

District of ONTARIO  
Division 9 - Toronto  
Court No. 31-459641  
Estate No. 31-459641

**In the Matter of the Bankruptcy of  
INTEGRO BUILDING SYSTEMS INC.  
of the City of Vaughan, in the Province of Ontario  
(Ordinary Administration)**

**NOTICE OF SECOND MEETING OF CREDITORS  
(Section 103(1) of the Act)**

**TAKE NOTICE THAT:**

1. MNP Ltd., Trustee of the Estate of Integro Building Systems Inc., (the “**Trustee**”) requests that a Second Meeting of Creditors (the “**Second Meeting**”) be held.
2. The Second Meeting will be held on the 31<sup>st</sup> day of January 2024, at 2:00 o’clock in the afternoon, virtually via Microsoft Teams. Instructions on attending the virtual meeting are attached.
3. To be entitled to vote at the Second Meeting, and where necessary, a valid Proxy Form naming the representative attending this meeting must be on file with the Trustee. If you need to change the person you wish to appoint as your proxy or had not previously appointed a person as your proxy, a blank Proxy Form (Form 36) is attached.
4. An agenda outlining the items to be discussed at the Second Meeting and additional information associated with the purpose of the meeting is attached.

DATED AT Toronto, Ontario this 19<sup>th</sup> day of January 2024.

**MNP LTD.**

Trustee of the Estate of  
Integro Building Systems Inc., a Bankrupt  
Per:



Matthew Lem  
Licensed Insolvency Trustee

Attachments

# **Instructions on Attending the Meeting**

**In the Matter of the Bankruptcy of  
INTEGRO BUILDING SYSTEMS INC.  
of the City of Vaughan, in the Province of Ontario  
(Ordinary Administration)**

**SECOND MEETING OF CREDITORS**

**Instructions on Attending the Meeting**

As noted in the Notice of Second Meeting of Creditors, dated January 19, 2024 (the “**Notice**”), MNP Ltd., in its capacity as Trustee of the Estate of Integro Building Systems Inc., (the “**Trustee**”) has called the Second Meeting of Creditors (the “**Second Meeting**”) to be held virtually on **Wednesday, January 31, 2024, at 2:00 PM (Toronto Time) via Microsoft Teams**. It is not mandatory to attend the Second Meeting, but should you wish to attend/join the meeting, please review the following procedures:

**Meeting Details:**

**Microsoft Teams App or Web Browser (video conference):**

<https://shorturl.at/gtY79>

**Telephone (audio only):**

Toll-free in Canada : 877-252-9279 /Outside Canada 1 (587) 747-4334  
Phone Conference ID: 323 374 169#

**Requirements Prior to Second Meeting:**

To be entitled to vote at the Second Meeting, you must have filed/submitted to the Trustee your Proof of Claim Form (“**PoC**”) with supporting documentation and had it admitted/accepted by the Trustee prior to the start of Second Meeting.

Attached is a list of the creditors who have filed PoCs with the Trustee that have already been admitted/accepted for voting purposes only by the Trustee and the name of the proxy holder, if applicable (the “**List of Proven Creditors**”). If you do not appear on this list, please contact the Trustee as soon as possible prior to the start of Second Meeting.

If you are an incorporated business and you plan to have a representative of your company attend the meeting, such representative must be the person named in the Proxy Form (Form 36) previously filed/submitted to the Trustee.


In order to vote at the meeting, you must either appoint a proxy or change your existing proxy by filling out and sending a Proxy Form (Form 36) to the Trustee before the Second Meeting begins. A blank Proxy Form (Form 36) is included.

**Registration:**

The Trustee will open the virtual meeting thirty (30) minutes in advance of the appointed meeting time. We encourage all creditors attending to enter the virtual meeting earlier than the appointed time to permit registration and attendance to be completed.

Attendees will be acknowledged and registered on a “first come first serve” basis. We ask for the purpose of registration and recording your attendance, you follow the below procedures:

If attending by **video conference:**

1. Click on the Chat button; 
2. The Meeting Chat window will open to the right of the main screen;
3. In the Meeting Chat window please enter in the “Type a new message” box the following:
  - a. Identify yourself by the creditor number beside your creditor name listed in the attached List of Proven Creditors;
  - b. Identify the names of all of the individuals attending with you and their capacity in attending (e.g., legal counsel); and
  - c. Whether you want your name to stand as a potential inspector of the estate of the Bankrupt.

If attending by **telephone/audio only:**

1. When solicited by the Trustee, you provide the following details:
  - a. Identify yourself by the creditor number beside your creditor name listed in the attached List of Proven Creditors;
  - b. Identify the names of all of the individuals attending with you and their capacity in attending (e.g., legal counsel); and
  - c. Whether you want your name to stand as a potential inspector of the estate of the Bankrupt.

Please note that this meeting may be recorded for meeting minutes purposes.

If you have any questions, please contact Chahna Nathwani at (647) 475-8331 or email at [IntegroBuild@mdp.ca](mailto:IntegroBuild@mdp.ca).

