



**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  
DISTRICT NORTHWEST LIMITED PARTNERSHIP  
OF THE CITY OF BURNABY, IN THE PROVINCE OF BRITISH COLUMBIA**

**Court No.: S-246994**

1. Pursuant to an order of the Supreme Court of British Columbia (the “**Court**”) pronounced on November 8, 2024 (the “**Receivership Order**”), KSV Restructuring Inc. was appointed as receiver (in such capacity, the “**Receiver**”), without security, of property located at LOT A SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP111526, PID: 031-746-667 (the “**Lands**”) and all right, title, and interest of 105 University View Homes Ltd. (“**105 University**”) and District Northwest Limited Partnership (“**District NW**”, together with 105 University, the “**Debtors**”) in all presently owned or held personal property of whatsoever nature and kind pertaining to the Lands (together with the Lands, the “**Property**”), including all proceeds. The Receivership Order and other information relevant to the receivership proceedings are available at: <https://www.ksvadvisory.com/experience/case/dnw>.
2. District NW is the beneficial owner of the Lands. 105 University is the registered owner of the Lands.
3. Prior to the Receivership Order, the Debtors were in the process of rezoning and obtaining permits to develop a mixed-use development project consisting of two towers with 1,023 units known as “District Northwest” (the “**Project**”). Construction of the Project has not yet started. The Receiver understands that approximately 90% of the units have been pre-sold.
4. The following information relates to the receivership of the Debtors:  

|                             |   |
|-----------------------------|---|
| Head office:                | 700-4211 Kingsway, Burnaby, British Columbia V5H 1Z |
| Principal line of business: | Real Estate Development Company                     |
5. Based on a preliminary review of the Debtors’ records and searches conducted under the *Personal Property Security Act* (British Columbia) and the Land Titles Office, the following is a list of creditors who have registrations against the Debtors and/or the Lands. At this time, no acknowledgment is made by the Receiver concerning the amounts owing and/or the security claimed.

Name of Secured Party

KingSett Mortgage Corporation

6. Based on District NW's 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 identify, secure, and realize on the Property. The Receivership Order has, among other things, authorized the Receiver, **on or after January 18, 2025**, to market any or all of the Property, including advertising and soliciting offers in respect of the Property. Any transactions for the Property are subject to Court approval. The outcome of the realization process will determine the amount available for distribution to the Debtors' creditors
8. Contact person for Receiver:

|                |  |
|----------------|--|
| Name:          | Maha Shah  |
| Telephone No.: | (587) 287-9958   |
| Facsimile No.: | (416) 932-6266   |
| Email address: | <a href="mailto:mshah@ksvadvisory.com">mshah@ksvadvisory.com</a> |

Dated at Calgary, Alberta this 18<sup>th</sup> day of November 2024.

**KSV RESTRUCTURING INC.,**

solely in its capacity as court-appointed receiver of  
District Northwest Limited Partnership and 105 University View Homes Ltd.,  
and not in its personal capacity

Per:  
  
Jason Knight  
Managing Director

**IN THE MATTER OF THE RECEIVERSHIP OF  
DISTRICT NORTHWEST LIMITED PARTNERSHIP  
(Preliminary list of creditors as at November 8, 2024)  
(Unaudited \$)**

