

**Notice and Statement of the Receiver**  
(Subsections 245(1) and 246(1) of the Act)

In the Matter of the Receivership of Jefferson Properties Limited Partnership and 2011836 Ontario Corp. as its general partner

The Receiver gives notice that:

1. On the 21st day of December 2023, the undersigned, Albert Gelman Inc., became the Receiver (the "**Receiver**") of Jefferson Properties Limited Partnership and 2011836 Ontario Corp. as the general partner (collectively referred to as the "**Debtors**"). The assets of the Debtors are listed below along with its book values. The assets are hereinafter referred to as the "**Property**":

<u>Description</u>	<u>Net Book Value (\$)</u>
Cash in Bank	\$ 11,435.59
Construction in Progress	\$94,728,280.83

2. The undersigned became Receiver by virtue of being appointed by the Ontario Superior Court pronounced on December 21, 2023. A copy of the receivership order is available on the Receiver's website at: <https://www.albertgelman.com/corporate-solutions/other-engagements/>
3. On December 21, 2023 The Receiver took possession and control of the Property.
4. The following information relates to the receivership:
  - a) Debtor's address: 300-8000 Jane Street, Concord, ON, L4K 3W4
  - b) Principal Director and an officer: Mr. Fangxi (Fansey) Wang
  - c) Principal line of business: Construction and development
  - d) Location of Property: PIN No. 03208-3229 (LT): Block 1, Plan 65M4637, City of Richmond hill; and PIN No. 03208-3230 (LT): PT LTS B&C, Plan 1916 Being Part 3: Plan 65R-37587, City of Richmond Hill
  - e) Municipal address: 39, 53, 67 Jefferson Side Road, Richmond Hill, Ontario
  - f) Based upon a preliminary review of the Debtors records, the following is a list of creditors who hold a mortgage against the real property:
    - Cameron Stephens Mortgage Capital Ltd -\$47,795,902.55

- WPC GP I Inc. and Windsor private Capital Limited Partnership- \$5,000,000.00
- Berkley Insurance Company- \$10,440,000.00
- Dragon Holding Real Estate Fund SPC- \$11,000,000.00

g) PPSA search results show the following additional creditors:

- The Brick Warehouse LP
- Berkley Insurance Company
- Kubota Canada Ltd.

(e) The list of other creditors and amount owed to each is attached hereto as **Schedule "A"**.

(f) The Receiver's plan of action is to complete the condominium and town home development and to review the pre-sale contracts.

(g) Contact person for receiver is

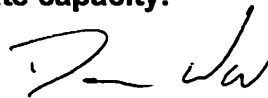
Mr. Tom McElroy, Tel: 416.504.1650 ext. 117, Email: tmcElroy@AlbertGelman.com; or

Ms. Ianina Raguimov Tel: 416-504-1650 Ext. 119, Email: iraguimov@albertgelman.com

Dated at Toronto, this 2nd day of January 2024.

**Albert Gelman Inc.,  
solely in its capacity as Court appointed  
Receiver of Jefferson Properties Limited  
Partnership and 2011836 Ontario Corp. (as  
general partner) and not in its personal or  
corporate capacity.**

Per:



Dan Woo, CIRP, LIT

For: Bryan Gelman, CIRP, LIT

District of:  
 Division No. -  
 Court No.  
 Estate No.

