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BDO Canada Limited  
20 Wellington Street E. Suite 500  
Toronto, ON M5E 1C5 Canada

IN THE MATTER OF THE RECEIVERSHIP OF  
1854313 ONTARIO LIMITED O/A DOWNTOWN CHATHAM CENTRE  
OF THE TOWN OF CHATHAM IN THE PROVINCE OF ONTARIO

NOTICE AND STATEMENT OF THE RECEIVER

(Section 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

The Receiver gives notice and declares that:

1. On the 29<sup>th</sup> day of October, 2020, BDO Canada Limited was appointed receiver and manager (the “Receiver”) pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, and section 101 of the *Courts of Justice Act*, as amended, in respect of all of the assets, undertaking and properties (collectively, the “Property”) of 1854313 Ontario Limited o/a Downtown Chatham Centre (the “Company”), an insolvent person.
2. The undersigned was appointed Receiver pursuant to the order of Justice Cavanagh of the Ontario Superior Court of Justice (Commercial List) dated October 29, 2020 (the “Appointing Order”) but did not immediately take possession or control of the Company’s assets or operations per Schedule ‘B’ of the Appointing Order.
3. Further to the Appointment Order, the Receiver took possession and control of the Property on October 30, 2020.
4. The book values of the Property subject to the interests of the Receiver, per the most recent notice to reader financial statements dated August 31, 2019, are described below:

<u>Asset Description</u>	<u>Book Value</u>
Cash	\$ 189,230
Accounts receivable	78,562
Inventory	32,520
Property, plant & equipment	18,333,000
Goodwill	550,000
	<u>\$19,187,312</u>

*Note: Based on the Receiver’s initial review, the Company’s books and records appear to be limited in nature and as such the August 31<sup>st</sup>, 2019 financial results represents the most complete set of financial data. The above amounts represent book values of the Company’s assets as detailed in the Company’s book and records and do not necessarily represent sale or liquidation values*

5. The following information relates to the receivership:
  - (a) Registered office/address/place of business:  
100 King Street West  
Chatham, ON  
N7M 6A9
  - (b) Principal line of business:  
Leasing of real estate space in a commercial shopping center



6. Amount owed by the Company to each creditor who holds security on the Property described above is as follows:

<u>Secured Creditor</u>	<u>Est. Amount Owing</u>
The Bank of Nova Scotia	\$ 14,000,000
Touchstone Group Ltd.	4,000,000
Enercare Home and Commercial Services Inc.	34,677
Kone Inc.	24,133
	<u>\$ 18,058,810</u>

7. The Receiver has access to limited books and records of the Company. The Receiver understands that the majority of the Company's current books and records may have been removed from the Company's premises. The list of other creditors of the Company and the amount owed to each creditor and the total amount due by the insolvent person based on the records available to the Receiver is attached hereto as **Schedule "A"**.
8. The intended plan of action of the Receiver, to the extent that such a plan has been determined, is as follows:
- Secure and maintain the Property;
  - Continue the normal business operations of the Company and allow tenants to continue to operate;
  - Pursue collection of the Company's outstanding and on-going rent receivables;
  - Engage the services of a property manager to maintain the property during the receivership period; and
  - Consider a sale for the assets and/or operations on a going-concern basis or otherwise.

9. Contact person for the Receiver:

Mr. Adam Boettger  
BDO Canada Limited  
20 Wellington St. E., Suite 500  
Toronto, ON M5E 1C5  
Tel: 905 633 4926  
Fax: 416 865 0904  
E-mail: [aboettger@bdo.ca](mailto:aboettger@bdo.ca)

DATED at Toronto, Ontario, this 5<sup>th</sup> day of November, 2020.