| <b>Secured Creditors</b>       | <b>Address</b>                           | <b>City</b>     | <b>Province /<br/>State</b> | <b>Postal / ZIP<br/>Code</b> | <b>Country</b> | <b>Amount Due<br/>(CAD \$)</b> |
|--------------------------------|--|-----------------|-----------------------------|------------------------------|----------------|--------------------------------|
| KingSett Mortgage Corporation  | 3700 - 40 King Street West, Scotia Plaza | Toronto         | ON                          | M5H 3Y2                      | Canada         | 85,695,102.00                  |
| <b>Total Secured</b>           |  |                 |                             |                              |                | <b>85,695,102.00</b>           |
| <b>Unsecured Creditors</b>     |  |                 |                             |                              |                |                                |
| Rennie Marketing Systems       | 110 - 1650 West 1st Avenue               | Vancouver       | BC                          | V6J1G1                       | Canada         | 4,769,438.32                   |
| Beta View Homes Ltd            | 700 - 4211 Kingsway                      | Burnaby         | BC                          | V5H 1Z6                      | Canada         | 890,401.19                     |
| BC Housing                     | Suite 101 - 4555 Kingsway                | Burnaby         | BC                          | V5H 4V8                      | Canada         | 808,170.00                     |
| City Of Surrey                 | 13450 104th Ave                          | Surrey          | BC                          | V3T 1V8                      | Canada         | 444,665.50                     |
| Rennie & Associates Realty     | 110-1650 West 1st Avenue                 | Vancouver       | BC                          | V6J1G1                       | Canada         | 398,884.06                     |
| EXP Realty                     | PO Box 20058 Mission Hills               | Mission         | BC                          | V2V7P8                       | Canada         | 386,017.05                     |
| D Third Development            | 700 - 4211 Kingsway                      | Burnaby         | BC                          | V5H 1Z6                      | Canada         | 361,574.69                     |
| GFL Infrastructure Group Inc   | 3989 Henning Dr #122                     | Burnaby         | BC                          | V5C 6P8                      | Canada         | 308,619.41                     |
| Municon West Coast Monitoring  | 1538 Rand Avenue                         | Vancouver       | BC                          | V6P 3G2                      | Canada         | 279,898.50                     |
| Royal Pacific Realty Corp.     | 100 - 1200 73rd Avenue                   | Vancouver       | BC                          | V6P 6G5                      | Canada         | 221,028.99                     |
| BMO Mastercard                 | P.O. Box 2000 Stn A                      | Toronto         | ON                          | M5W 1E6                      | Canada         | 210,261.02                     |
| Sutton West Coast Realty       | 7832 120 Street                          | Surrey          | BC                          | V3W3N2                       | Canada         | 146,670.08                     |
| Sutton Premier Realty          | 15483-104th Avenue                       | Surrey          | BC                          | V3R 1N9                      | Canada         | 136,512.82                     |
| Sutton Group - Vancouver First | 205 - 2607 E. 49th                       | Vancouver       | BC                          | V5S1J9                       | Canada         | 118,241.64                     |
| American Express               | Box 4135 Station MIP                     | Markham         | ON                          | L3R 9Z9                      | Canada         | 112,119.97                     |
| ROYAL LEPAGE WEST              | 201-2107 West 40th Avenue                | Vancouver       | BC                          | V6M 1W4                      | Canada         | 110,791.25                     |