# Schedule A

FORM 78 – Continued

List "A"  
 Unsecured Creditors

Jefferson Properties Limited Partnership & 211836 Ontario Corp.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
1	1st Choice Disposal	2117 Codlin Cres Rexdale ON M9W 5K7	21,582.31	0.00	21,582.31
2	Albert Gelman		11,300.00	0.00	11,300.00
3	All Can Doors & Hardware Inc.	70 Silton Road, Unit 14 Woodbridge ON L4L 8B9	58,714.80	0.00	58,714.80
4	Alpha Concrete Solution Inc Attr: Neri		42,513.14	0.00	42,513.14
5	Amplify Masonry Attr: Kelly Deschamps		47,483.41	0.00	47,483.41
6	Ararat Wall Systems Attr: Mehmat		64,515.94	0.00	64,515.94
7	Arthur Arial Lifts Attr: Rino		2,260.00	0.00	2,260.00
8	Astley Gilbert Limited Attr: Ombis	577 Edgeley Blvd., Unit 7 Concord ON L4K 4B2	5,069.32	0.00	5,069.32
9	Avonlea Kitchen And Bathroom Concepts Attr: Giovanni		35,798.40	0.00	35,798.40
10	Bel-Com Recycling Inc.		123,080.33	0.00	123,080.33
11	Berkley Insurance Company	145 King Street West, Suite 1000 Toronto ON M5H 1J8	1.00	0.00	1.00
12	Blue Grove Engineering Group Inc. Attr: Nick	1 Sheffield Street Toronto ON M6M 3E5	1,073.50	0.00	1,073.50
13	Brafasco White Cap Supply	100 Galcat Dr Vaughan ON L4L 0B9	2,774.91	0.00	2,774.91
14	Cameron Stephens Mortgage Capital Ltd Attr: John David	25 Adelaide Street East, Suite 600 Toronto ON M5C 3A1	1.00	0.00	1.00
15	Canada Engineering Services Inc. 8895	39 Davisbrook Blvd. Scarborough ON MIT 2H6	1,952.92	0.00	1,952.92
16	Canadian Rental Attr: Rino		18,932.35	0.00	18,932.35
17	Canadian Springs	PO Box 4514 STN A c/o T45140 Toronto ON M6W 4L7	679.43	0.00	679.43
18	Cooper Equipment Rentals Limited Attr: Donna Dears	c/o TX4009c PO Box 4590 Stn A Toronto ON	14,125.00	0.00	14,125.00
19	Core Constructors Attr: Frank Servello		285,215.85	0.00	285,215.85
20	CRA - Tax - Ontario	Shawinigan-Sud National Verification and Collection Centre 4695 Shawinigan-Sud Blvd Shawinigan-Sud QC G9P 5H9	1.00	0.00	1.00
21	Dillon Brothers Roofing Attr: Lisa		46,385.37	0.00	46,385.37
22	Dragon Holding Global Real Estate Funds SPC Attr: Fansey Wang	ON	1.00	0.00	1.00
23	ECO Barriers Attr: Mike		35,717.04	0.00	35,717.04

02-Jan-2024

Date

District of:  
 Division No. -  
 Court No.  
 Estate No.

FORM 78 – Continued

List "A"  
 Unsecured Creditors

Jefferson Properties Limited Partnership & 211836 Ontario Corp.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
24	EDG Cor Inc. Attr: ENZO DIGIOVANNI		14,125.00	0.00	14,125.00
25	Emergency Propane Service Attr: Rino		6,033.50	0.00	6,033.50
26	Fammpa Inc. Attr: Danny		135,600.00	0.00	135,600.00
27	Garfinkle Biderman LLP Attr: Wendy Greenspoon		11,300.00	0.00	11,300.00
28	Glynn Group Attr: Martin Glynn		6,780.00	0.00	6,780.00
29	GM Global Inc. Attr: Ghulam Murtaza	1-50 Valleyview Road Kitchener ON N2E 1L6	5,339.38	0.00	5,339.38
30	Hard Core Drilling Company Attr: Peter	95 Marion Street Mt Hope ON L0R 1W0	19,831.50	0.00	19,831.50
31	Hera Services Attr: Alex	191 Kemp Road East Grimsby ON L3M 4E7	49,597.96	0.00	49,597.96
32	Ideal Plumbing Attr: Nafiseh H		44,951.40	0.00	44,951.40
33	ILF Enterprises Attr: Fab	43 King Street W, Unit 601 Bolton ON	43,495.96	0.00	43,495.96
34	J.D. Barnes Ltd. Attr: Yahui		4,482.15	0.00	4,482.15
35	JC Capital Concrete Attr: Sarah Jewell		5,844.49	0.00	5,844.49
36	JCL Pump Attr: Sarah Jewell		1.00	0.00	1.00
37	JEcoulter Attr: Howard Patlik		1.00	0.00	1.00
38	Jefferson Properties Limited Partnership Attr: Fansey Wang <fanseyw@grandgracedevelopment.com>		1.00	0.00	1.00
39	Kubota Canada Ltd. Attr: Tara Benson	1155 Kubota Dr Pickering ON L1X 0H4	1.00	0.00	1.00
40	Lala Glass and Railing Attr: Ali Lala		68,622.08	0.00	68,622.08
41	LEBLON CARPENTRY INC. Attr: Jonathan Da silva		475,050.19	0.00	475,050.19
42	Live Petrol Inc. Attr: Sandra	2645 Skymark Ave, Suite 205 Mississauga ON L4W 4H2	13,983.75	0.00	13,983.75
43	Mary Langdon		7,800.00	0.00	7,800.00
44	Masongsong Attr: Andrew Ip		18,657.03	0.00	18,657.03
45	Maven Group Attr: Tim		50,082.02	0.00	50,082.02
46	Multitech Attr: Chona Mangrobang	2025 Meadowvale Blvd, Unit 2 Mississauga ON L5N 5N1	678.00	0.00	678.00