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**List of Proven Creditors  
As of January 18, 2024**

Creditor's Name	Type of Claim	Proxy on File	Proxy Name	Contact Name
407 ETR	Unsecured creditor	No	N/A	Ryan Stanford
Abubeker Aman	Unsecured creditor	N/A	N/A	Abubeker Aman
Aerotek ULC	Unsecured creditor	No	N/A	Anne Krache
Alexandr Firsov	Unsecured creditor	N/A	N/A	Alexandr Firsov
Alexi Leon	Unsecured creditor	N/A	N/A	Alexi Leon
Alpa Lumber Mills Inc.	Unsecured creditor	Yes	Zena Hanson	Zena Hanson
Alvin Milton	Unsecured creditor	N/A	N/A	Alvin Milton
Amirhossein Ahbab	Unsecured creditor	N/A	N/A	Amirhossein Ahbab
Amy Taraborrelli	Unsecured creditor	N/A	N/A	Amy Taraborrelli
An Duy Tran	Unsecured creditor	N/A	N/A	An Duy Tran
Aprille Hafalla	Unsecured creditor	N/A	N/A	Aprille Hafalla
Art Middleton	Unsecured creditor	N/A	N/A	Art Middleton
Audrey Fu	Unsecured creditor	N/A	N/A	Audrey Fu
Avash Khanal	Unsecured creditor	N/A	N/A	Avash Khanal
Barry Wannan	Unsecured creditor	N/A	N/A	Barry Wannan
Battlefield Cat Rental	Unsecured creditor	No	N/A	Kim Campbell
Bautech Inc.	Unsecured creditor	Yes	Andrew Sokolik	Gloria Serna
Bell Mobility Inc.	Unsecured creditor	No	N/A	Anick Viau
Bercon Rentals Inc.	Unsecured creditor	Yes	Alvi Beraldo	Hassan Chaudhary
Berih Tenseaw Sfaf	Unsecured creditor	N/A	N/A	Berih Tenseaw Sfaf
Brafasco (White Cap Supplier Canada)	Unsecured creditor	Yes	MNP LTD	Sandy Soares
Brandon Black	Unsecured creditor	N/A	N/A	Brandon Black
Building Solutions Together Ltd.	Unsecured creditor	No	N/A	Melania Torok
Bunzl Safety	Unsecured creditor	No	N/A	Jennifer Moser-Wilcox
Caldwell Mfg Co NA LLC	Unsecured creditor	No	N/A	Robert Baker
Canada Revenue Agency	Deemed Trust//Unsecured creditor	No	N/A	Rene Tagelaar
Canadian Mill Netteclean Supply	Unsecured creditor	Yes	Mark Shendroff	Netta Friedman
Cascade Aqua-Tech Ltd.	Unsecured creditor	No	N/A	Shelley Fitzpatrick
CBCS Capital Inc.	Unsecured creditor	No	N/A	Karren
Cesar Hernandez	Unsecured creditor	N/A	N/A	Cesar Hernandez
Cheetah Transport Ltd.	Unsecured creditor	Yes	Shelley Eny	Shelley Eny
Christopher Hannah	Unsecured creditor	N/A	N/A	Christopher Hannah
Citi Cards Canada Inc.	Unsecured creditor	No	N/A	Charlotte McCreight
CS2 Construction Sales Inc.	Unsecured creditor	No	N/A	Adrian Russell
Cynthia Ntakirutimana	Unsecured creditor	N/A	N/A	Cynthia Ntakirutimana
Cyriax James Sioco	Unsecured creditor	N/A	N/A	Cyriax James Sioco
David Leblanc	Unsecured creditor	N/A	N/A	David Leblanc
David Mariano	Unsecured creditor	N/A	N/A	David Mariano
Dependable Anodizing Ltd.	Unsecured creditor	No	N/A	Steven Saroli
Dominika Hanebach	Unsecured creditor	N/A	N/A	Dominika Hanebach
Douglas Recruitment Inc.	Unsecured creditor	No	N/A	Raza
E.P. Terminals Inc.	Unsecured creditor	No	N/A	Lisa Boecker
Earl Paddock Transportation Inc.	Unsecured creditor	No	N/A	Lisa Boecker
Eldo Pathrose	Unsecured creditor	N/A	N/A	Eldo Pathrose
Elijah Leon Prieto	Unsecured creditor	N/A	N/A	Elijah Leon Prieto
EONE3 Fabrication Inc.	Unsecured creditor	Yes	N/A	Gerald Wilkinson
Eric Mariano	Unsecured creditor	N/A	N/A	Eric Mariano
Eyob Hailemichael	Unsecured creditor	N/A	N/A	Eyob Hailemichael
Faisel Tenseaw	Unsecured creditor	N/A	N/A	Faisel Tenseaw
Fastenal Canada	Unsecured creditor	No	N/A	Leah Bohlmann
Felix Reguyal	Unsecured creditor	N/A	N/A	Felix Reguyal
First Gulf Development	Unsecured creditor	Yes	Daniel Savage	Daniel Savage
FortisBC Energy Inc.	Unsecured creditor	No	N/A	Everlove M
Francky Charles	Unsecured creditor	N/A	N/A	Francky Charles
Fred Worm	Unsecured creditor	No	N/A	Termination pay
Futsum Jihad	Unsecured creditor	N/A	N/A	Futsum Jihad
Genesis Curtainwall Systems	Unsecured creditor	Yes	Richard Hall	Richard Hall
GFL Environmental Inc.	Unsecured creditor	No	N/A	Kelly Livingstone

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**List of Proven Creditors  
As of January 18, 2024**

