

RIOCAN REAL ESTATE INVESTMENT TRUST  
Form SC 13D  
November 05, 2009

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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SCHEDULE 13D  
Under the Securities Exchange Act of 1934

CEDAR SHOPPING CENTERS, INC.  
(Name of Issuer)

Common Stock, par value \$0.06 per share  
(Title of Class of Securities)

150602209  
(CUSIP Number)

Raghunath Davloor  
Senior Vice President and Chief Financial Officer  
RioCan Real Estate Investment Trust  
RioCan Yonge Eglinton Centre  
2300 Yonge Street, Suite 500, P.O. Box 2386  
Toronto, Ontario M4P 1E4  
Canada  
(416-866-3033)  
(Name, Address and Telephone Number of Person  
Authorized to Receive Notices and Communications)

October 26, 2009  
(Date of Event which Requires Filing of this Statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition that is the subject of this Schedule 13D, and is filing this statement because of §§240.13d-1(e), 240.13d-1(f) or 240.13d-1(g), check the following box. [ ]

Note: Schedules filed in paper format shall include a signed original and five copies of the schedule, including all exhibits. See §240.13d-7 for other parties to whom copies are to be sent.

\* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in a prior cover page.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

Continued on following pages  
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SCHEDULE 13D

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1. Names of Reporting Persons.

RIOCAN REAL ESTATE INVESTMENT

2. Check the Appropriate Box if a Member of a Group (See Instructions)

(a)

(b)

3. SEC Use Only

4. Source of Funds (See Instructions)

WC

5. Check if Disclosure of Legal Proceedings is Required Pursuant to Items 2(d) or 2(e)

6. Citizenship or Place of Organization

Ontario, Canada

Number of	7.	Sole Voting Power	None
Shares			
Beneficially	8.	Shared Voting Power	8,095,236
Owned by Each			
Reporting	9.	Sole Dispositive Power	None
Persons With			
	10.	Shared Dispositive	8,095,236
		Power	

11. Aggregate Amount Beneficially Owned by Each Reporting Person

8,095,236

12. Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions)

13. Percent of Class Represented by Amount in Row (11)

15.2%\*

14. Type of Reporting Person:

HC

\* Based upon 45,236,144 shares of Common Stock outstanding as of October 26, 2009, as stated by the Company in the Securities Purchase Agreement (as defined below), plus 6,666,666 shares of Common Stock and the warrant to purchase 1,428,570 shares of Common Stock acquired under the Securities Purchase Agreement.

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1. Names of Reporting Persons.

RIOCAN HOLDINGS USA INC.

2. Check the Appropriate Box if a Member of a Group (See Instructions)

(a)

(b)

3. SEC Use Only

4. Source of Funds (See Instructions)

WC

5. Check if Disclosure of Legal Proceedings is Required Pursuant to Items 2(d) or 2(e)

6. Citizenship or Place of Organization

Delaware

Number of	7.	Sole Voting Power	None
Shares			
Beneficially	8.	Shared Voting Power	8,095,236
Owned by Each			
Reporting	9.	Sole Dispositive Power	None
Persons With			
	10.	Shared Dispositive	8,095,236
		Power	

11. Aggregate Amount Beneficially Owned by Each Reporting Person

8,095,236

12. Check if the Aggregate Amount in Row (11) Excludes Certain Shares (See Instructions)

13. Percent of Class Represented by Amount in Row (11)

15.2%\*

14. Type of Reporting Person:

CO

\* Based upon 45,236,144 shares of Common Stock outstanding as of October 26, 2009, as stated by the Company in the Securities Purchase Agreement (as defined below), plus 6,666,666 shares of Common Stock and the warrant to purchase 1,428,570 shares of Common Stock acquired under the Securities Purchase Agreement.

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Item 1. Security and Issuer

This statement relates to Common Stock, par value \$0.06 per share (the “Common Stock”), of Cedar Shopping Centers, Inc., a Delaware corporation (the “Company”). The principal executive offices of the Company are located at 44 South Bayles Avenue, Port Washington, New York 11050.

