



**Notice and Statement of the Receiver**  
**(Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)**

**IN THE MATTER OF THE RECEIVERSHIP OF  
SURREY CENTRE DISTRICT NW GP LTD.  
OF THE CITY OF BURNABY, IN THE PROVINCE OF BRITISH COLUMBIA**

**Court No.: S-246994**

1. Pursuant to an order of the Supreme Court of British Columbia (the “**Court**”) pronounced on November 8, 2024 (the “**Receivership Order**”), KSV Restructuring Inc. (“**KSV**”) was appointed as receiver (in such capacity, the “**Receiver**”), without security, of property located at LOT A SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP111526, PID: 031-746-667 (the “**Lands**”) and all right, title, and interest of 105 University View Homes Ltd. (“**105 University**”) and District Northwest Limited Partnership (“**District LP**”), in all presently owned or held personal property of whatsoever nature and kind pertaining to the Lands, including all proceeds thereof (together with the Lands, the “**Property**”).
2. On April 2, 2025, the Court granted, among other things, an amended and restated Receivership Order (the “**Amended and Restated Receivership Order**”), that, among other things, expanded the scope of the receivership by appointing KSV as the Receiver, without security, of all of Surrey Centre District NW GP Ltd.’s (“**District GP**” and together with 105 University and District LP, the “**Debtors**”) presently owned or held personal property of whatsoever nature and kind pertaining to the Lands, including the proceeds thereof (the “**District GP Property**”).
3. The Receivership Order, the Amended and Restated Receivership Order, and other information relevant to the receivership proceedings are available at: <https://www.ksvadvisory.com/experience/case/dnw>.
4. District LP is the beneficial owner of the Lands, 105 University is the registered owner of the Lands, and District GP is a single-purpose entity with no business or operations other than serving as the general partner of District LP.
5. Prior to the Receivership Order, the Debtors were in the process of rezoning and obtaining permits for the Lands, with the goal constructing of a mixed-use development project consisting of two towers with 1,023 units known as “District Northwest” (the “**Project**”). Construction of the Project has not yet started.
6. The following information relates to the receivership of District GP:

Head office: 700-4211 Kingsway, Burnaby, British Columbia V5H 1Z

Principal line of business: Real Estate Holding Company

7. Based on a preliminary review of District GP's records and searches conducted under the *Personal Property Security Act* (British Columbia) and the Land Titles Office, the following is a list of creditors who have registrations against District GP and/or the District GP Property. At this time, no acknowledgment is made by the Receiver concerning the amounts owing and/or the security claimed.

Name of Secured Party
KingSett Mortgage Corporation

8. Based on District GP's books and records, a listing of potential creditors has been compiled and is attached as **Appendix "A"**. As the Receiver becomes aware of any additional creditors, it will provide a copy of this notice to those parties.
9. The principal purpose of the receivership proceedings is to identify, secure, and realize on the Property and District GP Property. On April 2, 2025, the Court granted an order, which among other things, authorized and the Receiver to market any or all of the Property and District GP Property, including advertising and soliciting offers in respect of the Property and District GP Property. The outcome of the realization process will determine the amount available for distribution to District GP's creditors.
10. Contact person for Receiver:

Name: Maha Shah  
Telephone No.: (587) 287-9958  
Facsimile No.: (416) 932-6266  
Email address: [mshah@ksvadvisory.com](mailto:mshah@ksvadvisory.com)

Dated at Calgary, Alberta this 16<sup>th</sup> day of June 2025.

**KSV RESTRUCTURING INC.,**

solely in its capacity as court-appointed receiver of  
District Northwest Limited Partnership, 105 University View Homes Ltd.  
and Surrey Centre District NW GP Ltd., and not in its personal capacity

Per:



Jason Knight  
Managing Director

## **Appendix “A”**

**IN THE MATTER OF THE RECEIVERSHIP OF  
SURREY CENTRE DISTRICT NW GP LTD.  
(Preliminary list of creditors as at April 2, 2025)  
(Unaudited \$)**

Appendix "A"

<b>Secured Creditors</b>	<b>Address</b>	<b>City</b>	<b>Province / State</b>	<b>Postal / ZIP Code</b>	<b>Country</b>	<b>Amount Due (CAD \$)</b>
KingSett Mortgage Corporation <sup>1</sup>	3700 - 40 King Street West, Scotia Plaza	Toronto	ON	M5H 3Y2	Canada	1.00
<b>Total Secured</b>						<b>1.00</b>
<b>Unsecured Creditors</b>	<b>Address</b>	<b>City</b>	<b>Province / State</b>	<b>Postal / ZIP Code</b>	<b>Country</b>	<b>Amount Due (CAD \$)</b>
BC Ministry of Finance <sup>1</sup>	PO Box 9048 Stn Prov Govt	Victoria	BC	V8W 9E2	Canada	1.00
Canada Revenue Agency <sup>1</sup>	9755 King George Boulevard	Vancouver	BC	V3T 5E1	Canada	1.00
WorkSafeBC <sup>1</sup>	PO Box 5350 Stn Terminal	Vancouver	BC	V6B 5L5	Canada	1.00
<b>Total Unsecured</b>						<b>3.00</b>
<b>Total</b>						<b>4.00</b>

**NOTES**

1. An amount of \$1 indicates that the amount due is undetermined or unknown.