02-Jan-2024

Date

District of:  
 Division No. -  
 Court No.  
 Estate No.

FORM 78 – Continued

List "A"  
 Unsecured Creditors

Jefferson Properties Limited Partnership & 211836 Ontario Corp.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
47	Oakdale Drywall Attr: David D'Angelo		314,151.30	0.00	314,151.30
48	Ontario Trucking and Disposal LTD. Attr: Sarah Jewell		29,189.20	0.00	29,189.20
49	PC Caulking Restoration		35,408.34	0.00	35,408.34
50	PDEK Global Services Management Consulting Attr: James	8000 Jane Street, Unit 300 Tower B Conord ON L4K 3W4	9,040.00	0.00	9,040.00
51	Read Jones Christoffersen Ltd.		1.00	0.00	1.00
52	Roadway Towing Inc.		172,008.60	0.00	172,008.60
53	Ryan design2 Attr: Violeta Moraru	100 Sunrise Ave, Suite 111 Toronto ON M4A 1B3	1.00	0.00	1.00
54	Safex Workplace Safety Manager		1,220.40	0.00	1,220.40
55	Sm2 Attr: Greg Raspin		30,662.55	0.00	30,662.55
56	Stephanson's Attr: Mital Prajapati	6895 Columbus Rd Mississauga ON L5T 2G9	14,632.12	0.00	14,632.12
57	Structures RBR Inc. Attr: Jessie Turgeon	370 Rue Industrielle Saints-Anges QC G0S 3E0	84,435.94	0.00	84,435.94
58	Sure Way Enterprises Ltd Attr: Susan Song		93,719.10	0.00	93,719.10
59	Tech Force Company Attr: Rishi Parsana		16,823.21	0.00	16,823.21
60	Technical Concrete Solutions Ltd. Attr: Helder Lopes	1341 Kermisdale Blvd Newmarket ON L3Y 8Z8	1,249.41	0.00	1,249.41
61	The Brick Warehouse LP Attr: Reza Gamber	16930 114 Avenue NW Edmonton AB T5M 3S2	1.00	0.00	1.00
62	Throne Porta Potty Inc Attr: Elisa McHugh	1-55 Wings Rd Woodbridge ON L4L 6B4	6,213.55	0.00	6,213.55
63	Todd Glen Attr: John Todd		11,300.00	0.00	11,300.00
64	Watson Building Supplies	2 - 50 Royal Group Crescent Woodbridge ON L4H 1X9	9,864.57	0.00	9,864.57
65	Workplace Safety and Insurance Board Attr: Eric Kupka	200 Front St W, 22nd Floor Toronto ON M5V 3J1	1.00	0.00	1.00
66	WPC GP 1 Inc. / Windsor Private Capital Limited Partnership Attr: Jordan M. Kupinsky		1.00	0.00	1.00
<b>Total:</b>			<b>2,631,359.72</b>	<b>0.00</b>	<b>2,631,359.72</b>

02-Jan-2024

Date