Creditor's Name	Type of Claim	Proxy on File	Proxy Name	Contact Name
Graham Kavanagh	Unsecured creditor	N/A	N/A	Graham Kavanagh
Grant Metal Products Ltd.	Unsecured creditor	Yes	Hilary Henley	Hilary Henley
Gursahib Thind	Unsecured creditor	N/A	N/A	Gursahib Thind
Hi-Tech Machining & Maintenance Inc.	Secured creditor	No	N/A	Shiksha Puri
Honesto Reus	Unsecured creditor	N/A	N/A	Honesto Reus
Huy Le	Unsecured creditor	N/A	N/A	Huy Le
Ideological Systems Inc.	Unsecured creditor	Yes	Andre de Lacerda	Andre de Lacerda
Imperial Coffee and Services	Unsecured creditor	Yes	Vicki Sentance	Vicki Sentance
James Barry	Unsecured creditor	N/A	N/A	James Barry
Jan Rey Gacayan	Unsecured creditor	N/A	N/A	Jan Rey Gacayan
John Marasigan	Unsecured creditor	N/A	N/A	John Marasigan
Jonathan Cooper	Unsecured creditor	N/A	N/A	Jonathan Cooper
Kamal Kaur	Unsecured creditor	N/A	N/A	Kamal Kaur
Kamalkumar Patel	Unsecured creditor	N/A	N/A	Kamalkumar Patel
KamalPreet Sharma	Unsecured creditor	N/A	N/A	KamalPreet Sharma
Karl Beaudoin	Unsecured creditor	N/A	N/A	Karl Beaudoin
Kayla Tan	Unsecured creditor	N/A	N/A	Kayla Tan
Keshvi Parikh	Unsecured creditor	N/A	N/A	Keshvi Parikh
Kevin Banda	Unsecured creditor	N/A	N/A	Kevin Banda
Kevin Voth	Unsecured creditor	N/A	N/A	Kevin Voth
Keymark Corporation	Secured creditor	No	N/A	Thomas Emalfarb
Keymark Corporation	Secured creditor	No	N/A	Shiksha Puri
Kinjal Shah	Unsecured creditor	N/A	N/A	Kinjal Shah
KMS Tools and Equipment	Unsecured creditor	No	N/A	Kelsey Raven
Lei Xie	Unsecured creditor	N/A	N/A	Lei Xie
Ling Jiang	Unsecured creditor	N/A	N/A	Ling Jiang
Livingston Internationals	Unsecured creditor	No	N/A	Maria Cristina Vargas
Louay Alalawi	Unsecured creditor	N/A	N/A	Louay Alalawi
Lyndon Lumbres	Unsecured creditor	N/A	N/A	Lyndon Lumbres
Malek Al Bitar	Unsecured creditor	N/A	N/A	Malek Al Bitar
Maneuver Freight Services Inc.	Unsecured creditor	No	N/A	Preet Singh
Manik Aggarwal	Unsecured creditor	N/A	N/A	Manik Aggarwal
Marcelo Gallo	Unsecured creditor	N/A	N/A	Marcelo Gallo
Maricris Lacar	Unsecured creditor	N/A	N/A	Maricris Lacar
Martha Atehortua Munoz	Unsecured creditor	N/A	N/A	Martha Atehortua Munoz
Maryam Bakhshzad Mahmoudi	Unsecured creditor	N/A	N/A	Maryam Bakhshzad Mahmoudi
Mebrahtom Tesfaselasi Girmay	Unsecured creditor	N/A	N/A	Mebrahtom Tesfaselasi Girmay
Michael Calisti	Unsecured creditor	N/A	N/A	Michael Calisti
Miller Waste Systems Inc. - Markham Division	Unsecured creditor	No	N/A	Tiffany Wilson
Minister of Finance - BC PST10515852	Unsecured creditor	No	N/A	Heather Kurbatoff
Minister of Finance - BC EHT11382194	Unsecured creditor	No	N/A	Heather Kurbatoff
Narendra Patel	Unsecured creditor	N/A	N/A	Narendra Patel
Navjot Chahal	Unsecured creditor	N/A	N/A	Navjot Chahal
Nelson De Matos	Unsecured creditor	N/A	N/A	Nelson De Matos
Nelson Dellosa	Unsecured creditor	N/A	N/A	Nelson Dellosa
Nelson Munoz	Unsecured creditor	N/A	N/A	Nelson Munoz
Nirusen Vigneswaran	Unsecured creditor	N/A	N/A	Nirusen Vigneswaran
Norma Lam	Unsecured creditor	N/A	N/A	Norma Lam
Nth Degree Facades	Unsecured creditor	No	N/A	Robert Thiede
Office Central Inc.	Unsecured creditor	Yes	MNP LTD	Ana Montes
Orbis Facade Inc.	Secured creditor	No	N/A	Mike C. Stewart
Parth Jani	Unsecured creditor	N/A	N/A	Parth Jani
Pedro Santiago Mora	Unsecured creditor	N/A	N/A	Pedro Santiago Mora
Peter Schauer	Unsecured creditor	N/A	N/A	Peter Schauer
Phoenix Glass	Unsecured creditor	Yes	Sunny Minhas	Sunny Minhas
Phu Lam Huynh	Unsecured creditor	N/A	N/A	Phu Lam Huynh
Randeep Kaur	Unsecured creditor	N/A	N/A	Randeep Kaur
Ravikanthanatha Subramaniam	Unsecured creditor	N/A	N/A	Ravikanthanatha Subramaniam

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**List of Proven Creditors  
As of January 18, 2024**