| South Coast BC Transportation  | 400 - 287 Nelson's Court                 | New Westminster | BC                          | V3L 0E7                      | Canada         | 107,962.83                     |
| Stonehaus Realty Corp          | A-1126 Austin Ave                        | Coquitlam       | BC                          | V3K3P5                       | Canada         | 90,096.25                      |
| CENTURY 21 Coastal Realty Ltd. | 105-7928 128 STREET                      | Surrey          | BC                          | V3W 4E8                      | Canada         | 85,995.12                      |
| Sutton Centre Realty-Surrey    | 7832 120 Street                          | Surrey          | BC                          | V3W 3N2                      | Canada         | 79,140.90                      |
| IBI GROUP                      | 2700 Production Way, Suite 650           | Burnaby         | BC                          | V5A 4X1                      | Canada         | 76,797.00                      |
| The Real Brokerage             | 666 BURNARD STREET, SUITE 500            | Vancouver       | BC                          | V6C 3P6                      | Canada         | 73,752.13                      |
| 1135233 BC Ltd.                | 8594 Granville Street                    | Vancouver       | BC                          | V6P 4Z7                      | Canada         | 71,684.74                      |
| Century 21 AAA Realty Inc      | #1113 - 7318 137 Street                  | Surrey          | BC                          | V3W1A3                       | Canada         | 66,830.37                      |
| SRC Engineering Consultants Lt | #205-4180 Lougheed Highway               | Burnaby         | BC                          | V5C 6A7                      | Canada         | 63,318.82                      |
| Macdonald Realty Ltd           | 2105 West 38th Ave                       | Vancouver       | BC                          | V6M1R8                       | Canada         | 62,278.74                      |
| YPA Realty Inc                 | Unit 201-13049 76 Ave                    | Surrey          | BC                          | V3W 2V7                      | Canada         | 59,313.74                      |
| Sunrich Realty Ltd             | #212 - 4800 No.3 Road                    | Richmond        | BC                          | V6X3A6                       | Canada         | 57,010.85                      |
| Wanson (King George) Holdings  | 8872 Hudson Street                       | Vancouver       | BC                          | V6P 4N2                      | Canada         | 55,466.28                      |
| Roboson Holding Ltd.           | 110-1650 West 1st Ave                    | Vancouver       | BC                          | V6J 1G1                      | Canada         | 55,125.00                      |
| RA Realty Alliance Inc.        | 209 - 3103 Kingsway                      | Vancouver       | BC                          | V5R 5J9                      | Canada         | 53,361.68                      |
| Sutton Group Alliance RES      | 201 - 5550 152 St.                       | Surrey          | BC                          | V3S 5J9                      | Canada         | 52,855.68                      |
| Oakwyn Realty Ltd              | 3195 Oak Street                          | Vancouver       | BC                          | V6H 2L2                      | Canada         | 51,845.97                      |
| Forbs Bros Ltd.                | 200 1920 91 Street SW                    | Edmonton        | AB                          | T6X 0P2                      | Canada         | 41,454.00                      |
| Momentum Realty Inc.           | 216-20353 64 Avenue                      | Langley         | BC                          | V2Y 1N5                      | Canada         | 36,848.43                      |
| Remax Dream Home Realty        | 100-10366 136A Street                    | Surrey          | BC                          | v3t 1w4                      | Canada         | 36,847.32                      |
| Stratatech Consulting Services | 311-46167 YALE ROAD                      | Chilliwack      | BC                          | V2P 2P2                      | Canada         | 35,474.27                      |