***BDO Canada Limited***  
***in its capacity as Court-Appointed Receiver of***  
***1854313 Ontario Limited o/a Downtown Chatham Centre***  
***and not in its personal or corporate capacity***

***Per:***

Clark Lonergan, CPA, CA, CIRP, LIT  
Senior Vice President

**Schedule 'A'**  
**1854313 Ontairo Limited o/a Downtown Chatham Centre**  
**Creditor Listing**

<b>Creditor</b>	<b>Address</b>	<b>Unsecured</b>	<b>Preferred</b>	<b>Secured</b>
Bank of Nova Scotia	40 King Street West, 26 Floor, Toronto, ON, M5H 3Y2	\$ -	\$ -	\$ 14,000,000.00
Touchstone Group Ltd.	48 Finch Avenue West, Toronto, ON, M2N 2H2	-	-	4,000,000.00
Municipality of Chatham-Kent	315 King Street West, Chatham, ON, N7M 5K8	266,003.96	-	-
794443 Ontario Ltd. (o/a JoVan Mechanical)	PO Box 567, Chatham, ON, N7M 5K6	1.00	-	-
Bell Canada	PO Box 9000, Station Don Mills, North York, ON, M3C 2X7	1.00	-	-
Canada Revenue Agency (806103008RT0001)	275 Pope Road, Summerside, PE, C1N 6A2	1.00	-	-
Canada Revenue Agency (806103008RP0001)	275 Pope Road, Summerside, PE, C1N 6A2	1.00	-	-
Canada Revenue Agency (806103008RC0001)	275 Pope Road, Summerside, PE, C1N 6A2	1.00	-	-
Cogeco Connexion Inc.	CP 4080, Station A, Toronto, ON, M5W 1H8	1.00	-	-
Enbridge Gas	PO Box 4001, Station A, Toronto, ON, M5W 0G2	1.00	-	-
Enercare Home Service	PO Box 9925, Station A, Toronto, ON, M5W 2J2	1.00	-	-
Enercare Home and Commercial Services	7400 Birchmount Road, Markham, ON, L3R 5V4	1.00	-	34,677.00
Entegrus Powerlines Inc.	PO Box 70, Chatham, ON, N7M 5K2	1.00	-	-
Former employees		1.00	-	-
G4S Secure Solutions (Canada) Ltd.	150 Ferrand Drive, Suite 1000, Toronto, ON, M3C 3E5	1.00	-	-
Home Depot Credit Services	PO Box 675, Station D, Scarborough, ON, M1R 5T4	1.00	-	-
Kent Sanitation Supply	23 Francis Avenue, Wallaceburg, ON, N8A 3P1	1.00	-	-
Kone Inc. (Canada)	PO Box 4269, Station A, Toronto, ON, M5W 5V2	1.00	-	24,133.00
MC Business Solutions	170 Queen Street, Chatham, ON, N7M 5W8	1.00	-	-
MicroAge	162 Queen Street, Chatham, ON, N7M 5L1	1.00	-	-
Ontario Ministry of Finance	33 King Street West, Oshawa, ON, L1H 8P5	1.00	-	-
Rona Inc.	PO Box 1005, Boucherville, ON, J4B 7H8	1.00	-	-
Security One	200 Sherk Street, Leamington, ON, N8H 0A8	1.00	-	-
Sentry Fire Protection Services	275 Richmond Street, Chatham, ON, N7M 5K1	1.00	-	-
Technical Standards and Safety Authority (TSSA)	345 Carlingview Drive, Toronto, ON, M9W 6N9	1.00	-	-
Telus	25 York Street, Toronto, ON, M5J 2V5	1.00	-	-
The Chatham Voice	71 Sass Road, Unit #4, Chatham, ON, N7M 5J4	1.00	-	-
United Rentals of Canada Inc.	PO Box 4526, Station A, Toronto, ON, M5W 5Z9	1.00	-	-
Waste Connections of Canada Inc.	5000 8th Concession, RR #3, Maidstone, ON, N0R 1K0	1.00	-	-
Workplace Safety and Insurance Board	PO Box 4115, Station A, Toronto, ON, M5W 2V3	1.00	-	-
Yellow Pages	PO Box 11788, Montreal, QC, H3C 0C2	1.00	-	-
		<b>\$ 266,031.96</b>	<b>\$ -</b>	<b>\$ 18,058,810.00</b>