Item 2. Identity and Background

(a) This statement is being filed jointly by (i) RioCan Real Estate Investment Trust, an Ontario unincorporated closed-end trust (“RioCan REIT”), and (ii) RioCan Holdings USA Inc., a Delaware corporation (“RioCan Holdings” and, together with RioCan REIT, the “Reporting Persons”). RioCan Holdings is a currently wholly-owned subsidiary of RioCan REIT. A joint filing agreement has been filed as Exhibit 1 to this statement pursuant to Rule 13d-1(k) promulgated under the Act. The name, business address and present principal occupation or employment of each executive officer, director and control person of RioCan Holdings, including the executive officers and trustees of RioCan REIT, and the name, principal place of business and address of any corporation or other organization in which such employment is conducted, are set forth on Schedule A hereto with respect to RioCan REIT and Schedule B hereto with respect to RioCan Holdings, and such schedules are incorporated herein by reference.

(b) The address of the principal business and principal office of each of the Reporting Persons is RioCan Yonge Eglinton Centre, 2300 Yonge Street, Suite 500, P.O. Box 2386, Toronto, Ontario M4P 1E4, Canada.

(c) The principal business of each of the Reporting Persons is owning and, in the case of RioCan REIT, managing, retail real estate. RioCan REIT owns and manages shopping centers in Canada, with ownership interests in a portfolio of 247 retail properties, including 13 under development, containing an aggregate of over 59 million square feet. RioCan Holdings, a subsidiary of RioCan REIT formed for the purpose of engaging in the transaction described in Item 4 below, will own jointly with affiliates of the Company an initial portfolio of seven grocery-anchored shopping centers in the northeastern United States.

(d) During the last five years, neither RioCan REIT nor RioCan Holdings nor, to RioCan REIT’s or RioCan Holdings’ respective knowledge, any person named on Schedule A or Schedule B has been convicted in a criminal proceeding (excluding traffic violations and similar misdemeanors).

(e) During the last five years, neither RioCan REIT nor RioCan Holdings nor, to RioCan REIT’s or RioCan Holdings’ respective knowledge, any person named on Schedule A or Schedule B was a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding was or is subject to judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to, federal or state securities laws or finding any violation with respect to such laws.

(f) RioCan REIT is an Ontario unincorporated closed-end trust. RioCan Holdings is a Delaware corporation. The citizenship of each director or trustee, as the case may be, and executive officer of RioCan REIT and RioCan Holdings is set forth on Schedule A and Schedule B hereto, respectively.

Item 3. Source and Amount of Funds or Other Consideration

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The total amount of funds required by the Reporting Persons to acquire the shares reported in Item 5 was \$39,999,996.00. All such funds were provided from working capital.

The total amount of the funds required by Donald MacKinnon to acquire the shares reported in Item 5 was \$27,630 (before commissions). All such funds were provided from personal funds.

Item 4.

#### Purpose of the Transaction

The Reporting Persons acquired the shares reported in Item 5 as part of a transaction with the Company (as more fully described below, the "Transaction"), including a joint venture, because the Transaction provides an opportunity for RioCan REIT to enter the U.S. retail real estate market. Mr. MacKinnon acquired the shares reported in Item 5 for investment purposes.

#### Securities Purchase Agreement

Pursuant to the Securities Purchase Agreement, dated October 26, 2009 (the "Securities Purchase Agreement"), among the Company, Cedar Shopping Centers Partnership L.P., a Delaware limited partnership, RioCan Holdings and RioCan REIT, RioCan Holdings acquired, on October 30, 2009, 6,666,666 shares of Common Stock at a price of \$6.00 per share and a warrant to purchase 1,428,570 additional shares of Common Stock (the "Equity Investment"). The warrant is exercisable at any time up to two years following the closing of the Equity Investment at a price of \$7.00 per share. RioCan Holdings has agreed not to sell, assign, transfer or otherwise dispose of the shares of Common Stock or the warrant for one year, subject to certain exceptions. Additionally, the Company's board of directors agreed to waive a prohibition contained in the Company's articles of incorporation with respect to any person owning more than 9.9% of the Common Stock in order to permit RioCan Holdings to acquire up to 16% of the outstanding Common Stock.