Creditor's Name	Type of Claim	Proxy on File	Proxy Name	Contact Name
Raymond Mendonca	Unsecured creditor	N/A	N/A	Raymond Mendonca
Royal Bank of Canada	Secured creditor/Unsecured creditor	Yes	Roger Jaipargas	Barry Mutis
Renato Lancion	Unsecured creditor	N/A	N/A	Renato Lancion
Ricardo Mariano	Unsecured creditor	N/A	N/A	Ricardo Mariano
Ri-Go Lift Truck Ltd.	Unsecured creditor	No	N/A	Nadine Mortella
Robert Stevens	Unsecured creditor	N/A	N/A	Robert Stevens
Roel Bravo	Unsecured creditor	N/A	N/A	Roel Bravo
Roman Cap	Unsecured creditor	N/A	N/A	Roman Cap
Rosa Cirillo	Unsecured creditor	N/A	N/A	Rosa Cirillo
Rosendo Zambrano	Unsecured creditor	N/A	N/A	Rosendo Zambrano
Rosine El Imad	Unsecured creditor	N/A	N/A	Rosine El Imad
Sachin Ramkaran	Unsecured creditor	N/A	N/A	Sachin Ramkaran
Samantha Wong	Unsecured creditor	N/A	N/A	Samantha Wong
Sams Electrical Services Ltd.	Unsecured creditor	No	N/A	SAM YOSSIBA
Sanh Kien Thai	Unsecured creditor	N/A	N/A	Sanh Kien Thai
Sean Clarence Santiaguel	Unsecured creditor	N/A	N/A	Sean Clarence Santiaguel
Sonic Staffing	Unsecured creditor	Yes	Raj Johal	Raj Johal
Sooley's Safety Services	Unsecured creditor	No	N/A	Douglas Sooley
Soprema Inc.	Unsecured creditor	No	N/A	Mario JEANSON
Specialized Metal Fabricators Inc.	Unsecured creditor	No	N/A	Primaljeet Kaur
State Window Corporation	Secured creditor/Unsecured creditor	Yes	Jesse Mighton	Nikki Carvalho
Stella Custom Glass Hardware	Unsecured creditor	No	N/A	Adam Stephenson
Suhua Ding	Unsecured creditor	N/A	N/A	Suhua Ding
Suspended Stages Inc.	Unsecured creditor	No	N/A	Rhonda Lee
Thakurdatt Persaud	Unsecured creditor	N/A	N/A	Thakurdatt Persaud
Timothy Donohue	Unsecured creditor	N/A	N/A	Timothy Donohue
Tin Huynh	Unsecured creditor	N/A	N/A	Tin Huynh
Tip Fleet Services Canada Ltd.	Unsecured creditor	No	N/A	Patrick Bernard
True North Fabrication	Unsecured creditor	Yes	John Sullivan	John Sullivan
Trung Huynh	Unsecured creditor	N/A	N/A	Trung Huynh
Tsehayee Kidanemaryam	Unsecured creditor	N/A	N/A	Tsehayee Kidanemaryam
Valid Metal Fabrication Inc.	Unsecured creditor	No	N/A	Hesam Validi
Vault Credit Corporation	Secured creditor	No	N/A	Heidi Reffler
Viktor Belousov	Unsecured creditor	N/A	N/A	Viktor Belousov
Vipan Vir Singh	Unsecured creditor	N/A	N/A	Vipan Vir Singh
Vipin Mohanan	Unsecured creditor	N/A	N/A	Vipin Mohanan
Vitrum Industries Ltd.	Unsecured creditor	No	N/A	Bryan Shane
Wassim Abousawan	Unsecured creditor	N/A	N/A	Wassim Abousawan
Weldeab Mebrahtu	Unsecured creditor	N/A	N/A	Weldeab Mebrahtu
Weston Forest Products Inc.	Unsecured creditor	No	N/A	SOPHIE NORM
Whitelaw BCA LLP	Unsecured creditor	No	N/A	Mahsa Adibi
William Herniman	Unsecured creditor	N/A	N/A	William Herniman
Wm. P Somerville (1996) Ltd.	Unsecured creditor	No	N/A	Michelle Leduc
Xi Quan Lin	Unsecured creditor	N/A	N/A	Xi Quan Lin
Yasmin Arjomandi	Unsecured creditor	N/A	N/A	Yasmin Arjomandi
Yonas Bariay	Unsecured creditor	N/A	N/A	Yonas Bariay
Zheng Fang Leng	Unsecured creditor	N/A	N/A	Zheng Fang Leng
Zhi Jian Li	Unsecured creditor	N/A	N/A	Zhi Jian Li

District of: Ontario  
Division No. 09 - Toronto  
Court No. 31-459641  
Estate No. 31-459641

FORM 36  
Proxy  
(Subsection 102(2) and paragraphs 51(1)(e) and 66.15(3)(b) of the Act)

In the Matter of the Bankruptcy of  
Integro Building Systems Inc.  
of the City of Vaughan, in the Municipality of York  
in the Province of Ontario

I, \_\_\_\_\_, of \_\_\_\_\_, a creditor in the above matter, hereby  
appoint \_\_\_\_\_, of \_\_\_\_\_, to be  
my proxyholder in the above matter, except as to the receipt of dividends, \_\_\_\_\_ (with or without)  
power to appoint another proxyholder in his or her place.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Individual Creditor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Name of Corporate Creditor

Per \_\_\_\_\_  
Name and Title of Signing Officer

Return To:

