

**D. MANNING & ASSOCIATES INC.**

**Licensed Insolvency Trustee**

Suite 520  
625 Howe Street  
Vancouver, B.C.  
V6C 2T6  
Telephone: (604) 683-8030  
Facsimile: (604) 683-8327  
<http://www.manning-trustee.com>

**FORM 87**

**IN THE MATTER OF THE RECEIVERSHIP OF  
CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD.  
NOTICE AND STATEMENT OF THE RECEIVER AND MANAGER  
(Subsections 245(1) and 246(1) of the Act)**

The Receiver and Manager gives notice and declares that:

1. On the 5<sup>th</sup> day of February 2020, the undersigned, D. Manning & Associates Inc., became the Receiver and Manager in respect of the assets, undertakings, and property of Censorio Group (Hastings & Carleton) Holdings Ltd. ("the Debtor").

2. The undersigned became a Receiver and Manager by having taken possession or control of the property described in Appendix A, pursuant to a Court order pronounced before the Honourable Justice Crerar on the 5<sup>th</sup> day of February 2020 (No. H-200039 Vancouver Registry).

The undersigned took possession or control of the property described in Appendix A on the 5<sup>th</sup> day of February 2020.

3. The following information relates to the Debtor:

- |  |   |
|--|---|
| (a) Address of Debtor:   | 2 <sup>nd</sup> Floor – 4723 Hastings Street<br>Burnaby, B.C. |
| (b) Principal line of business:  | Property Development  |
| (c) Location of property:  | 4223 to 4229 Hastings Street<br>Burnaby B.C. V5C 2K8          |
| (d) Amount owed by the Debtor to each creditor who holds a security on the property described above: |   |

Creditor Name	(\$) Amount Owed
City of Burnaby 4949 Canada Way Burnaby, BC V5G 1M2	\$63,414 in property taxes owing as at December 31, 2019 plus interest.
WorkSafe BC 6951 Westminster Highway Richmond, BC V7C 1C6	\$3,437.59 as at January 29, 2020.
Peoples Trust Company c/o Owen Bird Law Corporation <u>Attention: Alan A. Frydenlund</u> Three Bentall Centre – 29th Floor 595 Burrard Street – PO Box 49130 Vancouver, BC V7X 1J5	\$10,957,362 as at February 5, 2020 plus interest and costs.
Bancorp Growth Mortgage Fund II Ltd. Bancorp Balanced Mortgage Fund II Ltd. Bancorp Financial Services Ltd. c/o Lawson Lundell LLP <u>Attention: William L. Roberts</u> Suite 1600 – 925 West Georgia Street Vancouver, BC V6C 3L2	\$3,991,443 as at February 5, 2020 plus interest and costs.
PK Capital Ltd. c/o McMillan LLP <u>Attention: Bill Olaguera/Vicki Tickle</u> #1500 – 1055 West Georgia Street Vancouver, BC V6E 4N7	\$800,000 (approx.) as at February 5, 2020 plus interest and costs.
All Canadian Investment Corporation c/o Watson Goepel LLP <u>Attention: Jeremy D. West</u> Suite 1200 – 1075 West Georgia Street Vancouver, BC V6E 3C9	\$2,374,468 (approx.) as at February 5, 2020 plus interest and costs. (By Certificate of Lis Pendens)
Medina Concrete Services Ltd. c/o Singleton Urquhart Reynolds Vogel LLP <u>Attention: Tim M. Sportschuetz</u> Suite 1200 – 925 West Georgia Street Vancouver, BC V6C 3L2	\$33,332.55 as at November 1, 2019.
Omni Drywall Ltd. #105 – 13423 78A Street Surrey, BC V3W 0A8	\$86,721.18 as at February 5, 2020 as per the Debtor.
Rahul Glass Ltd. #104 – 8655 130 Street Surrey, BC V3W 1V9	\$37,100.00 as at February 5, 2020 as per the Debtor.

