



Update #9

July 12, 2022

**To: Investors in projects previously managed by the parties listed on Appendix “A”
(the “Go-To Parties”)**

Re: Go-To Parties

We are writing to you in our capacity as receiver and manager (the “Receiver”) of the Go-To Parties’ real property listed on Appendix “B” (the “Real Property”) and all of the Go-To Parties’ other property, assets and undertaking related to the Real Property.

Sold Real Property

In our last update dated June 6, 2022, we provided information regarding, among other things, four transactions (the “Transactions”) that we were recommending be approved by the Ontario Superior Court of Justice (Commercial List) (the “Court”) related to the following:

- Go-To Spadina Adelaide Square (355 Adelaide Street West, 16 Oxley Street and 46 Charlotte Street, Toronto) (the “Adelaide Property”);
- Go-To St. Catharines Beard (19 Beard Place, St. Catharines) (the “Beard Property”);
- Go-To Niagara Falls Eagle Valley (2334 St. Paul Avenue, Niagara Falls) (the “Eagle Valley Property”); and
- Go-To Niagara Falls Chippawa (4210-4248 Lyons Creek Road, Niagara Falls) (the “Chippawa Property”).

Descriptions of the Transactions, the sale process that resulted in the Receiver’s acceptance of the respective offers and the Receiver’s reasons for recommending that the Court approve the offers are summarized in the Receiver’s Fourth Report to Court dated June 3, 2022 (the “Fourth Report”). A copy of the Fourth Report can be found on the Receiver’s website (the “Website”) at: <https://www.ksvadvisory.com/experience/case/go-to>, together with all other materials publicly available in these proceedings.

At a hearing on June 14, 2022, the Court issued Orders (the “Approval Orders”) approving each of the Transactions.

Since the date of the Approval Orders, the Receiver has closed the Adelaide Property, Beard Property and Eagle Valley Property Transactions. Immediately following completion of these Transactions, and pursuant to the direction of the Court in the Approval Orders, the Receiver repaid, in full, the balances owing on the first two mortgages that had been registered on title to the Adelaide Property and the first mortgage that had been registered on title to the Beard Property. Distributions have not yet been made to the mortgagees of the Eagle Valley Property, for the reasons described in the Fourth Report.

The Chippawa Property Transaction is scheduled to close on July 27, 2022. Upon closing, the Receiver intends to repay, in full, the first mortgage registered on title to the Chippawa Property, as directed by the Court in the Approval Orders.

As more fully detailed below, distributions to the Go-To Parties' unsecured creditors and investors, in both cases to the extent that there are monies available to fund these distributions, will be made upon completion of the Claims Procedure (as defined below). The Receiver intends to make distributions on an entity-by-entity basis, i.e. distributions will be made as the Claims Procedure is completed for a specific entity, assuming no other issues prevent the Receiver from making distributions at that time.

Remaining Real Property

An update concerning the Real Property owned by the remaining Go-To Parties is as follows:

- as described in the Fourth Report, the transaction for the Real Property owned by Go-To Glendale Avenue LP and Go-To Glendale Avenue Inc. (jointly, the "Glendale Entities") closed on May 9, 2022. The Receiver is advancing the Claims Procedure in respect of the Glendale Entities. The Receiver is also working to return deposits to individuals who purchased condominium units in respect of this project;
- the Receiver recently accepted an offer, subject to Court approval (which the Receiver intends to seek this summer), for the property owned by Go-To Stoney Creek Elfrida Inc. and Go-To Stoney Creek Elfrida LP. Information related to this transaction will be provided in a subsequent report to Court to be filed by the Receiver, a copy of which will be posted on the Website;
- the Real Property owned by Go-To Vaughan Islington Avenue Inc. and Go-To Vaughan Islington Avenue LP has been re-listed for sale with CBRE Limited ("CBRE") for an asking price of \$9.45 million. There is a mortgage registered on title to this property in the registered principal amount of \$10 million, of which the Receiver understands that approximately \$6 million is outstanding (with interest continuing to accrue);

As part of the sale process for this property, the Receiver worked with the owner of an adjacent property so that offers could be submitted for the two properties as an assembly or individually. No acceptable offers were received on the bid deadline, being April 13, 2022. The listing agreement for the adjacent property expired on June 30, 2022 and has not been renewed;

- several parties have an interest in the Real Property owned by Go-To Major Mackenzie South Block Inc., Go-To Major Mackenzie South Block LP, Go-To Major Mackenzie South Block II Inc. and Go-To Major Mackenzie South Block II LP. These properties have also been re-listed with CBRE for an aggregate asking price of \$11.5 million¹. The Receiver understands that there is approximately \$8.7 million outstanding in respect of mortgages registered on title to these properties (with interest continuing to accrue); and
- the Real Property owned by Aurora Road Limited Partnership and 2506039 Ontario Limited continues to be listed for sale on an unpriced basis. The Receiver continues to discuss the property with the principal who owns the adjacent properties.

