

Long-Form Notice

Superior Court of Quebec file #: 500-06-001158-217

Leduc v. Almadev inc.

NOTICE TO MEMBERS: CLASS ACTION AGAINST ALMADEV INC. (previously doing business as **ELAD CANADA REALTY INC.**) AND **LES DÉVELOPPEMENTS CITÉ-NATURE (PHASE IV) INC.**

NOTICE TO ALL PERSONS WHO MADE A DEPOSIT IN ORDER TO PURCHASE A CONDOMINIUM, IN THE HARMONIA AT CITÉ-NATURE (PHASE IV) PROJECT

1. **TAKE NOTICE** that on January 30, 2024, the Court of Appeal of Québec authorized the bringing of a class action against Almadev Inc. (previously doing business as Elad Canada Realty Inc.) and Les Développements Cité-Nature (Phase IV) Inc. (the “**Defendants**”) and appointed the status of Representative Plaintiff to Mr. Leduc to act on behalf of the following class:

All persons who made a deposit in order to purchase a condominium, in the Harmonia at Cité-Nature (phase IV) project.

2. This class action will be brought in the judicial district of Montréal.
3. For the purpose of this class action, the Representative Plaintiff has elected domicile at his attorneys’ office located at:

Mtre Joey Zukran

LPC Avocats

276 Saint-Jacques Street, Suite 801

Montréal, Québec, H2Y 1N3

Telephone: (514) 379-1572

Fax: (514) 221-4441

Email: jzukran@lpclex.com

Website: www.lpclex.com/citenature

4. The principal questions of facts and law that will be dealt with collectively are:
 - a) Did the Defendants act in bad faith?
 - b) Is clause 5.10 enforceable against class members?
 - c) Are class members entitled to compensatory and/or punitive damages, and if so, in what amount?
 - d) Are the Defendants solidarily liable for the damages claimed?

5. The conclusions sought in relation to the above questions are as follows:

GRANT the class action on behalf of all the class members;

CONDEMN the Defendants, solidarily, to pay to the Plaintiff and to each of the class members the sum of \$155,741.45, subject to adjustment, in damages;

CONDEMN the Defendants, solidarily, to pay the Plaintiff and each of the class members the sum of \$50,000.00 in punitive damages;

CONDEMN the Defendants, solidarily, to pay to the Plaintiff and to each of the class members the sum of \$25,000.00, subject to adjustment, for troubles and inconvenience;

CONDEMN the Defendants, solidarily, to pay interest at the legal rate and the additional indemnity provided for by law on the aforementioned sums from the date of service of the application to authorize the bringing of a class action;

ORDER that all the above-mentioned condemnations be subject to collective recovery;

ORDER the Defendants, solidarily, to deposit with the clerk of this Court all sums that are part of the collective recovery, with interest and costs;

ORDER that the claim of each class member be subject to collective recovery if the proof permits, and alternatively, by individual recovery;

CONDEMN the Defendants, solidarily, to pay the costs incurred in these proceedings, including the costs of exhibits, notices, claims administration costs and expert fees, if any, including the expert fees necessary to establish the amount of the collective recovery order;

6. The Superior Court has not yet ruled on the merits of the class action, nor on any compensation that may be awarded to class members. The Defendants deny the allegations contained in the class action.

7. **If you wish to opt-out of the class action**, you must notify the registry of the Superior Court of Quebec, District of Montreal by **no later than by August 16, 2024**, by registered or certified mail at this address:

Superior Court of Québec, 1 Notre-Dame Street East, Montreal, H2Y 1B6.

You must state that you wish to exclude yourself from the class action of:
Leduc c. Almadev Inc. (Court file #: 500-06-001158-217).

8. The date after which a class member can no longer request his or her exclusion from the class, unless specifically authorized by the Court, is **August 16, 2024**.

9. A class member who has not requested his or her exclusion is bound by any judgment that may be rendered in the class action to be instituted in the manner provided for by law.
10. **If you wish to be included** in the class action, **you have nothing to do.**
11. As a class member, you have the right to intervene in the present class action, in the manner provided for by law.
12. No class member other than the Representative Plaintiff or an intervenor may be required to pay legal costs arising from the class action.
13. For further information, you may contact class counsel listed below. Your name and any information provided will be kept confidential:

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**THE PUBLICATION OF THIS NOTICE TO CLASS MEMBERS HAS BEEN
APPROVED AND ORDERED BY THE SUPERIOR COURT OF QUÉBEC.**