

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

The Receiver gives notice and declares that:

1. On the 14<sup>th</sup> day of October, 2020, Zeifman Partners Inc. became the Receiver and Manager in respect of the assets, undertakings and properties of 4267 River Road LP and 4267 River Road GP Inc. (together “the Debtors” or “the Properties”), that is described below:

Asset	Appraised Value
4249/4267 River Road, Niagara Falls, ON	Unknown
Furniture	Unknown

The Receiver is in the process of obtaining appraisals of the Properties.

2. Zeifman Partners Inc. became a Receiver by virtue of being appointed by Order of the Honourable Justice Gilmore of the Ontario Superior Court of Justice (the “Court Order”) as issued on October 14, 2020. A copy of the Court Order is posted on our website at <https://www.zeifmans.ca/current-insolvency-files/4267-river-road-lp-and-24267-river-road-gp-inc/>
3. The undersigned took possession of the properties described above on the 14<sup>th</sup> day of October, 2020.
4. The following information relates to the Receivership:

Address of the Debtors:

- 5 Hazelton Avenue, 4<sup>th</sup> Floor, Toronto, Ontario, M5R 2E1



5. Amount owed to each creditor who holds a security on the properties described above includes the following:

<b>Name of Secured Creditor</b>	<b>Address</b>	<b>Claim</b>
Marchant Realty Partners Inc., as Agent	2 Ashford Court Carlisle, ON L0R 1H2	\$3,192,634

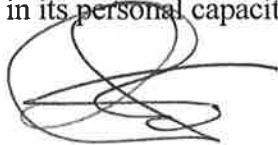
6. The list of unsecured creditors we are aware of at this time and the amount owed to each creditor is attached hereto as Appendix "A". The total amount due to the unsecured creditors is \$118,199.
7. The intended plan of action of the Receiver during the Receivership, to the extent that such a plan has been determined, is to appraise and market the properties for sale.
8. Contact person for the Receiver: Roman Konovalov  
Telephone: (416) 256-4000 ext.406  
Fax: (416) 256-4003  
Email: [rkk@zeifmans.ca](mailto:rkk@zeifmans.ca)

Dated at Toronto, Ontario this 22<sup>nd</sup> day of October, 2020.

Yours very truly,

**ZEIFMAN PARTNERS INC.**  
as Receiver of 4267 River Road LP and  
4267 River Road GP Inc.  
and not in its personal capacity

per:



Allan A. Rutman, MBA, CPA, CTP

Appendix A  
Unsecured Creditors

4267 River Road LP and 4267 River Road GP Inc.

No.	Name of creditor	Address	Unsecured claim
1	1021862 Ontario Ltd. 2020-06/10	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
2	1283989 Ontario Ltd	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
3	1632842 Ontario Inc.	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
4	2396139 Ontario Inc	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
5	2407553 Ontario Inc.	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
6	4049 River Road LP	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
7	4544 Zimmerman Avenue LP	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
8	Asset Management fee payable-4267 River Road GP	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
9	Bell Canada 9053549444(861)	Station Don Mills P.O.Box 9000 North York ON M3C 2X7	538.12
10	City of NF Water 2425403001	PO Box 1023 Niagara Falls ON L2E 6X5	358.62
11	City of NF Water 2425452001	PO Box 1023 Niagara Falls ON L2E 6X5	315.19
12	City of Niagara Falls Roll#2725 010 001124500000	Finance Department 4310 Queen Street Niagara Falls ON L2E 6X5	75,243.64
13	Cogeco 50017198610	CP 4080 Station Z Toronto ON M5W 1H8	854.73
14	Enbridge	PO Box 650 Scarborough ON M1K 5E3	1.00
15	Enbridge 910014298493	PO Box 644 Scarborough ON M1K 5H1	1,233.25
16	Enbridge 910014327855	PO Box 644 Scarborough ON M1K 5H1	1,027.62
17	Flexo Product CR18000	4777 Kent Avenue Niagara Falls ON L2H 1J5	1,108.18
18	Ideal Plumbing 115837	Unit 8 8 Clairmont Street Thorold ON L2V 1R1	528.84
19	Milborne Real Estate Inc. 4, 8	385 Madison Ave Toronto ON M4V 2W7	1.00
20	Niagara Peninsula Energy 241070201	Box 120 7447 Pin Oak Drive Niagara Falls ON L2E 6S9	396.92
21	Niagara Peninsula Energy 242540301	Box 120 7447 Pin Oak Drive Niagara Falls ON L2E 6S9	172.52
22	Property Management Fee Payable-4267 River Road GP	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
23	Receiver General - HST Arrears	PO BOX 20004, Station A Canada Revenue Agency Sudbury ON P3A 6B4	35,335.26
24	Skytouch PMS System ST0042	#300 16220 N Scottsdale Road Scottsdale AZ 85254 USA	1,031.21
25	Waste Management 13-74668-23007	Station A PO Box 4205 Toronto ON M5W 5L4	44.26
<b>Total:</b>			<b>118,199.36</b>