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|                                 |                                   |                 |    |         |        |           |
|---------------------------------|-----------------------------------|-----------------|----|---------|--------|-----------|
| Royal LePage Sussex             | 2397 Marine Drive                 | West Vancouver  | BC | V7V 1K9 | Canada | 32,779.71 |
| Kor Structural Engineer         | Suite 501 - 510 Burrard Street    | Vancouver       | BC | V6C 3A8 | Canada | 32,646.14 |
| BOB's Your Uncle Design Ltd.    | 973 Hastings Street East          | Vancouver       | BC | V6A 0H1 | Canada | 31,702.81 |
| Cardinal Engineering            | #709 - 610 Granville St.          | Vancouver       | BC | V6C 3J3 | Canada | 31,500.00 |
| Metro Edge Realty               | 200 - 6751 Westminster Hwy        | Richmond        | BC | V7C4V4  | Canada | 31,116.80 |
| Planet Group Realty Inc.        | 266-8128 128TH STREET             | Surrey          | BC | V3W 1R1 | Canada | 29,994.43 |
| Richards Buell Sutton LLP       | 700-401 West Georgia Street       | Vancouver       | BC | V6B 5A1 | Canada | 24,782.99 |
| Re/Max Masters Realty           | 1453 Bellevue Ave                 | West Vancouver  | BC | V7T1C3  | Canada | 24,111.21 |
| Darpan Publication Ltd          | 8140 128 St, Unit 340             | Surrey          | BC | V3W 1R1 | Canada | 23,336.25 |
| NEXTHOME                        | 610 Applewood Crescent, Suite 103 | Concord         | ON | L4K 0E3 | Canada | 21,346.50 |
| Re/Max Crest Realty (Richmond)  | #290-3631 No.3 Road               | Richmond        | BC | V6X 2B9 | Canada | 20,571.61 |
| Canada Revenue Agency           | 9755 King George Boulevard        | Vancouver       | BC | V3T 5E1 | Canada | 20,444.40 |
| Core Creative & Strategy        | 10731 Canco Cr.                   | Richmond        | BC | V7E 5B6 | Canada | 19,359.38 |
| Pattison Outdoor Advertising    | 2700 Matheson Blvd. East          | Mississauga     | ON | L4W 4V9 | Canada | 18,429.95 |
| Jovi Realty Inc                 | 201-2010 E.48th Ave               | Vancouver       | BC | V5P1R8  | Canada | 15,411.92 |
| Zolo Realty (BC) Inc.           | PO Box 6400, Station Terminal     | Vancouver       | BC | V6B 6R3 | Canada | 14,550.34 |
| Royal Pacific LionsGate Realty  | 100 - 1200 West 73rd Avenue       | Vancouver       | BC | V6P6G5  | Canada | 14,289.36 |
| Royal LePage Wolstencroft       | 135 - 19664 64 Ave                | Langley         | BC | V2Y 3J9 | Canada | 13,801.32 |
| RE/MAX Real Estate Services     | 110-3540 West 41st Avenue         | Vancouver       | BC | V6N 3E6 | Canada | 13,043.63 |
| Oakwyn Realty Encore            | 6-228 Schoolhouse Street          | Coquitlam       | BC | V3K 6V7 | Canada | 12,715.81 |
| Sutton Centre Realty            | 3010 Boundary Road                | Burnaby         | BC | V5M 4A1 | Canada | 11,929.80 |
| Royal Pacific Realty (Kingsway) | 100 - 1200 West 73rd Avenue       | Vancouver       | BC | V6P 6G5 | Canada | 11,453.14 |
| RE/MAX Treeland Realty          | #101-6337 198 Street              | Langley         | BC | V2Y 2E3 | Canada | 10,472.44 |
| Multiservices Vancouver         | 307-1609 Comox St                 | Vancouver       | BC | V6G1P4  | Canada | 10,256.40 |
| Re/Max Bozz Realty              | 201-12899 80th Ave                | Surrey          | BC | V3W0E6  | Canada | 10,077.90 |
| Unilife Realty                  | 100 - 1200 West 73rd Avenue       | Vancouver       | BC | V6P 6G5 | Canada | 9,769.22  |
| Thind Motion Films Private Ltd  | 700 - 4211 Kingsway               | Burnaby         | BC | V5H 1Z6 | Canada | 9,345.67  |
| Re/Max 2000 Realty              | #103- 15127 100 Ave               | Surrey          | BC | V3R0N9  | Canada | 9,133.69  |
| Pacific Evergreen Realty Ltd    | #102-1245 West Broadway           | Vancouver       | BC | V6H1G7  | Canada | 8,976.25  |
| Parallel 49 Realty              | 828-1200 W 73rd Avenue            | Vancouver       | BC | V6P 6G5 | Canada | 7,440.57  |
| Team 3000 Realty Ltd            | 303 - 1338 West Broadway          | Vancouver       | BC | V6H 1H2 | Canada | 7,348.95  |
| Grand Central Realty            | #230-3700 North Fraser Way        | Burnaby         | BC | V5J5H4  | Canada | 7,129.93  |
| Royal First Realty              | 301-7818 6th St                   | Burnaby         | BC | V3N 4N8 | Canada | 7,119.54  |
| Saba Realty Ltd.                | PO BOX 74017                      | Surrey          | BC | V4N 1P0 | Canada | 6,984.40  |
| ABC Pipe Cleaning Services Ltd. | 17288 104A Avenue                 | Surrey          | BC | V4N 5M3 | Canada | 6,689.08  |
| Ming Pao Newspapers(Canada)Ltd  | 5368 Parkwood Place               | Richmond        | BC | V6V 2N1 | Canada | 6,615.00  |
| Interlink Realty in Trust       | 225-8291 Alexandra Road           | Richmond        | BC | V6X 1C3 | Canada | 6,456.19  |
| 105 University View Homes       | 700 - 4211 Kingsway               | Burnaby         | BC | V5H 1Z6 | Canada | 6,187.00  |
| Royalty Group Realty Inc.       | 418 - 2030 Marine Drive           | North Vancouver | BC | V7P 1V7 | Canada | 5,973.45  |
| Walkthuit Inc.                  | 80 Atlantic Avenue                | Toronto         | ON | M6K 1X9 | Canada | 5,650.00  |