RioCan Holdings has agreed that for a period of three years after closing of the Equity Investment, except as otherwise agreed, it will not without the prior consent of the Company's board of directors (a) acquire, directly or indirectly, any additional securities of the Company, (b) directly or indirectly or through any other person, solicit proxies with respect to securities under any circumstance or become a "participant" in any "election contest" relating to the election of directors of the Company (as such terms are used in Rule 14a-11 of Regulation 14A under the Act); provided, that RioCan Holdings may vote its shares in any manner it deems appropriate; (c) deposit any securities in a voting trust, or subject any securities to a voting or similar agreement; (d) directly or indirectly or through or in conjunction with any other person, engage in a tender or exchange offer for the Company's securities made by any other person or entity without the prior approval of the Company, or engage in any proxy solicitation or any other activity with any other person or entity relating to the Company without the prior approval of the Company; or (e) take any action alone or in concert with any other person to acquire or change the control of the Company or participate in any group that is seeking to obtain or take control of the Company. Notwithstanding the foregoing, RioCan Holdings may acquire additional shares of the Common Stock on the open market if its ownership interest is diluted in connection with certain events such as the issuance of securities in an acquisition, merger, joint venture or sale or purchase of assets. Moreover, the three-year standstill period described above shall no longer apply and RioCan Holdings may acquire additional shares of the Common Stock in the event a public tender offer is made and the Company announces (i) a recommended sale or merger transaction or (ii) a process to solicit proposals to acquire or merge with the Company.

RioCan Holdings also has, subject to certain exceptions, a pre-emptive right to maintain its percentage ownership interest in the Company with respect to the Company's issuance of any



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additional shares of Common Stock, provided that RioCan Holdings owns at least 9.9% of the Common Stock. Additionally, RioCan Holdings has the right to nominate one member of RioCan REIT's senior management or its board of trustees to serve as a director on the Company's board of directors. Raghunath Davloor, RioCan's Senior Vice President and Chief Financial Officer, was appointed to the board of directors of the Company at the closing of the Equity Investment as RioCan Holdings' initial nominee.

The Securities Purchase Agreement may be amended, modified or waived by an instrument in writing signed by each of the parties thereto

Pursuant to the Guaranty given by RioCan REIT in favor of the Company and Cedar Shopping Centers Partnership L.P., dated October 26, 2009 (the "Guaranty"), RioCan REIT has guaranteed the performance of RioCan Holdings' obligations under the Securities Purchase Agreement.

#### Registration Rights Agreement

Under the Registration Rights Agreement, dated October 30, 2009, between the Company and RioCan Holdings, the Company agreed to register the shares of Common Stock acquired by RioCan Holdings, including those under the warrant, within one year of the closing of the Equity Investment. The Company is responsible for the costs and expenses associated with such registration.

The Company will keep the registration statement and prospectus effective until the earlier of (i) twenty-four months after the later of the effective date of the registration statement and October 26, 2010, (ii) the date on which all such registrable securities have been disposed of under such registration statement and (iii) such time as all such registrable securities have been otherwise transferred to holders who may trade such securities without restriction under the Securities Act of 1933, as amended (the "Securities Act"), and the Company has delivered a new certificate of ownership without a restrictive legend (the earliest of such dates being the "Expiration Date") or as otherwise reasonably requested by the holders of such securities.

The Company has the right to include shares of other holders of Common Stock in any registration statement under the Registration Rights Agreement, provided that it does not negatively impact such registration with respect to RioCan Holdings or affiliates. Commencing on the Expiration Date and for three years thereafter, if the Company (i) proposes to file a registration statement under the Securities Act with respect to the an offering of equity securities by the Company for its own account or for stockholders of the Company for their account other than a registration statement on Forms S-8 or S-4 or any such equivalent then in effect and the registration form to be used may be used for the registration of registrable securities held by RioCan Holdings or its affiliates, the Company shall provide RioCan Holdings or its affiliates with written notice that that they may include their registrable securities therein or (ii) has then in effect a registration statement under the Securities Act with respect to equity securities of the Company (other than a registration statement on Forms S-8 or S-4 or any such equivalent then in effect or the registration statement on Form S-3 filed by the Company on November 17, 2008) and such registration statement may be used for the registration of registrable securities held by RioCan Holdings or it affiliates, then the Company shall register the sale of such registrable securities as RioCan Holdings or affiliates may request, subject to certain exceptions.

The Registration Rights Agreement may be amended or modified, and its provisions may be waived, with the consent of the Company and RioCan Holdings.

#### Agreement Regarding Purchase of Partnership Interests



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Pursuant to the Agreement Regarding Purchase of Partnership Interests, dated October 26, 2009 (the "Partnership Interests Agreement"), between Cedar Shopping Centers Partnership L.P. and RioCan Holdings, the parties thereto have agreed to form a joint venture with respect to seven supermarket-anchored properties presently owned and managed by the Company. The Company will hold a 20% interest in the joint venture and RioCan Holdings will acquire the remaining 80% interest. The properties consist of supermarket-anchored shopping centers in Connecticut, Massachusetts and Pennsylvania. Closing for all but two of the properties are subject to receipt of lender consents to the transfer of properties to the joint venture. Closings of the joint venture arrangements are expected to be completed in the first quarter of 2010, except for two properties that are expected to close in November 2009.