<p>Tucuvan Construction Ltd.  c/o McLean &amp; Armstrong LLP  300 – 1497 Marine Drive  West Vancouver, BC V7T 1B8</p>	<p>\$41,027.71 as at December 19, 2019.  (Note: part of 1057127 B.C. Ltd. claim)</p>
<p>1223293 B.C. Ltd.  c/o Zahra Jenab &amp; Company Law Corporation  <u>Attention: Amel Jahanmiri</u>  #220 – 545 Clyde Avenue  West Vancouver, BC V7T 1C5</p>	<p>\$28,807.13 as at February 5, 2020 as per the Debtor.</p>
<p>FBM Canada GSD, Inc.  <u>Attention: Cindy Harrison</u>  9698 192 St.  Surrey, BC V4N 4C8</p>	<p>\$37,273.13 as at February 5, 2020 as per the Debtor.</p>
<p>Lantec Fabricating Ltd.  c/o Armitstead &amp; Company  <u>Attention: Les Armitstead</u>  320 – 31935 South Fraser Way  Abbotsford, BC V2T 5N7</p>	<p>\$194,833.80 as at February 5, 2020 as per the Debtor.</p>
<p>MEC Mechanical Inc.  c/o Martin C. Sennott Law Corporation on behalf  of Boughton Law Corporation  <u>Attention: Martin C. Sennott</u>  700 Burrard Street, #595  Vancouver, BC V7X 1S8</p>	<p>\$282,775.30 as at February 5, 2020 as per the Debtor.</p>
<p>Summit Steel Cladding Inc.  105 – 5967 206A Street  Langley, BC V3A 8M1</p>	<p>\$80,207.00 as at February 5, 2020 as per the Debtor.</p>
<p>Division 9 Contractors Ltd.  c/o Dives Harper Stanger &amp; Mizrahi  <u>Attention: Devon Peck</u>  600 – 815 Hornby Street  Vancouver, BC V6Z 2E6</p>	<p>\$36,020.38 as at February 5, 2020.</p>
<p>Owners' Strata Plan EPS5728 Commercial  2176 Willingdon Avenue  Burnaby, BC V5C 5Z9</p>	<p>\$7,047.75 as at February 5, 2020.</p>

(e) Contact person for Receiver and Manager:  
Mr. William Choo, CPA, CGA Telephone: (604) 683-8030  
Facsimile: (604) 683-8327  
E-mail: wc@manning-trustee.com

Dated at Vancouver, British Columbia, this 11<sup>th</sup> day of February 2020.

**D. MANNING & ASSOCIATES INC.**

solely in its capacity as Receiver and Manager  
of assets, undertakings, and property  
of Censorio Group (Hastings & Carleton) Holdings Ltd.  
(not in its personal capacity)



Per: William Choo, CPA, CGA  
Senior Vice-President

Attachments  
WC:mc

**APPENDIX A  
NOTICE AND STATEMENT OF THE RECEIVER AND MANAGER**

**IN THE MATTER OF THE RECEIVERSHIP OF  
CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD.**

**LIST OF ASSETS IN THE POSSESSION OR CONTROL  
OF THE RECEIVER AND MANAGER**

	Debtor's <u>Estimated Value (\$)</u>
Cash	To be Determined
GST Refunds	To be Determined
Bond Refunds	To be Determined
Land and Building (4223-4229 Hastings St., Burnaby, B.C.)	To be Determined
<u>Other Assets</u>	<u>To be Determined</u>
Total	<u>To be Determined</u>

*This Appendix should be read in conjunction with the Notice and Statement of the Receiver and Manager of Censorio Group (Hastings & Carleton) Holdings Ltd. dated February 11, 2020.*

**APPENDIX B**  
**NOTICE AND STATEMENT OF THE RECEIVER AND MANAGER**  
**IN THE MATTER OF THE RECEIVERSHIP OF**  
**CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD.**