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|                                |                                 |                 |    |            |        |                      |
|--------------------------------|---------------------------------|-----------------|----|------------|--------|----------------------|
| Re/Max Crest Realty            | 1428 West 7th Ave.              | Vancouver       | BC | V6H 1C1    | Canada | 5,352.39             |
| Re/Max All Points Realty Group | 102-321 Sixth Street            | New Westminster | BC | V3L3A7     | Canada | 5,343.45             |
| Nu Stream Realty Inc.          | #100 - 4555 Kingsway            | Burnaby         | BC | V5H 4T8    | Canada | 5,028.45             |
| Multiple Realty Ltd.           | Suite 110-9780 Cambie Road      | Richmond        | BC | V6X 1K4    | Canada | 4,780.66             |
| Sher-E-Punjab Broadcasting Inc | 1393 - 020800 Westminster Hwy   | Richmond        | BC | V6V 2W3    | Canada | 4,725.00             |
| GM Landscaping                 | 12634 93A AVENUE                | Surrey          | BC | V3V 1L3    | Canada | 4,458.10             |
| KPMG LLP                       | 777 DUNSMUIR STREET             | Vancouver       | BC | V7Y 1K3    | Canada | 4,325.48             |
| Great Northern Engineering     | 202 - 8525 Baxter Pl            | Burnaby         | BC | V5A 4V7    | Canada | 4,235.70             |
| BTY Consultancy Group Inc.     | 2288 Manitoba St                | Vancouver       | BC | V5Y 4B5    | Canada | 4,042.50             |
| LMDG Building Code Consultants | 4th Floor, 780 Beatty Street    | Vancouver       | BC | V6B 2M1    | Canada | 3,811.50             |
| Laboutique Realty Ltd          | 900-2025 Willingdon Ave         | Burnaby         | BC | V5C0J3     | Canada | 3,547.95             |
| Drishti Media Group Ltd.       | #205 - 8556 120th St.           | Surrey          | BC | V3W 3N5    | Canada | 3,150.00             |
| Indo Canadian Voice Commun Inc | #102-9360 120th Street          | Surrey          | BC | V3V 4B9    | Canada | 3,150.00             |
| Tonertech                      | 108 - 8575 Government Street    | Burnaby         | BC | V3N 4V1    | Canada | 3,021.29             |
| Chris Dikeakos Architects Inc  | 1635 West Broadway              | Vancouver       | BC | V6J 1W9    | Canada | 2,979.38             |
| Google - Credit Card Payment   | P.O. Box 78005                  | Wellesley       | MA | 02481-8005 | USA    | 2,844.66             |
| Meta Platforms Inc - Facebk    | 1601 Willow Road                | Menlo Park      | CA | 94025      | USA    | 2,691.45             |
| Cloverdale Minor Hockey U13-A3 | 16555 Fraser Hwy #100           | Surrey          | BC | V4N 0E9    | Canada | 2,500.00             |
| Modern Niagara Vancouver Inc.  | 200-788 Harbourside Drive       | Vancouver       | BC | V7P 3R7    | Canada | 2,310.19             |
| Adessa Visuals                 | 3206 - 92B Betaty Street        | Toronto         | BC | V6Z 3G6    | Canada | 1,522.50             |
| Urban Development Institute    | #650-1050 West Pender Street    | Vancouver       | BC | V6E3S7     | Canada | 1,500.00             |
| Shaw Communications            | #900 - 1067 West Cordova Street | Vancouver       | BC | V6C 3T5    | Canada | 1,463.32             |
| Quarterhorse Solutions         | 101-17858 66 Avenue             | Surrey          | BC | V3S 7X1    | Canada | 1,400.00             |
| Desi Today                     | #102-9360-120 St                | Surrey          | BC | V3V4B9     | Canada | 1,260.00             |
| Wally King Holdings Ltd.       | 700 - 4211 Kingsway             | Burnaby         | BC | V5H 1Z6    | Canada | 1,126.80             |
| H.Y. Engineering Ltd.          | #200 - 9128 152nd Street        | Surrey          | BC | V3R 4E7    | Canada | 880.78               |
| Asian Star Media Inc           | 202 - 8388 128th Street         | Surrey          | BC | V3W 4G2    | Canada | 840.00               |
| AB Scale Model Ltd             | #9 West 5th Avenue              | Coquitlam       | BC | V5Y 1H4    | Canada | 714.00               |
| Lumina Eclipse LP              | 700-4211 Kingsway               | Burnaby         | BC | V5H 1Z6    | Canada | 602.28               |
| Thind Motion Films (BBPN) Ltd  | 700 - 4211 Kingsway             | Burnaby         | BC | V5H 1Z6    | Canada | 525.00               |
| ARC                            | 5035 Beresford St.              | Burnaby         | BC | V5J 1H8    | Canada | 434.01               |
| Sean Gill                      | 3702-2311 Beta Ave              | Burnaby         | BC | V5C 0M1    | Canada | 142.80               |
| Geopacific Consultants Ltd     | 1779 W 75th Ave                 | Vancouver       | BC | V6P 6P2    | Canada | 105.00               |
| RBC DT 3949 - Credit Card      | P.O. Box 4016 Station A         | Toronto         | ON | M5W 2E6    | Canada | 33.98                |
| Arash Taklif                   | 1807-1178 Heffley Cres          | Coquitlam       | BC | V3B 0A7    | Canada | 25.00                |
| BC Ministry of Finance         | PO Box 9048 Stn Prov Govt       | Victoria        | BC | V8W 9E2    | Canada | 1.00                 |
| WorkSafeBC                     | PO Box 5350 Stn Terminal        | Vancouver       | BC | V6B 5L5    | Canada | 1.00                 |
| <b>Total Unsecured</b>         |                                 |                 |    |            |        | <b>11,712,573.41</b> |
| <b>Total</b>                   |                                 |                 |    |            |        | <b>97,407,675.41</b> |