

NOTICE

Under *The Class Proceeding Act of Ontario*.

TO: Purchasers of a condominium development known as The Residence at Beauclaire, York Region Standard condominium Corporation No. 974, 745 New Westminster, Thornhill (“YRSCC No. 974”).

If you are/were the purchaser of any condominium unit of the development known as **The Residence at Beauclaire**, located at Centre Street and New Westminster Drive, Thornhill, Ontario, please read this notice carefully.

The Lawsuit

A lawsuit has been commenced in the Ontario Superior Court of Justice on behalf of all purchasers of condominium units in The Residence at Beauclaire development. The claims being made in the lawsuit concerns excessive monthly condominium fees, which were allegedly not disclosed to purchasers.

Financial Consequences of the Lawsuit

As a member of the Class, you will be entitled to share in any judgment awarded against any of the Defendants. If the action is not successful, as a member of the Class, you will not be responsible for any of the costs of the action.

Your right to Opt Out of the Lawsuit

If you are a current or past owner of a unit in the above-noted project, you have a potential claim, and we ask you to please contact us.

To consider your claim, we ask that you send us, as soon as possible, the following:

- 1) Your personal information, date of birth, address and phone numbers and emails (if this information changes provide us with the updated information);
- 2) A copy of your Agreement of Purchase and Sale and the Disclosure Statement. Information as to when you signed, when you took occupancy and when you closed;
- 3) Copies of any brochures, pamphlets, flyers, letters or documents which you received from the developer, real estate agents or property managers, and your lawyer’s reporting letter.

Finally, we request that you forward a \$250.00 cheque payable to Landy, Marr & Associates in trust. This is to help to pay for disbursements (monies that we have paid for "out of pocket" expenses and experts fees). None of this money would go for our legal fees. Our legal fees will only be paid when the case is won or the action is settled, and our fees will be based upon a written contingency agreement, with the representative Plaintiffs, and will be subject to approval by the Court. **WE WILL NOT REQUIRE YOU TO PAY ANY OTHER MONIES TOWARDS DISBURSEMENTS.**

By cooperating with us and by providing the requested \$250.00, you will assist us to advance the interests of all members of the class. Please forward to us a cheque in the sum of \$250.00, payable to Landy, Marr & Associates, in trust.

Your assistance is at no further risk to you. If the case is settled or won, you may be entitled to some money. If the case is not settled or won, you have no further liability or obligation to pay monies to anyone, not to our firm, or to the Defendants or to the Defendants counsel or the representative Plaintiffs.

We shall continue to keep you advised of further developments.

You can also access information on the file and newsletters by visiting our website at: www.landymarr.com.

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