MNP Ltd. - Licensed Insolvency Trustee

1900 - 1 Adelaide Street East  
Toronto ON M5C 2V9  
Fax: (416) 323-5242



# **Agenda and Information for Consideration**

**In the Matter of the Bankruptcy of  
INTEGRO BUILDING SYSTEMS INC.  
of the City of Vaughan, in the Province of Ontario  
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**SECOND MEETING OF CREDITORS**

**AGENDA**

The purpose of this meeting is to:

1. Provide a brief verbal update on the Trustee's activities and the administration of the bankruptcy estate of Integro Building Systems Inc. (the "**Bankrupt**");
2. Appoint up to five (5) new inspectors following the resignations of all of the inspectors of the Estate;
3. Seek the creditors' comments, concerns and input concerning the proposed sales of the equipment and other property of the Bankrupt; and
4. Any other matters raised at the meeting.

**In the Matter of the Bankruptcy of  
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**SECOND MEETING OF CREDITORS**

**Information for Consideration**

**Appointment of Inspectors**

At the First Meeting of Creditor held on September 19, 2023 for the bankruptcy estate of Integro Building Systems Inc. (the “**Bankrupt**”), two (2) inspectors were appointed; Alina Nagu and Barry Mutis.

On November 27, 2023, Ms. Nagu resigned as an inspector and on January 15, 2024, Mr. Mutis resigned as an inspector.

There have been only two inspector’s meetings. Copies of the minutes of the two (2) meetings are attached as **Appendix “A”** and detail the matters addressed by the inspector to date.

Given the resignations of all inspectors, the Trustee is following the provisions of Subsection 116(4) and Section 118 of the *Bankruptcy and Insolvency Act* (the “**BIA**”) and calling a meeting of creditors to appoint inspectors.

The role of an inspector is a fiduciary role, where they have a duty to act in the best interests of the creditors of the bankrupt estate and by supervising and assisting the trustee in the administration of the estate.

More information on the role and being an inspector of a bankruptcy estate can be found at the following link:

<https://ised-isde.canada.ca/site/office-superintendent-bankruptcy/en/information-bia-inspectors>

The Trustee is now seeking the appointment of up to five (5) new inspectors. If you wish to be an inspector, we ask that you please contact the Trustee in advance of the meeting.

As of the date of this being prepared document, the Trustee has received a request for Sabrina Missio of Canada Revenue Agency (“**CRA**”) to be appointed as inspector for this Estate.

## Proposed Sales of the Equipment and Other Property of the Bankrupt

### General

The Trustee is responsible for administering the bankruptcy of the debtor and ensuring that the interests of the creditors are protected. As part of the bankruptcy process, the Trustee has access to certain documents, information, and dollar figures that are confidential and commercially sensitive. Given the commercially sensitive nature of certain documents/information/dollar figures and the potential impact on the closing of the contemplated transaction, the Trustee cannot share certain sensitive materials at this time.

Based on the information outlined below, the Trustee is seeking the creditors' comments, concerns and input concerning the proposed sales of the equipment and other property of the Bankrupt in order to provide same to the inspector of the Estate, should one be appointed, and/or the Court in connection with the Trustee's application for the approval of the sales.

As background for this discussion, you should be aware of the following:

- a) The Bankrupt had equipment and other property at two locations: Vaughan, Ontario (the "**Vaughan Location**") and Surrey, British Columbia (the "**Surrey Location**");
- b) A list of the equipment and other property that were offered for sale at Vaughan Location is attached as **Appendix "B"** (the "**Vaughan Assets for Sale**");
- c) A list of the equipment and other property that were offered for sale at Surrey Location is attached as **Appendix "C"** (the "**Surrey Assets for Sale**");
- d) The Vaughan Assets for Sale are in the possession and control of the Trustee at the Vaughan Location. Prior to the bankruptcy, the Surrey Assets for Sale were included as part of a sub lease that the Bankrupt had entered into with Sudac Consulting Inc. ("**Sudac**") in June 2023 for the Surrey Location;
- e) The Trustee had engaged Infinity Asset Solutions Inc. ("**Infinity**") to conduct an appraisal of the Vaughan Assets for Sale and the Surrey Assets for Sale on a forced liquidation basis. Infinity prepared and issued an appraisal report dated October 11, 2023 (the "**Appraisal Report**");
- f) All of the assets and property of the Bankrupt (the "**Property**"), including the Vaughan Assets for Sale and the Surrey Assets for Sale are subject to claims of creditors in the order of priority under the law (i.e. who's claim is paid first from the proceeds/funds realized from the Property). The basic order of priority under law is as follows:
  - i. Trust claims;
  - ii. Secured creditors;
  - iii. Unsecured creditors

With respect to the above, the trust claims includes the deemed trust claim of CRA for unremitted employee source deduction withholdings ("**CRA's Trust Claim**") and the secured creditors include Royal Bank of Canada ("**RBC**") and State Window Corp. ("**State**");

- g) The exact amount of CRA's Trust Claim has yet to be determined (pending the completion of CRA's trust examination which is still on-going), but the Trustee estimates that such trust claim will be no less than \$3 million and possibly greater;
- h) RBC has filed a claim in this bankruptcy in the amount of \$9,328,316.00, of which it is claiming to be a secured creditor to the extent of \$500,000.00 (based on its valuation of its security);

