limited
Court File No. CV-17-11679-00CL (the "Receivership Proceeding")**

AND RE: On The Go Mimico Project

On February 24, 2017, the Ontario Superior Court of Justice (Commercial List) (the "**Court**") appointed BDO Canada Limited as receiver and manager (the "**Receiver**") of all the assets, undertakings and properties of Terrasan Royal York Rd. Limited ("**Terrasan**"), including the lands municipally known as 327 Royal York Road, Toronto, Ontario (the "**Lands**"), whereupon Terrasan was to develop the condominium project known as "On The Go Mimico" (the "**Project**"). A notice of the receivership proceedings was previously sent to you May 9, 2017. Additional information with respect to the receivership proceeding can be found at the Receiver's website at the following address: <http://www.extranets.bdo.ca/terrasan/courtdocs.cfm>.

We write to you in connection with your agreement to purchase a condominium unit from Terrasan in relation to the Project. On August 25, 2017, the Court granted an Order in the receivership proceeding approving the sale of the Lands, among other things, to 2402871 Ontario Inc. (the "**Purchaser**"). The subject sale was completed on September 15, 2017. As a result of the sale, Terrasan no longer has any ownership interest in the Lands (and as a result, the Project) and will not be in a position to satisfy its obligations to purchasers with a valid and enforceable purchase agreement. Please note that the Purchaser did not take an assignment of the agreements of purchase and sale for the Project condominium units.

In connection with your purchase agreement, you may have provided a deposit to Terrasan, and the deposit you may have paid to Terrasan may be covered under the Ontario New Home Warranties Plan Act (Ontario) or the Condominium Act (Ontario) and you may have the ability to recover your deposit by filing a proof of loss claim form.

By way of an update, the Receiver is in the process of developing a Court approved claims procedure (the "**Claims Procedure**") to address, among other things, the recovery of the deposits paid by those purchasers to Terrasan under a valid and enforceable purchase agreement. The Receiver anticipates obtaining an order from the Court approving the Claims Procedure (the "**Claims Procedure Order**") in



the near future. Once the Claims Procedure Order has been granted by the Court, the Receiver will be sending to all purchasers a copy of the Claims Procedure Order along with a complete set of instructions (including a proof of loss claim form) in order for purchasers to assert a claim for recovery of their deposit.

If you have any questions or concerns, please do not hesitate to contact the Receiver attention: Katarina Masciantonio at (416) 865-0210.

BDO CANADA LIMITED

solely in its capacity as the Court-appointed receiver and manager of Terrasan 327 Royal York Rd. Limited

A handwritten signature in blue ink, appearing to read 'g. kausi'.

Per: _____