

**IN THE MATTER OF THE RECEIVERSHIP OF APPLEWOOD MARKETPLACE INC.
NOTICE AND STATEMENT OF THE RECEIVER
(Subsection 245(1) and 246(1) of the Act)**

The receiver gives notice and declares that:

1. On the 3rd day of August 2022, pursuant to an order of the Ontario Superior Court of Justice (Commercial List) (Court File No. CV-22-00684878-00CL), Ernst & Young Inc. (“**EY**”) was appointed the receiver (the “**Receiver**”) in respect of the property, assets, and undertakings (the “**Property**”) of Applewood Marketplace Inc. (the “**Company**”), an insolvent debtor, that is described below.
2. The Property of the Company includes but is not limited to real properties municipally known as 865 Kleinburg Drive, London, Ontario (Phase 1 Property) and Phase 2 Property, (collectively, the “**Real Properties**”) and more specifically legally described as:

Phase 1 Property:

PIN 08145-1573 (LT)
BLOCK 1, PLAN 33M764; SUBJECT TO AN EASEMENT IN GROSS AS IN ER1204833;
SUBJECT TO AN EASEMENT AS IN ER1387456; CITY OF LONDON

Phase 2 Property:

PIN 08145-1588 (LT)
BLOCK 1, PLAN 33M787; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 33R20202
AS IN ER1204833; CITY OF LONDON
LONDON

PIN 08145-1589 (LT)
BLOCK 2, PLAN 33M787; CITY OF LONDON
LONDON

PIN 08145-1591
BLOCK 4, PLAN 33M787; CITY OF LONDON
LONDON

PIN 08145-1592 (LT)
BLOCK 5, PLAN 33M787; CITY OF LONDON
LONDON

PIN 08145-1593
BLOCK 6, PLAN 33M787; CITY OF LONDON
LONDON

3. The undersigned took possession of the Real Properties described above on the 3rd day of August 2022.
4. The following information relates to the receivership:

- (a) Address of head office of the Company: 525 McGarrell Place
London, ON N6G 5L3
- (b) Principal line of business: Real Estate Development
- (c) Location of the property as described in 2 above
- (d) The following are the approximate amounts owed by the Company to its secured creditor, known to the Receiver, MarshallZehr Group Inc., who has security interest registered against the Real Properties:
Phase 1 Property:
- | | |
|--------------------------|-----------------|
| First-ranking Mortgage: | \$20,159,642.96 |
| Second-ranking Mortgage: | \$7,158,2011.00 |
- Phase 2 Property:**
- | | |
|--------------------------|-----------------|
| First-ranking Mortgage: | \$16,761,511.22 |
| Second-ranking Mortgage: | \$13,763,911.41 |
- (e) Lists of other creditors of the insolvent and the amount owed to each creditor known to the Receiver as at the date of this Notice are attached as follows:
- Appendix A-1 -Construction liens registered against the Phase 1 and the Phase 2 Property
- Appendix A-2 Other creditors.
- (f) The Receiver intends to realize on the Property under the supervision of the Court.
- (g) Contact person for receiver: Donna Hatfull
Telephone: 416-932-4110
Telephone 1-833-681-0434
Email: applewood.receiver@ca.ey.com
Website: www.ey.com/ca/Applewood

Dated at Toronto, ON, this 12 day of August 2022

**ERNST & YOUNG INC., solely in its capacity as
Court Appointed Receiver of
Applewood Marketplace Inc.**

Per:



John Barrett, CPA, CA, CIRP, LIT
Senior Vice President

APPLEWOOD MARKETPLACE INC.
LIEN CLAIMS

Appendix A-1

Lien Registrant	Amount
Alcove Drywall Systems Inc.	\$ 1,129,746.58
All Ontario Roofing & Custom Coatings Inc.	137,088.78
C.D. Drywall & Avoustics (London) LTD.	176,220.21
Cap Building Systems Inc.	396,100.88
Dashwood Industries Inc.	303,018.04
Floor Solutions (200) Inc.	234,373.30
G & S Electric Ltd	471,357.24
Granton Construction Inc.	254,298.00
Jantzi Plumbing Inc.	1,079,576.07
JPW Systems Inc.	109,701.53
JWD Mechanical Inc.	54,341.70
Lester Construction Group Inc.	1,420,138.94
London Stone Corp.	31,523.98
Matter Architectural Inc.	402,414.70
Modular Window System Inc.	650,000.00
Render Construction Inc.	470,711.66
Riverside Millwork Group Inc.	115,068.00
Roestenberg Welding LTD.	280,182.96
Tazzio Mechanical Inc.	157,837.80
Vanboxmeer & Stranges Engineering Inc.	143,871.61
Whitty Stallaert Engineering Inc.	104,242.50
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	\$ 8,121,814.48

