

**IN THE MATTER OF THE RECEIVERSHIP OF  
THE PROPERTY OF**

**4499127 NOVA SCOTIA LIMITED**

**NOTICE AND STATEMENT OF RECEIVER  
(Subsection 245(1) and 246(1) of the Bankruptcy & Insolvency Act)**

**Take notice that:**

1. On June 10, 2025, the undersigned, BDO Canada Limited was appointed as receiver (the **“Receiver”**) with respect to certain property of 4499127 Nova Scotia Limited (the **“Debtor”** or the **“Company”**), an insolvent person, that is described below:

Land and buildings located at (collectively, the **“Properties”**):

5 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498622
9 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498630 - Lot 34 A (Approval Pending)
10 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20500377
11 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498630 - Lot 34 B (Approval Pending)
12 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498598
15 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498648 - Lot 35 A (Approval Pending)
19 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498655 - Lot 36 A (Approval Pending)
21 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498655 - Lot 36 B (Approval Pending)
23 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498663 - Lot 37 A (Approval Pending)
24 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498564
25 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498663 - Lot 37 B (Approval Pending)
30 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498549 - Lot 26 A
32 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498549 - Lot 26 B
34 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498531 - Lot 25 A
36 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498531 - Lot 25 B
38 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498523 - Lot 24 B
40 Summer Hill Place, Upper Onslow, Nova Scotia - PID 20498523 - Lot 24 A
1 Roseway Lane, Upper Onslow, Nova Scotia - PID 20498507 - Lot 1
2 Roseway Lane, Upper Onslow, Nova Scotia - PID 20498515 - Lot 2
3 Roseway Lane, Upper Onslow, Nova Scotia - PID 20498689 - Lot 3
4 Roseway Lane, Upper Onslow, Nova Scotia - PID 20498671 - Lot 4

2. The undersigned became Receiver with respect to the Properties pursuant to an appointment by the Debtor's primary secured lender, Express Mortgage Corporation Limited, subject to the following security:
  - (a) a mortgage dated November 9, 2023, and recorded at the Colchester County Land registration Office as inter alia document number 123380173 and 123380199, as amended from time to time, granted over the Properties located at Upper Onslow, Colchester County, Nova Scotia; and
  - (b) a general security agreement dated March 5, 2025, over all of the Borrower's present and after-acquired personal property in respect of which a Financing Statement was registered at the Nova Scotia Personal Property Security as Registration Number 40988990.
3. The undersigned took possession and control of the property described above on June 11, 2025.
4. The following information relates to the receivership:
  - (a) Address of insolvent person:

12 Summer Hill Place, Upper Onslow, Nova Scotia B6L 0G9
  - (b) Principal line of business:

Residential Property Development
  - (c) Location(s) of business:

Summer Hill Place, Upper Onslow, Nova Scotia B6L 0G9
  - (d) Amount owed by the Company to each creditor who holds a security on the property described above:

Express Mortgage Corporation Limited	Approx. \$2,500,000
Graysbrook Capital Limited	Unknown
  - (e) The list of unsecured creditors of the Company and the amount owed to each creditor is as follows:

See attached
  - (f) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:

It is the intention of the Receiver is to develop and execute a realization strategy for the Properties in its possession for the benefit of the Company's creditors.
  - (g) A copy of this notice and future notices can be found at our website:

[www.bdo.ca/services/financial-advisory-services/business-restructuring-turnaround-services/current-engagement/4499127novascotialimited](http://www.bdo.ca/services/financial-advisory-services/business-restructuring-turnaround-services/current-engagement/4499127novascotialimited)

(h) Contact person for Receiver:

Neil Jones  
BDO Canada Limited  
Suite 201, 255 Lacewood Drive  
Halifax, NS B3M 4G2

Telephone: (902) 425-3408  
Fax: (902) 425-3777  
Email: [nejones@bdo.ca](mailto:nejones@bdo.ca)

Dated at Halifax, Nova Scotia, this 17<sup>th</sup> day of June 2025.

**BDO CANADA LIMITED**

Acting in its capacity as Receiver for  
4499127 Nova Scotia Limited  
And not in its personal or corporate capacity



Neil Jones, CPA, CA, CIRP, LIT  
*Senior Vice President*

<b>Creditor</b>	<b>Amount</b>
Atrifex Stair Co. Ltd.	4,292.81
Baird's Septic Tank Pumping Ltd.	271.09
BDJ Concrete	153,359.00
Bell Media Inc.	86,681.78
J.W. Bird and Company Limited	5,206.61
Don Groves & Son Construction	230,000.00
Energy Conservators	10,810.00
Fero Waste and Recycling Inc.	1,022.10
Hub Well Drilling	28,789.69
J.D. Nelson Plumbing and Heating Ltd.	5,577.50
Jason Morton Painting	12,190.00
Lynds Industrial	1,683.29
Marcus McCulloch Drywall	10,500.00
McInnes Cooper	3,274.81
Minuteman Press	6,034.63
Nova Scotia Power	11,147.99
Pettis Plumbing and Drain Cleaning	2,108.23
Quality Concrete	24,815.25
Rene Lucier	3,726.00
S. Sorenson Electric Co. Ltd.	76,006.49
Steers Insurance Atlantic	3,943.00
Truro Heating & Ventilation	78,098.00
Truro Landscaping	13,289.40
Valley Home Hardware Building Centre	370,181.58
Vintage Mouldings	12,039.97
Weldon McInnis	839.75
Will-Kare Paving	271.24
WNL Surveying (Williams Nutter Ltd.)	15,447.21
	<u>1,171,607.42</u>