



**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
MINORU SQUARE DEVELOPMENT LIMITED PARTNERSHIP
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, Minoru LP and Minoru Homes were in the process of planning a mixed-use community on certain of the Lands owned by Minoru Homes and located in Richmond, British Columbia (the “**Minoru Lands**”) consisting of one office tower and three residential towers with a total of 429 homes (the “**Minoru Square Project**”). Construction of the Minoru Square Project has not yet started.
3. Minoru LP is the beneficial owner of the Minoru Lands. Minoru Homes is the registered owner of the Minoru Lands.
4. The following information relates to the receivership of Minoru LP:

Head office:	700-4211 Kingsway, Burnaby, British Columbia V5H 1Z6
Principal line of business:	Real Estate Development Company
5. Based on a preliminary review of Minoru LP’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 Minoru LP and/or the Minoru 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
RAM Geotechnical Engineering Ltd.
Super Save Fence Rentals Inc.

6. Based on Minoru LP'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 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 Minoru LP's creditors
8. 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
MINORU SQUARE DEVELOPMENT LIMITED PARTNERSHIP
(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	74,930,599.80
Total Secured						74,930,599.80
Real Property Liens						
RAM Geotechnical Engineering Ltd	700-409 Granville St.	Vancouver	BC	V6C 1T2	Canada	10,038.02
Super Save Fence Rentals Inc.	19395 Langley Bypass	Surrey	BC	V3S 6K1	Canada	2,101.65
Total Real Property Liens						12,139.67
Unsecured Creditors						
Alan J.W. Low Inc.	Suite#738-777 Hornby St.	Vancouver	BC	V6Z 1S4	Canada	454.84
Altus Group Limited	33 Yonge St, Suite 500	Toronto	ON	M5E 1G4	Canada	69,738.58
Avison Young Valuation	#2900 - 1055 West Georgia St	Vancouver	BC	V6E 3P3	Canada	10,685.00
BAM Interior Inc.	2060 Pine Street	Vancouver	BC	V6J 4P8	Canada	122,558.00
BC Hydro	P.O. Box 8910	Vancouver	BC	V6B 4X3	Canada	32,690.10
BC Ministry of Finance ¹	PO Box 9048 Stn Prov Govt	Victoria	BC	V8W 9E2	Canada	1.00
Canada Revenue Agency ¹	9755 King George Boulevard	Vancouver	BC	V3T 5E1	Canada	1.00
City of Richmond	6911 No. 3 Road	Richmond	BC	V6Y 2C1	Canada	472,129.51
Core Creative & Strategy Inc.	10731 Canso Cr.	Richmond	BC	V7E 5B6	Canada	27,300.00
D Thind Development	#700 - 4211 Kingsway	Burnaby	BC	V5H 1Z6	Canada	379,032.69
District Northwest LP	#700 - 4211 Kingsway	Burnaby	BC	V5H 1Z6	Canada	12,479.19
D-Thind Construction Minoru Ltd	#700 - 4211 Kingsway	Burnaby	BC	V5H 1Z6	Canada	1,063,561.45
E Squared Design Inc	PO Box 37144 Lonsdale PO 2032 Lonsdale	North Vancouver	BC	V7M 2K0	Canada	22,059.45
EDG Experience Design Group	#200 -1788 W. 5th Avenue	Vancouver	BC	V6J 1P2	Canada	8,741.25
Geopacific Consultants Ltd	1779 W. 75th Avenue	Vancouver	BC	V6P 6P2	Canada	17,325.00
H.Y. Engineering Inc.	#200 - 9128 152nd Street	Surrey	BC	V3R 4E7	Canada	1,527.83
Horizon Engineering Inc	#220 - 18 Gostick Pl	North Vancouver	BC	V7M 3G3	Canada	10,038.02
IBI Group	#700 - 1285 W. Pender Street	Vancouver	BC	V6E 4B1	Canada	65,375.00
ishot.ca Enterprises Inc.	#254 - 60 Smithe Street	Vancouver	BC	V6B 0B5	Canada	9,922.50
Kor Structural	#501 - 510 Burrard Street	Vancouver	BC	V6C 3A8	Canada	7,455.00
LMDG Building Code Consultants	4th Floor 780 Beatty Street	Vancouver	BC	V6B 2M1	Canada	9,187.50
Open Gate Architectural	8276 St. George Street	Vancouver	BC	V5X 3S5	Canada	5,219.20
RBC Visa	10 York Mills Rd. 3rd Floor	Toronto	ON	M2P 0A2	Canada	2,445.76
Rennie Marketing Systems	#110 - 1650 W. 1st Ave	Vancouver	BC	V6J 1G1	Canada	193,651.72
Richards Buell Sutton LLP	#700 - 401 W. Georgia Street	Vancouver	BC	V6B 5A1	Canada	4,597.85
Shaw Communications	#900 - 1067 W. Cordova Street	Vancouver	BC	V6C 3T5	Canada	19.50
SRC Engineering Consultants Ltd	#205 - 4180 Hougheed Highway	Burnaby	BC	V5C 6A7	Canada	40,683.10
Super Save Fence Rentals Inc	19395 Langley Bypass	Surrey	BC	V3S 6K1	Canada	2,521.98
Thind Motion Films Private	#700 - 4211 Kingsway	Burnaby	BC	V5H 1Z6	Canada	12,295.76
Vancouver Fire & Radius	22131 Fraserwood Way	Richmond	BC	V6W 1J5	Canada	15,459.73
WorkSafeBC ¹	PO Box 5350 Stn Terminal	Vancouver	BC	V6B 5L5	Canada	1.00
Total Unsecured						2,619,158.51
Total						77,561,897.98

NOTES

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