**LIST OF OTHER CREDITORS AND THE AMOUNT OWED TO EACH CREDITOR**

Creditor Name	(\$) Amount Owed
1057127 BC Ltd 777 West Queens Rd North Vancouver BC V7N 2L5	52,621.60
4Refuel Canada LP PO Box 7184, Station Terminal Vancouver, BC V6B 4E2	520.56
Alarm Max Security Incorporated 807 - 6540 Hastings Street Burnaby BC V5B 4Z5	8,463.00
Artic Snow Removal & Salting Catmande Excavating 101 - 4833 Byrne Road Burnaby, BC V5J 3H6	1,700.00
Atlas Leasing Ltd 1172 West 15th Street North Vancouver BC V7P 1M9	15,217.37
AUM Building Science & Engineering Ltd. #217-12899- 80 Ave Surrey BC V3W 0E6	4,940.00
B3 Glass Ltd. 3819 Myrtle Street Burnaby BC V5C 4G1	13,732.20
BAP Acoustics Ltd. 201A-101 Klahanie Drive Port Moody BC V3H 0C3	1,554.00
BC Hydro PO Box 9501 Stn Terminal Vancouver BC V6B 4N1	1,488.61
BCW Design Inc Unit B-8105 North Fraser Way Burnaby BC V5J 5M8	86,625.00

Benjamin Moore Paint 1073 Clark Drive Vancouver, BC V5L 3K1	719.60
Best Concrete 4006 Union Street Burnaby BC V5C 2W8	23,194.50
Blue dot holding 100A-4233 Hastings Street Burnaby BC V5C 2J5	215.60
BMZ Structural Engineers Suite # 501-510 Burrard St Vancouver BC V6C 3A8	580.00
BTY Quantity surveyor 2288 Manitoba St. Vancouver BC V5Y4B5	2,700.00
Canadian Springs 6560 McMillan Way Richmond BC V6W 1L2	356.89
Censorio Construction Inc 4723 Hastings Street, 2nd floor Burnaby BC V5C 2K8	321,747.60
Censorio Development Group Ltd. 4723 Hastings Street, 2nd floor Burnaby BC V5C 2K8	70,536.90
Chandler Associates Architecture Inc. 180-355 Burrard Street Vancouver BC V6C 2G8	78,801.31
Dick's Lumber 2580 Gilmore Avenue Burnaby BC V5C 4T5	90,506.75
Fortis BC- Natural Gas PO Box 6666 Stn. Terminal Vancouver BC V6B 6M9	60.71
GHL Consultants Ltd. 409 Granville St, Suite 950 Vancouver BC V6C 1T2	2,277.40
Graestone Ready Mix Inc. PO Box 518 Abbotsford BC V2T 6Z7	18,339.18
Greer Spray Foam Ltd. 6955 Buller Ave. Burnaby BC V5J 4S1	55,849.85

Harbour Development Consulting 2185 Riverside Drive North Vancouver, BC V7H 1V8	4,373.28
K&H Dispatch 103-6592 176 Street Surrey BC V3S 4G5	44.79
Ken K. Wong & Associates 5624 E. Hastings Street Vancouver BC V5B 1R4	3,832.50
Kingsmen Painting 2928 Valleyview Court Coquitlam, BC V3E 2P4	21,100.00
KONE INC Postal Station A P O Box 4269 Toronto ON M5W 5V2	43,275.61
Kuhl Law Corporation 201-4547 Hastings Street Burnaby BC V5C 2K3	100.00
LGI Industrial & Construction Supplies Inc. #201-20120 Stewart Crescent Maple Ridge, BC V2X 0T4	176.11
Mainland Crane Service & Trucking Ltd. 46752 Auburn PI Chilliwack BC V5P 7J5	7,163.88
Major Partitions Inc 7360, 137 Street, #330 Surrey BC V3W 1A3	10,250.00
Matakana Scaffolding B.C. Inc. 122 - 1085 East Kent Ave North Vancouver BC V5X 4V9	4,473.70
Midland appliances by design 13651 Bridgeport Road Richmond BC V6V 1J6	3,609.32
Nemetz (S/A) & Associates Ltd. 2009 West 4th Ave Vancouver BC V6J 1N3	420.00
NSD Disposal Ltd. 440 Canfor AVE New Westminster BC V3L 3C9	10,208.91