- i) As stated in the Trustee's Preliminary Report dated September 19, 2023 to the Bankrupt's creditors *"..., all the assets in the estate are subject to Deemed Trust Claims, Construction Trust Claims and/or the claims of the Company's secured creditors, which includes RBC. Any realization activities commenced by the Trustee are subject to the Trustee first entering into an administrative agreement with CRA, and/or the Company's other priority and secured creditors. Given the above and the extent of trust, priority and secured claims versus the Company's assets, the Trustee does not anticipate that there will be any funds to be available for distribution to the Company's unsecured creditors."*
- j) On October 16, 2023, the Trustee submitted a request to CRA for an administrative agreement, which was accepted/consented to by CRA on November 7, 2023 (the "**Administrative Agreement**");
- k) In connection with the Trustee's occupancy of the Vaughan Location, the Trustee entered into an occupation agreement, effective September 1, 2023 (the "**Occupation Agreement**"). The Occupation Agreement was necessary as State had a need for the Vaughan Location and to use certain of the Vaughan Assets for Sale in order to complete a project. The Trustee needed the Occupation Agreement as a means to cover the rent cost (approximately \$125,000/month) of the Vaughan Location in order to deal with third-party property associated with construction projects (the "**Project Property**") but also to store the Property and books and records located at the Vaughan Location until such time as they could be addressed (i.e. sold by the Trustee or dealt with by CRA or RBC); In consideration of State having access to the Vaughan Location and the use of certain of the Property located there, State was responsible for paying all rent and utilities costs associated with the Vaughan Location. As an added benefit, the presence of State provided a qualified labour force to be utilized by the Trustee to conduct inventory counts and assist in the removal of the Project Property;
- l) In connection with the Surrey Location, the Trustee did not go into occupation, as it was already subject to a sublease with Sudac. Following the bankruptcy, Sudac entered into an arrangement directly with the landlord of the Surrey Location. Notwithstanding, the Trustee retained title and ownership to the Surrey Assets for Sale, which was documented in the form of waivers with Sudac and the landlord of the Surrey Location;
- m) Any sale process was limited to selling assets only, as there was no business or enterprise value given the nature of the business, industry and the state of the construction contracts;
- n) As of the date of this document, the Trustee has only had gross realization of approximately \$37,000; and
- o) State is a party related to the Bankrupt.

Following the Trustee obtaining the Administrative Agreement, the Trustee commenced steps to develop and implement sale processes for the Vaughan Assets for Sale and the Surrey Assets for Sale.

#### The Vaughan Assets for Sale

For the Vaughan Assets for Sale, the following steps were taken:

- a) Prepared a list of equipment to be offered for sale;
- b) Prepared an Information Memorandum (the "**IM**"), which detailed the key terms and conditions of sale, as well as deadlines;
- c) Based on the parties that contacted the Trustee with an interest in purchasing certain of the Property located at the Vaughan Location and parties the Trustee had identified based its own prior

experience selling assets and contacts within the industry, a list of twenty-eight (28) parties (the “**Potential Bidders**”) was assembled. The Potential Bidders included six (6) companies in the same or similar industry, one (1) equipment dealer and reseller of the Emmegi CNC machines and twenty-one (21) liquidators;

- d) Following consultation with CRA on the process proposed, on December 1, 2023 the Trustee commenced distributing the IM to the Potential Bidders, with inspections and viewings commencing December 5, 2023;
- e) Due to the time of year (i.e. near the Christmas holidays) and given that it was only assets that were going to be offered for sale, a short marketing and due diligence process was established, which called for offers by 12 PM (Toronto Time) on December 22, 2023 (the “**Offer Deadline**”);
- f) Fifteen (15) interested parties proceeded with a site visit to the Vaughan Location and an inspection of the Vaughan Assets for Sale, all of which were facilitated by the Trustee;
- g) By the Offer Deadline, twelve (12) parties (the “**Bidders**”) had submitted formal offers. The Bidders included four (4) companies in the same or similar industry, one (1) equipment dealer and reseller of the Emmegi CNC machines and seven (7) liquidators. In total there were nineteen (19) offers, which were a combination of cash purchase offers (*en bloc* and piecemeal) and/or liquidation proposals that included a Net Minimum Guarantees (“**NMG**”).

A summary of and analysis of the cash purchase offers and liquidation proposals received was prepared by the Trustee (the “**Offer Analysis**”), with purpose of comparing the offers on an “apples to apples” basis. This meant adjusting the offers in the Offer Analysis to address/reflect the financial impact of conditions the Bidders had included in their offers, as well as attempting to estimate what could be realized under the NMG liquidation proposals. In this regard, the Trustee estimated the gross proceeds to be realized at auction under the liquidation proposals would be the values based primarily on the Appraisal Report and other information provided by Infinity (the “**Estimated Auction Value**”). The conditions that had a financial impact on the offers were as follows:

- a) Requiring the right to occupy the Vaughan Location on an occupancy cost free basis to conduct an auction and/or permit the removal of equipment for a period from twenty (20) to ninety (90) days;
- b) Including certain assets, namely scrap metal, which were not part of the Vaughan Assets for Sale, since the Trustee intended to realize upon same itself and separately from this sale process; and
- c) Requiring obtaining Court approval of the sale transaction in order to obtain an Approval and Vesting Order (“**AVO**”), to allow obtaining clear title to the Vaughan Assets for Sale.