¹ This property is comprised of 6 different parcels.

Claims Procedure

The Court approved the Claims Procedure (the “Claims Procedure”) pursuant to an order dated April 7, 2022 (the “Claims Procedure Order”). Pursuant to the Claims Procedure Order, the deadline for creditors and investors to file claims was June 2, 2022 (the “Claims Bar Date”).

The Receiver and its counsel, Aird & Berlis LLP, are reviewing the claims filed against the Go-To Parties. The Receiver will report on the Claims Procedure in a future report to Court.

Deposit Return Protocol

Of the Go-To Parties whose Real Property has been sold to date by the Receiver, Go-To Glendale Avenue LP and Go-To Eagle Valley Niagara Falls LP pre-sold condominium units. The Receiver is working to return the deposits paid by the purchasers of these units (the “Unit Purchasers”). In this regard, the Receiver has settled (in the case of Go-To Glendale Avenue LP) and is about to settle (in the case of Go-To Eagle Valley Niagara Falls LP) deposit return protocols (collectively, the “Protocol”). The Protocol was required by Trisura Guarantee Insurance Company, the bonding company that insures the obligations of Tarion Warranty Corporation (“Tarion”), and by Tarion, an organization that, among other things, administers Ontario’s new home warranty program. Information regarding the Protocol and the process to return deposits will be sent by the Receiver to the Unit Purchasers in the near term.

The Receiver will continue to provide periodic updates concerning material developments.

Should you have any questions with respect to the above, please contact Jordan Wong (416-932-6025 or jwong@ksvadvisory.com) or Mitch Vininsky (416-932-6013 or mvininsky@ksvadvisory.com).

Yours truly,

A handwritten signature in blue ink that reads "KSV Restructuring Inc.".

**KSV RESTRUCTURING INC.
SOLELY IN ITS CAPACITY AS COURT-APPOINTED RECEIVER AND MANAGER OF
GO-TO DEVELOPMENTS HOLDINGS INC. AND THE ENTITIES LISTED ON APPENDIX “A”
AND NOT IN ITS PERSONAL CAPACITY**

Appendix “A”

1. Go-To Developments Holdings Inc.;
2. Furtado Holdings Inc.;
3. Go-To Developments Acquisitions Inc.;
4. Go-To Glendale Avenue Inc.;
5. Go-To Glendale Avenue LP;
6. Go-To Major Mackenzie South Block Inc.;
7. Go-To Major Mackenzie South Block LP;
8. Go-To Major Mackenzie South Block II Inc.;
9. Go-To Major Mackenzie South Block II LP;
10. Go-To Niagara Falls Chippawa Inc.;
11. Go-To Niagara Falls Chippawa LP;
12. Go-To Niagara Falls Eagle Valley Inc.;
13. Go-To Niagara Falls Eagle Valley LP;
14. Go-To Spadina Adelaide Square Inc.;
15. Go-To Spadina Adelaide Square LP;
16. Go-To Stoney Creek Elfrida Inc.;
17. Go-To Stoney Creek Elfrida LP;
18. Go-To St. Catharines Beard Inc.;
19. Go-To St. Catharines Beard LP;
20. Go-To Vaughan Islington Avenue Inc.;
21. Go-To Vaughan Islington Avenue LP;
22. Aurora Road Limited Partnership; and
23. 2506039 Ontario Limited.

Appendix “B”

1. 527 Glendale Avenue, St. Catharines, ON PIN: 46415-0949;
2. 185 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0047;
3. 197 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0049;
4. 209 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0051;
5. 191 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0048;
6. 203 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0050;
7. 215 Major MacKenzie Drive East, Richmond Hill, ON PIN: 03139-0052;
8. 4210 Lyons Creek Road, Niagara Falls, ON PIN: 64258-0110;
9. 4248 Lyons Creek Road, Niagara Falls, ON PIN: 64258-0713;
10. 2334 St. Paul Avenue, Niagara Falls, ON PIN: 64269-0559;
11. 355 Adelaide Street West, Toronto, ON PIN: 21412-0150;
12. 46 Charlotte Street, Toronto, ON PIN: 21412-0151;
13. Highland Road, Hamilton, ON PIN: 17376-0025;
14. Upper Centennial Parkway, Hamilton, ON PIN: 17376-0111;
15. 19 Beard Place St., Catharines, ON PIN: 46265-0022;
16. 7386 Islington Avenue, Vaughan, ON PIN: 03222-0909; and
17. 4951 Aurora Road, Stouffville, ON PIN: 03691-0193.