



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
6511 SUSSEX HEIGHTS DEVELOPMENT LTD.
OF THE CITY OF BURNABY, IN THE PROVINCE OF BRITISH COLUMBIA

Court No.: S-247764

1. Pursuant to an order of the Supreme Court of British Columbia (the “**Court**”) pronounced on December 13, 2024 (the “**Receivership Order**”), KSV Restructuring Inc. was appointed as receiver (in such capacity, the “**Receiver**”), without security, of the Lands (as defined in the Receivership Order) and all right, title, and interest of 6511 Sussex Heights Development Ltd. (“**6511 Sussex**”), Minoru Square Development Limited Partnership (“**Minoru LP**”), and Minoru View Homes Ltd. (“**Minoru Homes**”, together with 6511 Sussex and Minoru LP, 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 documents relevant to the receivership proceedings are available at: <https://www.ksvadvisory.com/experience/case/highline-and-minoru>.
2. Prior to the Receivership Order, 6511 Sussex was in the process of selling the remaining units of a 48-story mixed-use tower project (the “**Highline Project**”) situated on certain of the Lands located in Burnaby, British Columbia and owned by 6511 Sussex (the “**Highline Lands**”). The Highline Project consists of 332 units, 213 of which have been sold and received occupancy. The Highline Project also includes a hotel that the Receiver understands was sold prior to the Receivership Order being granted.
3. The following information relates to the receivership of 6511 Sussex:

| | |
|-----------------------------|--|
| Head office: | 700-4211 Kingsway, Burnaby, British Columbia V5H 1Z6 |
| Principal line of business: | Real Estate Development Company |
4. Based on a preliminary review of 6511 Sussex’s 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 6511 Sussex and/or the Highline 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 |
| Strata Plan EPS 9599 |

5. Based on 6511 Sussex'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.
6. 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 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 6511 Sussex's creditors.
7. Contact person for Receiver:

| | |
|----------------|---|
| Name: | Alex Cameron / Maha Shah |
| Telephone No.: | (587) 287-9959 / (587) 287-9958 |
| Facsimile No.: | (416) 932-6266 |
| Email address: | acameron@ksvadvisory.com / mshah@ksvadvisory.com |

Dated at Calgary, Alberta this 20th day of December 2024.

KSV RESTRUCTURING INC.,

solely in its capacity as court-appointed receiver of
6511 Sussex Heights Development Ltd.,
Minoru Square Development Limited Partnership, and Minoru View Homes Ltd.,
and not in its personal capacity



Per: Jason Knight
Managing Director

**IN THE MATTER OF THE RECEIVERSHIP OF
6511 SUSSEX HEIGHTS DEVELOPMENT LTD.
(Preliminary list of creditors as at December 13, 2024)
(Unaudited \$)**

