

MEETING WITH 1573454 ONTARIO LTD. MOG Declarant

With INVITED GUESTS FROM THE OWNERS AT NSCC72

4 PM – 7 PM ON DECEMBER 14TH 2017 AT
COBOURG POLICE STATION Training/Meeting Room
107 KING STREET WEST, COBOURG ONTARIO K9A 2M4

We are enclosing herewith a Statement of Claim which has been filed against 1573454 Ontario Ltd., the Town of Cobourg and some of the contractors used by us for the Mansions on George Development.

I UNDERSTAND THAT THE OWNERS OF THE UNITS AT MANSIONS ON GEORGE ARE NOT NECESSARILY AWARE OF THIS VERY SUBSTANTIAL LAWSUIT FILED as a PUBLIC RECORD in the Cobourg Superior Court House.

Your Board & one or two other owners have been blocking the development of a further 36 units on the west side of Mansions on George for three years which has been severely to your detriment.

Mr. Gratton is, we believe, the main Board Member responsible but Mr. O'Hearn and Mr. Williams who have sold, or are selling their units are fully complicit and frankly, we wonder if this is a case of *"leaving a sinking ship"*.

You may also not know that recent proposed sales of Mr. O'Hearn and Mr. Williams units fell through because of the legal proceedings filed by THEMSELVES (NSCC72's Board). Mr. Williams has found another buyer but not I believe Mr. Ahearn has found an alternate. I understand that the Board are trying to say that the claim is not really a CLAIM and has not really been filed and there is NO REAL lawsuit.

A Lawsuit is a Lawsuit and not something to be treated flippantly.

THIS IS VERY DEFINITELY A LAWSUIT WHICH WILL BE VIGOROUSLY DEFENDED, no doubt at the cost of TENS OF THOUSANDS OF DOLLARS TO THE OWNERS AT NSCC72. When your Lawyers read this correspondence and all the material we are going to disclose your current bills will be approaching \$10,000 already.

This claim made by your Board and YOUR Lawyers has called into question, in a very serious way, the reputation of our company as a capable builder & developer. This is an outrageous and egregious Statement of Claim particularly as one of the very serious allegations made is that the building at 323 George St. is a FIRE TRAP. If your Directors believe their own Statement of Claim they should insist upon everybody evacuating the building forthwith.

In any event, these deceitful statements are slanderous and we going to be counter-claiming probably a total of thirty to forty million dollars, as Mr. Gratton and his Board have been preventing us from building and selling units on our land on James Street. These Units are worth \$18,000,000. As Mr. Gratton quotes "most of your profit from the overall development of the school and land comes from Mansions on James".

Frankly, now that your Board has filed this law suit this information has to be clearly noted on any Status Certificate for prospective purchasers & Realtors. In the immediate future all the units at Mansions on George will be harder to sell. Sales may become impossible when OUR (\$30,000,000) thirty million dollar plus counter-claim (including damages for libel & slander) is served on NSCC72 because we have been unable to build and sell the 36 units on the adjoining Land. **ALSO NOW THAT NSCC72 have told the world through this Lawsuit that there are no FIREBREAKS IN ANY OF THE HALLWAYS no one will**

want to buy or rent there.

Would you buy a death trap?

All this will come as alarming news and so we are making the time available to meet & explain to all the owners at Mansions on George where we all currently stand and how duplicitous your Board has been in handling the affairs of NSCC72.

We have organized a meeting room at the Cobourg Police Station for Thursday December 14th between 4:00 pm and 7:00 pm which should enable all residents, whether employed or retired, to attend and we do hope that as many as possible can be present when we expect to present further material including details of additional duplicitous behaviour by your Board and the law firm that they have retained.

Needless to say, this is a private meeting of owners and representatives of 1573454 Ontario Ltd.

The present Board members plus Mr. Ray Briggs, Mr. and Mrs. Tim Miller, Mr. and Mrs. Peter Riley and Mr. and Mrs. Reid are not invited as they are heavily involved in the disastrous state of affairs in which we are all now involved.

THIS IS NOT AN OFFICIAL NSCC72 MEETING BUT A RATHER A PRIVATE MEETING ORGANIZED BY 1573454 ONTARIO LTD. AND AS SUCH WE ARE ENTITLED TO EXCLUDE WHOMSOEVER WE FEEL FIT.