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BDO Canada Limited
 20 Wellington Street E. Suite 500
 Toronto, ON M5E 1C5 Canada

COURT FILE NO. CL-26-00000179-0000

**IN THE MATTER OF THE RECEIVERSHIP OF
 CORE FSC LAKESHORE LIMITED PARTNERSHIP AND CORE FSC LAKESHORE GP INC.
 OF THE CITY OF BURLINGTON
 IN THE PROVINCE OF ONTARIO**

NOTICE AND STATEMENT OF THE RECEIVER
(Section 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

The receiver gives notice and declares that:

1. The Toronto-Dominion Bank (the “**Mortgagee**”) made an application for the appointment of a Receiver on May 19, 2026 (the “**Receivership Order**”). On May 19, 2026, BDO Canada Limited was appointed receiver (the “**Receiver**”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, and section 101 of the *Courts of Justice Act*, as amended, in respect of all of the assets, undertaking and properties (collectively, the “**Property**”) of Core FSC Lakeshore Limited Partnership (“**LP**”) and Core FSC Lakeshore GP Inc. (“**GP**” and together with LP, the “**Debtors**”).
2. The assets of the Debtors are held by the LP. The GP had no direct assets other than an investment in the LP. The GP does not have any direct liabilities.
3. The LP’s primary asset is a parcel of development land (the “**Lands**”). The Lands are improved with 5 (five) building structures and a parking lot. One building structure is tenanted, the others are unoccupied and boarded up.
4. The books and records provided by the Debtors are dated April 30, 2026. The book value of the Property is:

<u>Asset Description</u>	<u>Book Value</u>
Land under development	\$ 36,488,695
Cash in bank	8,940
Receivables	5,650

5. Amount owed by the Debtors to each creditor who holds security on the Property described above is as follows based on the records available to the Receiver:

<u>Secured Creditor</u>	<u>Amount Owing</u>
The Toronto-Dominion Bank	\$18,240,367

6. The following information relates to the receivership:
 - (a) Registered office/address/place of business:

Core FSC Lakeshore Limited Partnership:
 287 Macpherson Avenue
 Toronto, Ontario, M4V 1A4



Core FSC Lakeshore GP Inc. :
100 Adelaide Street West, #2805
Toronto, Ontario, M5H 1S3

- (a) Principal line of business: Developer
 - (b) The list of other creditors of the Debtors and the amount owed to each creditor based on the records available to the Receiver is attached hereto as Schedule "A".
7. The intended plan of action of the Receiver, to the extent that such a plan has been determined, is as follows:
- a. Market the property for sale.

8. Contact person for the Receiver:

BDO Canada Limited
20 Wellington St. E., Suite 500
Toronto, ON M5E 1C5
Tel: 416-865-0210
Fax: 416 865 0904

Attention : Jackson Hickey
Tel : +1 (647) 497-5273
E-Mail: jhickey@bdo.ca

DATED at Toronto, Ontario, this 27th day of May 2026

BDO Canada Limited
in its capacity as Court appointed Receiver of
Core FSC Lakeshore Limited Partnership and Core FSC Lakeshore GP Inc.
and not in its personal or corporate capacity
Per:

A handwritten signature in blue ink, appearing to read 'J. Parisi'.

Josie Parisi, CPA, CA, CBV, CIRP, LIT
Senior Vice President



Notice and Statement of the Receiver

Schedule "A"

Creditor Name	Amount (CAD)
Goodmans LLP	\$ 7,715.66
Rowan Williams Davies & Irwin Inc	305.10
Harris, Sheaffer LLP	565.00
Macnaughton Hermsen Britton Clarkson Planning Limited	5,633.05
O'Flaherty Construction Inc.	1,751.50
14689844 Canada Inc. o/a Ironclad Maintenance & Restoration	824.90
City of Burlington - Tax Office	65,774.33
Miller Thompson LLP	85,327.27
Canada Revenue Agency	1,200.00
Total	<u>\$ 169,096.81</u>