| Secured Creditors | Address | City | Province / State | Postal / ZIP Code | Country | Amount Due (CAD \$) |
|--|--|-----------------|-------------------------|--------------------------|----------------|----------------------------|
| KingSett Mortgage Corporation | 3700 - 40 King Street West, Scotia Plaza | Toronto | ON | M5H 3Y2 | Canada | 146,020,840.41 |
| Total Secured | | | | | | 146,020,840.41 |
| Real Property Liens | | | | | | |
| The Owners, Strata Plan EPS 9599 c/o Lesperance Mendes Lawyers | 550 - 900 Howe Street | Vancouver | BC | V6Z 2M4 | Canada | 1,100,016.35 |
| Total Real Property Liens | | | | | | 1,100,016.35 |
| Unsecured Creditors | | | | | | |
| 4WAY CONSTRUCTION LTD. | 32173 Clinton Avenue | Abbotsford | BC | V2T 5B5 | Canada | 1,890.00 |
| Advanced Visuals Inc. | 9 - 4160 Bond Str | Burnaby | BC | V5H 1G2 | Canada | 4,822.65 |
| Alan J.W. Low Inc. | 738 - 777 Hornby St. | Vancouver | BC | V6Z 1S4 | Canada | 331.93 |
| Aqua Coast Engineering Ltd. | 201 - 5155 Ladner Truck Road | Delta | BC | V4K 1W4 | Canada | 1,824.68 |
| BAM 3D Inc. | 2060 Pine Street | Vancouver | BC | V6J 4P8 | Canada | 25,483.50 |
| BAM Interior Inc. | 2060 Pine Street | Vancouver | BC | V6J 4P8 | Canada | 14,258.40 |
| BC Hydro | P.O. Box 8910 | Vancouver | BC | V6B 4X3 | Canada | 57,673.06 |
| BC Ministry of Finance ¹ | PO Box 9048 Stn Prov Govt | Victoria | BC | V8W 9E2 | Canada | 1.00 |
| Bien Matute | 1777 W. 7th Ave | Vancouver | BC | V6J 0E5 | Canada | 840.00 |
| Bouva Media Inc. | 301B - 1551 Johnstone St | Vancouver | BC | V6H 3R9 | Canada | 11,975.25 |
| Brown Strachan Associates | 130 - 1020 Mainland St | Vancouver | BC | V6B 2T5 | Canada | 2,409.75 |
| Canada Revenue Agency ¹ | 9755 King George Boulevard | Vancouver | BC | V3T 5E1 | Canada | 1.00 |
| Cartier Mechanical Ltd. | 14820 Oxenham Ave | White Rock | BC | V4B 2H9 | Canada | 404.25 |
| Chris Dikeakos Architects Ltd. | 1635 W. Broadway | Vancouver | BC | V6J 1W9 | Canada | 115,198.29 |
| City of Burnaby | 4949 Canada Way | Burnaby | BC | V5G 1M2 | Canada | 188,223.95 |
| Concrettek Contractors Ltd. | PO Box 16504 Bear Creek Postal Office 160 | Surrey | BC | V3W 2P5 | Canada | 11,897.55 |
| Confetti Party Rentals | 160 - 19255 21 Ave | Surrey | BC | V3Z 3M3 | Canada | 279.87 |
| Conrad Brown | 784 E. 19th Ave | Vancouver | BC | V5V 1K3 | Canada | 5,748.75 |
| Core Creative & Strategy Inc. | 10731 Canso Cr. Richmond | Richmond | BC | V7E 5B6 | Canada | 22,002.75 |
| Durante Kreuk | 102 - 1637 W. 5th Ave | Vancouver | BC | V6J 1N5 | Canada | 2,415.00 |
| E Squared Design Inc. | PO Box 37144 2032 Lonsdale Ave | North Vancouver | BC | V7M 2K0 | Canada | 5,783.40 |
| Fersol Cleaning Services | 8697 166B St | Surrey | BC | V4N 5B2 | Canada | 862.50 |
| GHL Consultants Ltd. | 800 - 700 W. Pender St | Vancouver | BC | V6C 1G8 | Canada | 3,572.63 |
| Glacier Fire Protection Ltd. | 2712 Pilot Dr | Coquitlam | BC | V3C 3T4 | Canada | 4,095.00 |
| Gunn Consultants Inc. | 166 - 1020 Mainland St | Vancouver | BC | V6B 2T5 | Canada | 3,260.43 |
| Gurinder Pal Basi | 886 E. 38th Ave | Vancouver | BC | V5W 1J3 | Canada | 3,771.11 |
| H.Y. Surveying | 200 - 9128 152nd St | Surrey | BC | V3R 4E7 | Canada | 8,123.63 |
| Habitat Staging | 4428 Juneau St | Burnaby | BC | V5C 4C8 | Canada | 5,784.82 |
| Horizon Engineering Inc. | 220 - 18 Gostick Pl | North Vancouver | BC | V7M 3G3 | Canada | 1,929.38 |
| Horseshoe Press Inc. | 125 W. 71st Ave | Vancouver | BC | V5X 2X3 | Canada | 4,844.00 |
| Indeed Ireland Operations Ltd. ¹ | Block B, Capital Dock, 80 Sir John Rogerson' | Dublin | N/A | D02 HE36 | Ireland | 1.00 |
| Jusu | B18 - 555 Ardersier Road | Victoria | BC | V8Z 1C8 | Canada | 1,926.75 |
| Kor Structural | 501 - 510 Burrard Street | Vancouver | BC | V6C 3A8 | Canada | 24,487.06 |
| LTSA - Land Title | Suite 200, 1321 Blanshard Street | Victoria | BC | V8W 9J3 | Canada | 2,400.00 |
| Macdonald Commercial Real ¹ | 302 - 4603 Kingsway | Burnaby | BC | V5J 4L3 | Canada | 1.00 |
| Mitchell Press Ltd. | 8328 Riverbend Ct | Burnaby | BC | V3N 5C9 | Canada | 3,342.08 |
| One Stop Kitchen Idea Ltd. | 12989 80th Ave | Surrey | BC | V3W 3B1 | Canada | 47,103.45 |
| Pottinger Gaherty | 1500 - 1185 W. Georgia St | Vancouver | BC | V6E 4E6 | Canada | 4,570.57 |
| RapidSigns | 823 Tupper Ave | Coquitlam | BC | V3k 1A3 | Canada | 9,394.00 |
| RBC Visa | 10 York Mills Rd. 3rd Floor | Toronto | ON | M2P 0A2 | Canada | 72,865.75 |