APPLEWOOD MARKETPLACE INC.
LIST OF CREDITORS

Appendix A-2

Creditor Name	Account #	Amount
2402538 Ontario Inc. o/a Pattyn Land Servicing Inc.		\$ 4,882.73
2402538 Ontario Inc. o/a Pattyn Land Servicing Inc.		50,341.50
2402538 Ontario Inc., o/a Pattyn Land Servicing Inc.		29,326.33
AGM - Archibald Gray & McKay Ltd.		6,594.29
Alcove Drywall Systems Inc.		Unknown
Alldry Basement Waterproofing		734.50
BIM MEE AEC DESIGN INC.		847.50
BY KIM Interior Concepts		660.00
BY KIM Interior Concepts		5,781.12
BY KIM Interior Concepts		6,304.00
Callon Dietz Incorporated		3,407.65
Cameron Crane & Riggers Inc.		4,791.20
Cameron Crane & Riggers Inc.		16,885.94
Canada Revenue Agency		
c/o Department of Justice (Diane Winters)		Unknown
CAP Building Systems Inc.		Unknown
Cedar Valley Construction Inc.		204,076.31
Centreline Sanitation	SUNNINGDAL	2,497.30
Centreline Sanitation		4,915.50
Centric Engineering Corporation		11,384.75
City of London - Taxes	090 450 14817 000A2	Unknown
Clawson Inc.		601,000.00
Dan Weagant		2,534.25
Dan Weagant. Landscape Architect		1,243.00
Dashwood Industries Inc.		Unknown
Delta Elevator Co Ltd.		54,062.50

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Douglas P. Cassino		1,217.51
Enbridge/Union Gas	Account # 758-8170 261-8939	Unknown
EXP Services Inc.		3,005.80
Floor Solutions 2000 Inc.		Unknown
G & S Electric		Unknown
Granton Construction Inc.	874341910	Unknown
Great Lakes Modular Corp.		1,118.70
Homeworks Framing Specialist		65,768.00
Homeworks Framing Specialist		205,847.15
IFS Financial Services Inc.		31,007.48
In-Line Fence Inc.		10.00
Jantzi Plumbing Inc.		97,052.64
JHConstruction	221035652	426,226.96
Josslin Insurance Kitchener		177,039.28
L&D Waterworks Inc.		762.75
L82 Construction Ltd.		179,931.31
Lester Construction Group Inc.		Unknown
London Hydro	51524059	Unknown
London Hydro	51619090	Unknown
London Hydro	7817573	Unknown
London Hydro	7849766	850.46
London Hydro	7849766	Unknown
London Hydro	7890280	Unknown
London Hydro	7971808	Unknown
London Hydro	7997581	56,605.62
London Hydro	7997581	Unknown
London Stone Corp.		Unknown
Lunick & Company CA Professional Corporation		886.73

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Creditor Name	Account #	Amount
Marshall Zehr Group Inc.		396,241.20
matter architectural studio inc.		Unknown
matter architectural studio inc.		Unknown
matter architectural studio inc.		Unknown
Matter Architectural Studio Inc.		30,245.72
matter architectural studio inc.		Unknown
matter architectural studio inc.		Unknown
Meteor Sign Works		84.75
MacNaughton Hermsen Britton Clarkson Planning Limited		444.09
	79246 7870, 77234 6904, 77234 6102, 77234 5500, 77185 9808, 77234 4701, 77185 9006, 77185 8404, 79030 9405	Unknown
Minister of Finance		
Modular Window Systems Inc.	885438267	11,050.00
Onsite Roofing Inc.		53,500.98
Onsite Roofing Inc.		138,411.51
Orchard Design Studios		1,763.98
Orchard Design Studios		2,310.85
Orchard Design Studios		22,777.98
Orchard Design Studios Inc.		5,833.63
Oxford Builders Supplies Inc.		9,282.21
Parallel Structures Inc.		43,985.20
Parallel Structures Inc.		428,612.05
Poole's Water Supply		6,000.00
Precision Office Consulting Inc.		39.55
Precision Office Consulting Inc.		39.55

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Creditor Name	Account #	Amount
Precision Office Consulting Inc.		39.55
Precision Office Consulting Inc.		99.15
Precision Office Consulting Inc.		3,202.20
Precision Office Consulting Inc.		3,957.21
Rafael Carvalho Construction Consulting		13,708.62
Red Acorn Studio		11,300.00
Remak Inspection Inc	844124479	1,001.52
Render Construction Inc.		Unknown
Render Construction Inc.		Unknown
Riverside Millwork Group		Unknown
Roestenberg Welding Ltd.	885489559	50,314.38
Rombald Inc.		2,865.23
Rombald Inc.		4,729.05
Skyway Canada Limited	104884804	7,910.00
Stantec		38,977.74
Stephenson's Rental Services		240.92
Stephenson's Rental Services		895.71
Stumpf Fire Protection Limited	897094959	63,816.75
T & H Heating and Air Conditioning Inc.		613,907.53
Tanfield Consulting Ltd.		353.13
Tanfield Consulting Ltd.		423.75
Tanfield Consulting Ltd.		706.25
Tanfield Consulting Ltd.		1,200.63
Tanfield Consulting Ltd.		1,553.75
Tanfield Consulting Ltd.		1,695.00
Trueline Services Inc.		618.68
Trueline Services Inc.		686.48
Trueline Services Inc.		686.48

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Creditor Name	Account #	Amount
UCIT OnIne Security		3,372.49
UCIT OnIne Security		23,607.43
United Rentals		1,427.23
Valco Consultants		4,237.50
VanBoxmeer & Stranges Structural Engineers		Unknown
VanBoxmeer & Stranges Structural Engineers		Unknown
Vortex Fire Consulting Inc.		6,667.00
Whitty Stallaert Engineering Inc.		Unknown
		<u>\$ 4,274,425.37</u>