



May 5, 2023

To: Home buyers (“Home Buyers”) of the Stateview Receivership Companies Listed on Appendix “A” (the “Companies”)

Re: Update No. 1 to Home Buyers

Pursuant to orders (the “Receivership Orders”) issued by the Ontario Superior Court of Justice on May 2, 2023, KSV Restructuring Inc. was appointed receiver and manager (the “Receiver”) of the property, assets and undertaking of the Companies, being certain members of the Stateview group of companies, including the real properties listed on Appendix “B” (the “Real Properties”), and certain assets related to the Real Properties. The names of the projects (the “Projects”) subject to the receivership proceedings are as follows:

- Minu Towns
- Nao Towns Phase I
- Nao Towns Phase II
- Nashville
- BEA Towns
- High Crown
- On the Mark

Copies of the Receivership Orders and other materials filed in the receivership proceedings can be found on the Receiver’s case website at <https://www.ksvadvisory.com/experience/case/stateview-homes>.

Project Update

The purpose of this notice is to provide Home Buyers with an update concerning the Projects. Construction has not yet commenced on any of the projects, except for the On the Mark and High Crown projects. The Receiver is currently reviewing the status of each of the Projects and, at present, no action has been taken by the Receiver with respect to any of the Projects or any purchase agreements between the Companies and the Home Buyers on any of the Projects. A separate update will be provided to Home Buyers concerning the status of construction on the On the Mark and High Crown projects as soon as possible, including the status of any closings of home sales on those projects.

Deposits and Tarion Warranty Corporation (“Tarion”)

Immediately following the appointment of the Receiver, the Receiver discussed with the Companies’ representatives the status of the deposits paid by Home Buyers. The Receiver has been advised by these representatives that none of the deposits remain in any of the Companies’ bank accounts and all deposits were spent on direct and indirect project costs prior to the commencement of the receivership proceedings. The Receiver has not independently determined, at this time, the use of the deposits.

Tarion Warranty Corporation provides, among other things, home buyers with deposit protection in the event that the sale is not completed including if the builder has gone bankrupt, or the purchase agreement is fundamentally breached.

For agreements of purchase and sale entered into before January 1, 2018, Tarion provides deposit protection up to a maximum of \$40,000. For agreements of purchase and sale entered into after January 1, 2018, the deposit coverage is dependent on the purchase price of the new home, as reflected in the table below.

	Sale Price	Deposit Coverage
Deposit Protection	\$600,000 or less	Up to \$60,000
Deposit Protection	Over \$600,000	10% of purchase price (up to a maximum of \$100,000)

Information about Tarion and its deposit protection coverage, including if and how to make a deposit claim, is available on Tarion's website at [Coverage & claims before you move in | Tarion.com](https://www.tarion.com/coverage) or by contacting Tarion at 1-877-9-TARION (1-877-982-7466) or customerservice@tarion.com.

As noted above, the Receiver notes that, at this time, no determinations have been made with respect to the Home Buyer purchase agreements. The Receiver will provide further updates as soon as possible.

Yours truly,



**KSV RESTRUCTURING INC.
SOLELY IN ITS CAPACITY AS COURT-APPOINTED RECEIVER AND MANAGER OF
THE STATEVIEW GROUP OF COMPANIES LISTED ON APPENDIX "A" HERETO
AND NOT IN ITS PERSONAL CAPACITY**

Appendix "A"

List of Companies

- Stateview Homes (Minu Towns) Inc.
- Stateview Homes (Nao Towns) Inc.
- Stateview Homes (Nao Towns II) Inc.
- Stateview Homes (On the Mark) Inc.
- TLSFD Taurasi Holdings Corp.
- Stateview Homes (High Crown Estates) Inc.
- Highview Building Corp Inc.
- Stateview Homes (BEA Towns) Inc.

Appendix "B"

Project	Address
Minu Towns	Donald Cousens Parkway, Markham
Minu Towns	Donald Cousens Parkway, Markham
Nao Towns	5112, 5122, 5248 14th Avenue, Markham
Nao Towns II	7810, 7822, 7834, 7846, McCowan Road, Markham
Nao Towns II	7810, 7822, 7834, 7846, McCowan Road, Markham
Nao Towns II	7810, 7822, 7834, 7846, McCowan Road, Markham
Nao Towns II	7810, 7822, 7834, 7846, McCowan Road, Markham
Nashville	89, 99 Nashville Road, Kleinberg, Ontario
Nashville	89, 99 Nashville Road, Kleinberg, Ontario
Nashville	89, 99 Nashville Road, Kleinberg, Ontario
BEA Towns	189 Summerset Drive, Barrie
High Crown	13161 - 13151 Keele Street, King City
On the Mark	16th Avenue and Woodbine Avenue, Markham, Ontario