Based on the Offer Analysis the cash purchase offer from State appeared to the Trustee to be the most favourable with the least amount of risk. There was a NMG liquidation offer from Workingman Capital Corp. (“**Workingman**”) which was potentially \$38,000 higher but it was riskier as that result relies on the auctioneer achieving the Estimated Auction Value, as well as providing an occupancy cost free period of only forty-five (45) days, when its liquidation proposal contemplated an occupancy cost free period between forty-five (45) and sixty (60) days. This differential in offers between State and Workingman was reduced to only approximately \$16,000, when State later increased its offer to address the additional cost of obtaining an AVO.

In comparison to the next highest *en bloc* cash purchase offers received, State’s revised offer exceeds such adjusted offer (i.e. adjusted for occupancy cost free period and scrap metal) from Workingman by approximately \$70,000, and that assumed that the occupancy cost free period would be only forty-five (45) days and not sixty (60) days.

The major factor that made State's offer financially better than virtually all of other offers/proposals, is that State is already paying the rent and other occupancy costs under the Occupation Agreement and therefore such costs are not borne by the Estate.

The gross offer from State is below the Estimated Auction Value. That being said, it should be noted that that one (1) of the CNC machines (the "**State Machine**") that forms part of the Vaughan Assets for Sale is a piece of equipment that State owned and had leased to the Bankrupt but never received any lease payments. The State Machine represents approximately fourteen (14%) percent of the Estimated Auction Value and notwithstanding that State has a security interest in such machine, it is being sold because CRA's deemed trust claim has priority over any secured claim right of State and RBC.

The Trustee acknowledges that some parties could argue that State should pay a premium for acquiring the assets in-place, as it will save the costs and hassles of relocating and setting up its business operations. However, the Trustee believes that this argument is not valid, for the following reasons:

- The Trustee has conducted a fair and transparent marketing process, and has invited all potential buyers to submit their best offers for the assets. The Trustee has not received any higher or better offers than State's offer, which indicates that the market value of the assets is reflected in State's offer;
- The Trustee faces a limited pool of buyers who are in the same or similar business as the Bankrupt and who are willing and able to assume the 92,600 square feet comprising the Vaughan Location; and
- Given the appraised value of the Vaughan Assets for Sale and the monthly occupancy costs, if the Trustee was to have to cover same, the benefits of proceeding to soliciting another "in-place" value offer, which would require a significantly longer sale process, would likely not outweigh the costs or the risk of losing the State offer.

Based on the above, the Trustee is of the view that the transaction with State for the Vaughan Assets for Sale is the best offer and should be completed for the following reasons:

- a) The solicitation of offers was sufficiently fulsome given the time of year, the time available to the Trustee since entering into the Administrative Agreement with CRA, and the value of the assets being offered for sale;
- b) State's offer provided for a higher net recovery than the other offers, with the liquidation offers requiring the Trustee to incur additional costs of occupation, etc.;
- c) State's offer is more certain than the liquidation offers, as it does not depend on the outcome of the sale of the assets in the open market, which could be affected by the state of the real estate and construction sector, the demand and supply of the assets, and the timing and location of the sale;
- d) there were multiple bids for the Vaughan Assets for Sale, both from parties within the industry and from reputable liquidators, all of which represents a commercially reasonable result in the circumstances; and
- e) CRA, as the holder of a deemed trust claim in first priority to these assets and who may suffer a shortfall, is supportive of the contemplated transaction.

### The Surrey Assets for Sale

For the Surrey Assets for Sale, the Trustee sought to simply negotiate an offer with Sudac for the purchase of the assets because of:

- a) The limited value of the Surrey Assets for Sale as based upon the Appraisal Report;
- b) The potential costs (e.g. occupancy/storage & moving, selling, etc.) associated with dealing with the assets given they were located in Surrey, British Columbia; and
- c) The Trustee was not in occupation of the Surrey Location.

The Trustee negotiated an offer from Sudac for an amount that was slightly higher than the value stated in the Appraisal Report associated with the Surrey Assets for Sale.

Based on the above, the Trustee is of the view that the transaction negotiated with Sudac for the Surrey Assets for Sale is the best offer and should be completed for the following reasons:

- a) The appraisal of the Surrey Assets for Sale supports the commercial reasonableness of the purchase price; and
- b) CRA, as the holder of a deemed trust claim in first priority to these assets and who may suffer a shortfall, is supportive of the contemplated transaction.



# **Appendix “A”**

**Minutes of the First and Second Meeting of Inspector**

District of ONTARIO  
Division 9 - Toronto  
Court No. 31-459641  
Estate No. 31-459641

**In the Matter of the Bankruptcy of  
INTEGRO BUILDING SYSTEMS INC.  
of the City of Vaughan, in the Province of Ontario  
(Ordinary Administration)**

**MINUTES OF THE FIRST INSPECTORS MEETING**

These are the Minutes of the First Inspectors Meeting (the “**Meeting**”) in the matter of the bankruptcy of Integro Building Systems Inc. (“**Integro**”) held by telephone and convened on the 29<sup>th</sup> day of November 2023 at 1:30 PM (EST).

**Present:**

Matthew Lem  
Barry Mutis

**Representing**

Trustee  
Inspector

**Meeting Called to Order**

The Trustee advised that there was a quorum, and the Meeting was called to order.