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(Preliminary list of creditors as at December 13, 2024)
(Unaudited \$)**

| | | | | | | |
|---|-----------------------------|-----------|----|---------|--------|------------|
| Rennie Marketing Systems | 110 - 1650 W. 1st Ave | Vancouver | BC | V6J 1G1 | Canada | 130,582.15 |
| Rew Digital Ltd. | 110 W. 2nd Ave | Vancouver | BC | V5Y 1C2 | Canada | 6,300.00 |
| Richards Buell Sutton LLP | 700 - 401 W. Georgia Street | Vancouver | BC | V6B 5A1 | Canada | 61,406.64 |
| Senex Security Inc. | 400 - 4111 Hasting Street | Burnaby | BC | V5C 2J3 | Canada | 283.50 |
| Setsail Interactive Inc. | 6060 Silver Dr | Burnaby | BC | V5H 2Y3 | Canada | 11,899.65 |
| Skyline Valet 2018 | 3878 Spruce Street | Burnaby | BC | V5G 1Y1 | Canada | 1,761.25 |
| SRC Engineering Consultants Ltd | 205 - 4180 Hougheed Highway | Burnaby | BC | V5C 6A7 | Canada | 138,256.97 |
| Stagemasters Home Décor Inc. | 120 - 1772 Broadway Street | Vancouver | BC | V0X 1W0 | Canada | 25,186.35 |
| Sunrise Metal Fabric Glass ¹ | 13375 Comber Way | Surrey | BC | V3W 5V8 | Canada | 1.00 |
| Telus Communications Inc. ¹ | PO Box 7575 | Vancouver | BC | V6B 8N9 | Canada | 1.00 |
| Thind Motion Films Private | 700 - 4211 Kingsway | Burnaby | BC | V5H 1Z6 | Canada | 54,148.21 |
| Tribe Property Solutions Inc. | 419 - 1155 W. Pender Street | Vancouver | BC | V6E 2P4 | Canada | 14,649.60 |
| Universal Traffic (258) Ltd. | 340 - 8661 201 Street | Langley | BC | V2Y 0G9 | Canada | 1,380.37 |
| WorkSafeBC ¹ | PO Box 5350 Stn Terminal | Vancouver | BC | V6B 5L5 | Canada | 1.00 |

Total Unsecured**1,121,657.88****Total****148,242,514.64****NOTES**

1. An amount of \$1 indicates that the amount due is undetermined or unknown.