Additionally, RioCan Holdings and the Company have agreed to enter into additional joint ventures to be owned 80%/20% to acquire additional supermarket-anchored retail properties, primarily in the northeastern United States during the next two years. Related to the future acquisitions, the Company has granted to RioCan Holdings a right of first refusal for two years in the same joint venture format on primarily supermarket-anchored properties and other properties in excess of 50,000 square feet to be acquired by the Company in the states of New York, New Jersey, Pennsylvania, Massachusetts, Connecticut, Maryland and Virginia. The Company in return will have a first right of refusal on RioCan Holdings' and its affiliates' opportunities to acquire income producing properties that are located in the same states as above (subject to certain exceptions).

In both the existing and future joint ventures, the Company will provide property management, leasing, construction management and financial management services at standard rates. The Company will also be entitled to certain fees on acquisitions, dispositions, financings and refinancings.

Except as otherwise expressly set forth therein, the Partnership Interests Agreement may be modified by an agreement in writing signed by all the parties thereto or their respective successors in interest.

The foregoing summaries of the Securities Purchase Agreement, the Registration Rights Agreement, the Partnership Interests Agreement and the Guaranty do not purport to be complete and are qualified in their entirety by reference to the complete text of such agreements attached hereto as Exhibit 2, Exhibit 3, Exhibit 4 and Exhibit 5, respectively.

As of the date of this statement, except as set forth above, none of the Reporting Persons or Mr. MacKinnon has any present plan or intention which would result in or relate to any of the actions described in subparagraphs (a) through (j) of Item 4 of Schedule 13D, although either of them may develop such plans or proposals.

The Reporting Persons intend to review on a continuing basis their respective investments in the Company. As of the date of this statement, no determination has been made by RioCan REIT or RioCan Holdings to acquire additional shares of Common Stock or dispose of any shares of Common Stock now held by them, although either of them may decide to so acquire or dispose of shares of Common Stock in a manner consistent with their obligations under the Securities Purchase Agreement, the Registration Rights Agreement and the Partnership Interests Agreement, as they may be amended from time to time. Any such determination will depend on market conditions prevailing from time to time and on other conditions that may be applicable depending on the nature of the transaction or transactions involved.

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## Item 5. Interest in Securities of the Issuer

(a) RioCan Holdings is the direct beneficial owner of 8,095,236 shares of the Common Stock, comprised of 6,666,666 shares of Common Stock and a warrant to purchase an additional 1,428,570 shares of Common Stock. Such shares represent approximately 15.2% of the Company's outstanding Common Stock, based upon 45,236,144 shares of Common Stock outstanding as of October 26, 2009, as stated by the Company in the Securities Purchase Agreement, plus 6,666,666 shares of Common Stock and the warrant to purchase 1,428,570 shares of Common Stock acquired under the Securities Purchase Agreement. By virtue of the relationships described under Item 2 of this statement, RioCan REIT may be deemed to have indirect beneficial ownership of the shares of Common Stock directly beneficially owned by RioCan Holdings. Mr. MacKinnon, who is Senior Vice President, Real Estate Finance of RioCan REIT and RioCan Holdings, beneficially owns 4,500 shares of Common Stock. Such shares represent approximately 0.00867% of the Company's outstanding Common Stock, based upon 45,236,144 shares of Common Stock outstanding as of October 26, 2009, as stated by the Company in the Securities Purchase Agreement, plus 6,666,666 shares of Common Stock acquired by RioCan Holdings. To the best of the Reporting Persons' knowledge, except for Mr. MacKinnon, none of their respective directors or trustees, as the case may be, or executive officers owns any Common Stock.

(b) RioCan REIT and RioCan Holdings, as a currently wholly-owned subsidiary of RioCan REIT, share power to vote or to direct the vote and to dispose or to direct the disposition of the shares of Common Stock directly owned by RioCan Holdings. Mr. MacKinnon has sole power to vote or to direct the vote and to dispose or to direct the disposition of the shares of Common Stock directly owned by him.

(c) Mr. MacKinnon acquired 4,500 shares of Common Stock on the open market on October 27, 2009 at a price of \$6.14 per share. Except as described in Item 4 and the preceding sentence, none of the Reporting Persons or their respective directors or trustees, as the case may be, or executive officers has transacted in this class of securities during the past sixty days.

