



**ksv restructuring inc.**

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**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  
3000 HENRY STREET LIMITED PARTNERSHIP AND 0790857 B.C. LTD.**

**Court No.: S-244083**

1. Pursuant to an order of the Supreme Court of British Columbia (the “Court”) dated July 29, 2024 (the “Receivership Order”), KSV Restructuring Inc. (“KSV”) was appointed receiver (the “Receiver”), without security, of all of the assets, undertakings and properties (the “Property”) of 3000 Henry Street Limited Partnership and 0790857 B.C. Ltd. (collectively, the “Debtors”) acquired for, or used in relation to a business carried on by the Debtors. The Receivership Order and other relevant information is available at: <https://www.ksvadvisory.com/experience/case/henrystreet>.
2. The Debtors own certain vacant lands held for development and located at 3000 Henry Street, Port Moody, British Columbia.
3. The following information relates to the receivership of the Debtors:  

Head office:	2900 – 550 Burrard Street, Vancouver, BC
Principal line of business:	Real Estate
4. Based on the most current financial information, the approximate book value of the Debtors’ assets total approximately \$13.7 million and relate exclusively to the Real Property under development.<sup>1</sup>
5. Based on a preliminary review of the Debtors’ records, the only party with a registered security interest in the Property is KingSett Mortgage Corporation (“KingSett”). KingSett is owed approximately \$13.5 million; interest and costs continue to accrue.
6. Based on the Debtors’ books and records, a listing of potential creditors has been compiled and is attached as **Appendix “A”**. As the Receiver becomes aware of any additional creditors, it will provide a copy of this notice to those parties.
7. The principal purpose of the receivership proceedings is to sell the Property to maximize value for all stakeholders.

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<sup>1</sup> Realizable values are likely to differ from the book values noted above. Such differences are expected to be material.

8. Contact person for Receiver:

Name: Ross Graham  
Telephone No.: (587) 287-2750  
Facsimile No.: (416) 932-6266  
Email address: [rgraham@ksvadvisory.com](mailto:rgraham@ksvadvisory.com)

Dated at Toronto, Ontario this 6<sup>th</sup> day of August, 2024.

**KSV RESTRUCTURING INC.,  
SOLELY IN ITS CAPACITY AS COURT-APPOINTED RECEIVER OF  
3000 HENRY STREET LIMITED PARTNERSHIP AND 0790857 B.C. LTD.  
AND NOT IN ITS PERSONAL CAPACITY**

  
Per: Noah Goldstein, Managing Director

**3000 Henry Street Limited Partnership and 0790857 B.C. Ltd. (the "Companies")**  
**Preliminary list of creditors as at July 29, 2024**  
**(Unaudited; \$C)**

CREDITOR NAME	ADDRESS	TOTAL BALANCE \$CAD
<b>SECURED CREDITORS</b>		
Kingsett Mortgage Corporation	40 King Street West, Toronto ON M5H 3Y2	13,501,453
<b>TOTAL SECURED CREDITORS</b>		<b>13,501,453</b>
<b>UNSECURED AND OTHER CREDITORS</b>		
AME Consulting Group	721 Johnson Street 250-382-5999, Victoria, BC V8W 1M8	84,792
Ankenman Marchand	1645 West 5th Avenue, Vancouver, BC V6J 1N5	201,273
Aultrust Financial	1510 475 Howe Street, Vancouver, BC V6C 2B3, Canada	721,654
Bridgehouse Law LLP	9 - 900 West Hastings Street, Vancouver, BC V6C 1E5	500
City of Port Moody	100 Newport Drive, Port Moody, BC V3H 5C3	40,760
Canada Revenue Agency	555 Mackenzie Avenue Ottawa ON L1S 2G2 CA	1
CSA Building Sciences Western Ltd.	12-62 Fawcett Road, Coquitlam, BC V3K 6V5	3,853
E Squared Design	305-928 Homer St. Vancouver, BC V6B 1T7	47,733
Envirowest Consultants Inc.	2000 Hartley Avenue, Coquitlam, BC V5K 6W5	4,619
Geopacific Consultants Ltd	1779 W 75th Ave, Vancouver, BC V6P 6P2	24,038
GHL Consultants Ltd	950-409 Granville Street, Vancouver, BC V6C 1T2	11,104
Glotman Simpson	1661 West 5th Avenue, Vancouver, BC V6J 1N5	10,868
Gunn Consultants Inc.	Suite 166, 1020 Mainland Street, Vancouver, BC V6B 2T5	1,969
Manuela Marketing Ltd.	976 Seaforth Way, Port Moody, BC V3H1P3	52,500
Nemetz (Sia) & Associates Ltd.	2009 West 4th Avenue, Vancouver, BC V6J 1N3	30,661
Pentre Construction Group Ltd	302 - 518 Beatty St., Vancouver, BC V6B 6G8	15,354
Pmg Landscape Architects Ltd.	Suite C100 - 4185 Still Creek Drive; Burnaby, BC V5G6G9	3,911
R.F. Binnie & Associates Ltd.	300-4940 Canada Way, Burnaby, BC V5G4K6	11,650
Redpoint Law	The Marine Building #660-355 Burrard Street, Vancouver, BC V6C 2G8	27,855
Singleton Reynolds	925 W Georgia St Suite 1200, Vancouver, BC, V6C 3L2	31,217
Smythe CPA	1700 - 475 Howe Street, Vancouver, BC V6C 2B3	7,875
<b>TOTAL UNSECURED AND OTHER</b>		<b>1,334,184</b>
<b>GRAND TOTAL</b>		<b>14,835,637</b>

**Please note the following:**

1. This list of creditors has been prepared from information contained in the books and records of the Companies as at July 29, 2024
2. To date, a claims procedure has not been approved by the Court, and the creditors are NOT required to file a statement of account or proof of claim at this point in time.
3. An amount of \$1 represents an unknown amount.