Phoenix Environmental Services Ltd. Suite 505 - 1755 West Broadway Burnaby BC V5C 2K8	2,993.25
Quality Sterling Group Unit 101- 3870 Jacombs Road Richmond BC V6V 1Y6	254,904.08
Sam's Garage Doors Ltd. 1160-551 Sherling Pl Port Coquitlam BC V3B 0J6	29,085.00
Spratt Emanuel Engineering Ltd. 2348 Yukon Street Vancouver BC V5Y 3T6	30,903.85
SRC Engineering Consultants Ltd 205- 4180 Lougheed Highway Burnaby BC V5C 6A7	250.95
Starline Windows Ltd 19091 36 Avenue Surrey BC V3Z 0P6	905.80
Stone Express Enterprises Unit 1039-11111 Twigg Place Richmond BC V6V 0B7	21,937.50
Stormtec Filtration Inc. 876 Derwent Way Delta BC V3M 5R1	554.97
Sunbelt Rentals PO Box 99257, STN Terminal Vancouver BC V6B 0N5	56,456.97
Super Concrete Cutting & Coring 3495 E. 48TH AVE Vancouver BC V5S 1H6	273.00
Super Save Fence Rentals Ltd. 19395 Langley Bypass Surrey BC V3S 6K1	1,395.27
Super Save Toilet Rentals Inc. 19395 Langley Bypass Surrey BC V3S 6K1	1,453.42
Technical Safety BC Suite 600 – 2889 East 12th Ave Vancouver, BC V5M 4T5	246.00

Torro Electric Ltd. 2308 Hoskins Rd North Vancouver BC V7J 3A3	37,415.29
Trades Labour Corporation 1265 Main St. Vancouver BC V6A 4B6	36,270.11
UTC Fire & Security Canada Inc. P.O. Box 57005 Station A Toronto, ON M5W 5M5	2,285.48
Vancouver Fire & Radius Security Ltd 22131 Fraserwood Way Richmond BC V6W 1J5	3,724.00
Villa Roofing & Sheet Metal Ltd. Unit 103 - 8380 St. George Street Vancouver BC V5X 3S7	133,381.84
West Coast Mobile Locksmiths 4386 Dawson St Burnaby BC V5C 4B6	346.55
Wilson M. Beck Insurance Services Inc. #303 - 8678 Greenall Ave Burnaby BC V5J 3M6	29,745.00
Xcellence Concrete Pumping Ltd. 12324 95A Ave Surrey BC V3V 1P9	904.05
XTR Building Services #2 - 342 E Esplanade North Vancouver BC V7L 1A4	11,467.50

*This Appendix should be read in conjunction with the Notice and Statement of the Receiver and Manager of Censorio Group (Hastings & Carleton) Holdings Ltd. dated February 11, 2020.*

**APPENDIX C  
RECEIVER AND MANAGER'S STATEMENT**

**IN THE MATTER OF THE RECEIVERSHIP OF  
THE ASSETS, UNDERTAKINGS AND PROPERTY OF  
CENSORIO GROUP (HASTINGS & CARLETON) HOLDINGS LTD.**

**INTENDED PLAN OF ACTION OF THE RECEIVER AND MANAGER**

D. Manning & Associates Inc. was appointed Receiver and Manager of the Assets, Undertakings and Property of the Company pursuant to an order before Justice Crerar on the 5<sup>th</sup> day of February, 2020, under No. H-200039 (Vancouver Registry).

D. Manning & Associates Inc., pursuant to the aforementioned appointment, intends to:

1. Take possession of and secure the Property of Censorio Group (Hastings & Carleton) Holdings Ltd. (the "Company"), pursuant to the Court Order pronounced February 5, 2019.
2. Maintain and preserve the Company's Property, pursuant to the Court Order pronounced.
3. Obtain cost estimates to complete construction of the Property, and complete construction and continue Home Warranty coverage and obtain all necessary permits.
4. Prepare and file a new Disclosure Statement for the strata units.
5. Review options available for the sale of the strata units.
6. Arrange to pay construction costs, operating and receivership costs to manage completion of construction of the Company's Property, and to sell the strata units, and obtaining advances under Peoples Trust Company's mortgage.
7. Any other duties as outlined in the Court Order dated February 5, 2020 until further Order of the Court, and any further court order(s) to be granted.

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