(d) Except as stated elsewhere in Item 5, no other person has the right to receive or the power to direct the receipt of dividends from, or the proceeds from the sale of, shares of Common Stock directly owned by RioCan Holdings or by Mr. MacKinnon.

(e) Not applicable.

## Item 6. Contracts, Arrangements, Understandings or Relationships With Respect to Securities of the Issuer.

Except as set forth above, none of the Reporting Persons or their respective directors or trustees, as the case may be, or executive officers has any contract, arrangement, understanding or relationship (legal or otherwise) with any person with respect to securities of the Company, including, but not limited to, transfer or voting of any such securities, finder's fees, joint ventures, loans or option arrangements, puts or calls, guarantees of profits, division of profits or losses or the giving or withholding of proxies.

## Item 7. Material to be filed as Exhibits.

- Exhibit 1 Joint Filing Agreement, dated as of November 5, 2009, between RioCan REIT and RioCan Holdings
- Exhibit 2 Securities Purchase Agreement, dated October 26, 2009, among the Company, Cedar Shopping Centers Partnership L.P., RioCan Holdings and RioCan REIT\*



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- Exhibit 3 Registration Rights Agreement, dated October 30, 2009, between RioCan Holdings and the Company
- Exhibit 4 Agreement Regarding Purchase of Partnership Interests, dated October 26, 2009, between Cedar Shopping Centers Partnership L.P. and RioCan Holdings\*\*
- Exhibit 5 Guaranty given by RioCan REIT in favor of the Company and Cedar Shopping Centers Partnership L.P., dated October 26, 2009
- Exhibit 6 Warrant to Purchase Shares of Common Stock of the Company, dated October 30, 2009

\* Previously filed as Exhibit 10-1 to the Form 8-K filed by the Company on October 30, 2009 and incorporated by reference in this Statement.

\*\* Previously filed as Exhibit 10-2 to the Form 8-K filed by the Company on October 30, 2009 and incorporated by reference in this Statement.

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SIGNATURE

After reasonable inquiry and to the best of its knowledge and belief, the undersigned certify that the information set forth in this statement is true, complete and correct.

Date: November 5, 2009

RIOCAN REAL ESTATE INVESTMENT TRUST

By: /s/ Raghunath Davloor  
Name: Raghunath Davloor  
Title: Senior Vice President and Chief Financial  
Officer

Date: November 5, 2009

RIOCAN HOLDINGS USA INC.

By: /s/ Raghunath Davloor  
Name: Raghunath Davloor  
Title: Senior Vice President, Chief Financial  
Officer and Secretary

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## Schedule A

## Trustees and Executive Officers of RioCan Real Estate Investment Trust

The name, present principal occupation or employment, and the name of any corporation or other organization in which such employment is conducted, of each of the trustees and executive officers of RioCan Real Estate Investment Trust is set forth below.

With the exception of Ronald Osborne, who is a dual citizen of Canada and the United Kingdom, and Michael Connelly, who is a dual citizen of Canada and Ireland, each person listed below is a citizen of Canada.

The business address of each executive officer listed below is RioCan Real Estate Investment Trust, RioCan Yonge Eglinton Centre, 2300 Yonge Street, Suite 500, P.O. Box 2386, Toronto, Ontario M4P 1E4 Canada.

## Trustees

Name	Present Principal Occupation and Business Address
Paul Godfrey (Chairman of the Board of Trustees)	President and Chief Executive Officer, The National Post 1450 Don Mills Road Don Mills, Ontario M3B 2X7 Canada
Clare Copeland	Chair and Director, Toronto Hydro 14 Carlton Street Toronto, Ontario M5B 1K5 Canada
	Chief Executive Officer, Falls Management Company 20 Eglinton Avenue W., Suite 1901 Toronto, Ontario M4R 1K8 Canada
Raymond Gelgoot	Senior Partner, Fogler, Rubinoff LLP 95 Wellington Street W., Suite 1200 Toronto-Dominion Ctr. Toronto, Ontario M5J 2Z9 Canada
Frank W. King	President, Metropolitan Investment Corporation 505 3rd Street S.W., Suite 405 Calgary, Alberta T2P 3E6 Canada
	Chairman, Network Health Inc. #110 - 1402 8th Ave. NW Calgary, Alberta T2N 1B9