

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

IN THE MATTER OF THE RECEIVERSHIP OF THE PROPERTY OF

MUSKOKA BEACH DEVELOPMENTS INC.

The Receiver gives notice and declares:

1. On December 8, 2025, Rosen Goldberg Inc. was appointed the Receiver (“Receiver”) in respect of all the assets, undertakings and properties of Muskoka Beach Developments Inc. (the “Company”) that is described below:
 - Property located at 466-470 9th Street East, Owen Sounds, Ontario. (the “Property”)
2. Rosen Goldberg Inc. was appointed Receiver pursuant to an Order of the Honorable Justice Conway dated December 8, 2023 (the “Appointing Order”).
3. As provided for in the terms of the Appointing Order, the Receiver did not take possession of 549 Muskoka Rd 10, Huntsville, Ontario.
4. The Receiver took control of the Property on December 12, 2023.
5. The following information relates to the Receivership:
 - (a) Address of the Company: 1815 Yonge Street, Ste 1407
Toronto, Ontario
M4T 2A4
 - (b) Principal line of business: Rental property
 - (c) Location of business: 466-470 9th Street East,
Owen Sounds, Ontario
 - (d) Amount owed by the Company to each creditor who holds security: Bank of Montreal \$1,073,013
Magenta Capital Corporation
\$1,554,987

- (e) The Receiver is currently seeking proposals to list the Property for sale.
- (f) The Receiver has compiled a list of secured creditors which is attached as Schedule A. No other information has been provided to the Receiver by the principal of the Company.

Contact person for Receiver:

Steven Goldberg
Rosen Goldberg Inc.
5255 Yonge Street, Suite 804
Toronto, Ontario M2N 6P4
Telephone: (416) 224-4218
Facsimile: (416) 224-4330
Email: sgoldberg@rosengoldberg.com

Dated at Toronto, Ontario, this 29th day of December 2023.

ROSEN GOLDBERG INC.
Court Appointed Receiver of
Muskoka Beach Developments Inc,

Per:

Steven Goldberg

Steven Goldberg

- Creditor Mailing List -

In the Matter of the Receivership of
Muskoka Beach Developments Inc.

Creditor Type	Name	Attention	Address	Claim \$
Director	Nikola Paradina		1815 Yonge Street, ste 1407 Toronto ON M4T 2A4	
Secured	Bank of Montreal	Eugene Chow	100 King Street West, 19th Floor Toronto ON M5X 1A1	1,073,013.00
	Magenta Mortgage Corporation - Perth Office		5 - 47 Gore St E Perth ON K7H 1H6 Fax: (888) 267-7644 mortgages@magentainvestment.ca	1,554,987.00
