

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 14th day of October, 2020, Zeifman Partners Inc. became the Receiver and Manager in respect of the assets, undertakings and properties of 4544 Zimmerman Avenue LP and 4544 Zimmerman Avenue GP Inc. (together “the Debtors” or “the Properties”), that is described below:

Asset	Appraised Value
4544 Zimmerman Avenue, Niagara Falls, ON	Unknown
4552 Zimmerman Avenue, Niagara Falls, ON	Unknown

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

2. Zeifman Partners Inc. became a Receiver and manager 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/4544-zimmerman-avenue-lp-and-4544-zimmerman-avenue-gp-inc/>
3. The undersigned took possession of the properties described above on the 14th day of October, 2020.
4. The following information relates to the Receivership:

Address of the Debtors:

- 5 Hazelton Avenue, 4th Floor, Toronto, Ontario



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

Name of Secured Creditor	Address	Claim
Marchant Realty Partners Inc., as Agent	2 Ashford Court Carlisle, ON L0R 1H2	\$4,718,234

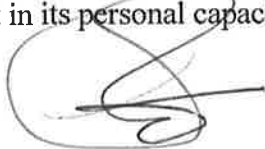
6. The list of unsecured creditors we are aware of at this time and the amount owed to each creditor is attached hereto as Appendix "A". The total amount due to the unsecured creditors is \$76,584.
7. The intended plan of action of the Receiver during the Receivership, to the extent that such a plan 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

Dated at Toronto, Ontario this 22nd day of October, 2020.

Yours very truly,

ZEIFMAN PARTNERS INC.
as Receiver of 4544 Zimmerman Avenue LP and
4544 Zimmerman Avenue GP Inc.
and not in its personal capacity

per:



Allan A. Rutman, MBA, CPA, CTP

Appendix A
Unsecured Creditors

4544 Zimmerman Avenue LP and 4544 Zimmerman Avenue GP Inc.

No.	Name of creditor	Address	Unsecured claim
1	1021862 Ontario Ltd. 2020-08/12	5 Hazelton Ave 4th Floor Toronto ON M5R 2E1	1.00
2	2384212 Ontario	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
3	2407553 Ontario Inc.	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
4	Asset Management fee payable- 4544 GP	5 Hazelton Ave., 4th Floor Toronto ON M5R 2E1	1.00
5	City of Niagara Falls Roll#2725 010 002043000000	Finance Department 4310 Queen Street Niagara Falls ON L2E 6X5	76,577.46
6	Enbridge	PO Box 650 Scarborough M1K 5E3	1.00
7	Milborne Real Estate Inc.	385 Madison Ave Toronto ON M4V 2W7	1.00
8	Milborne Real Estate Management Fees 6 and 10	385 Madison Ave Toronto ON M4V 2W7	1.00
Total:			76,584.46