**Agenda**

Prior to the Meeting, the Trustee outlined an agenda for the meeting, as reflected below:

1. Seeking the Inspector’s approval to disclaim the leases for the Waterdown, Vaughan and Surrey (BC) locations.

**Disclaimer of Leases**

The Trustee had prior to the meeting provided to the Inspector copies of the draft form of Notice of Disclaimer of Lease to be issued to the landlords of the Waterdown, Vaughan and Surrey (BC) locations, as well as copies of the draft form of Waiver being sought from the respective landlords and the proposed tenants for the Vaughan and Surrey (BC) locations in connection with the assets/property of Integro that would remain at the locations, pending the completion of a sale process and after the contemplated lease disclaimer notices had been issued.

After a discussion, and pursuant to Subsection 30(1)(k) of the *Bankruptcy and Insolvency Act* (Canada), the Inspector authorized the Trustee to issue the Notice of Disclaimer of Lease for the Waterdown location, and to issue the Notices of Disclaimer of Lease for the Vaughan and Surrey

(BC) locations, subject to the condition that the Trustee first obtain the signed Waivers from the respective landlords and proposed tenants for such locations.

**Other/Termination of Meeting**

There being no further business, the Meeting was terminated.

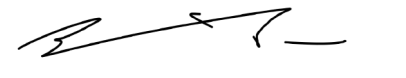
Dated at Toronto, Ontario this 29<sup>th</sup> day of November 2023.

**MNP LTD.**

Trustee of the estate of  
Integro Building Systems Inc., a bankrupt

Per:   
Matthew Lem

Approved by:

  
Inspector – Barry Mutis

District of ONTARIO  
Division 9 - Toronto  
Court No. 31-459641  
Estate No. 31-459641

**In the Matter of the Bankruptcy of  
INTEGRO BUILDING SYSTEMS INC.  
of the City of Vaughan, in the Province of Ontario  
(Ordinary Administration)**

**MINUTES OF THE SECOND INSPECTOR'S MEETING**

These are the Minutes of the Second Inspector's Meeting (the "**Meeting**") in the matter of the bankruptcy of Integro Building Systems Inc. ("**Integro**") held virtually Webex and convened on the 12<sup>th</sup> day of December 2023 at 1:30 PM (EST).

**Present:**

Matthew Lem  
Barry Mutis

**Representing**

Trustee  
Inspector

**Meeting Called to Order**

The Trustee advised that there was a quorum, and the Meeting was called to order.

**Agenda**

Prior to the Meeting, the Trustee outlined various agenda topics for the meeting, however the meeting was limited to the following:

1. Provide a brief update on the Trustee's activities and establishing a process for inspector approval of such activities;
2. Seeking the Inspector's affirmation of the Trustee's engagement of Cassels Brock & Blackwell ("**Cassels**") as its independent legal counsel;
3. Seeking the Inspector's authorization for the Trustee to sell the scrap metal;
4. Seeking the Inspector's authorization for the Trustee to sell inventory items, without further inspector approval; and
5. Discussion of a future inspector meeting and approvals required.

## **Brief Update on the Trustee's Activities**

The Trustee provided a brief update on the following matters:

1. Canada Revenue Agencies' trust examination for the payroll and HST accounts scheduled for December 21, 2023;
2. The sale process commenced for the equipment located at 8811 Huntington Road, Vaughan, Ontario and the offer received for the equipment located in Surrey, BC;
3. The accounts receivables and collections status;
4. The process for draws for and the taxation of the professional fees of the Trustee and Cassels; and
5. The process for the approval of the Trustee's and its counsel's activities.

It was proposed by the Trustee and accepted by the Inspector that the Trustee would provide an email that would summarize by bullet points the activities sought to be approved by Inspector in advance of the meeting for approval.

## **Affirmation of Cassels**

The Trustee briefly raised the issue of the Trustee's engagement of Cassels as its independent legal counsel.

After a brief discussion, the Inspector affirmed the Trustee's engagement of Cassels as its independent legal counsel.

## **Sale of Scrap Metal**

The Trustee advised the Inspector that there is approximately \$25,000 to \$30,000 (realizable value) of scrap metal inventory and that the Trustee wishes to sell such scrap metal to Integro's existing scrap metal recycler.

After a brief discussion, the Inspector authorized the Trustee to sell the inventory of scrap metal to the scrap metal recycler.

## **Future Small Inventory Sales**

The Trustee advised that it has been necessary for it to sell some small dollar amounts of inventory items (e.g. embeds, and gaskets) prior to this meeting to avoid there be delays being caused on project and damage claims asserted against to the estate. As detailed in the Interim

Statement of Receipts and Disbursements, as of November 23, 2023, previously provide to the Inspector, there has been 2 sales totaling \$6,332.52, exclusive of HST, completed and the Trustee authorized as sale of embeds this day in the mount of approximately \$3,000, exclusive of HST.

After a brief discussion, the Inspector authorized the Trustee to sell inventory items, without further inspector approval in respect any transaction not exceeding \$10,000, exclusive of HST, provided that the aggregate consideration for all such transactions does not exceed \$50,000, exclusive of HST, *nunc pro tunc*.

### **Future Inspector Meeting**

The Trustee advised that it anticipates the need for a further Inspector meet within the next 3 days in order to obtain the Inspector's approval for the settlement of the SickKids project receivable, so that payment could be received before the end of 2023. The Trustee undertook to provide to the Inspector the calculation of the settlement of SickKids project receivable in advance of the meeting.

### **Termination of Meeting**

There being no further business, the Meeting was terminated.

Dated at Toronto, Ontario this 13<sup>th</sup> day of December 2023.

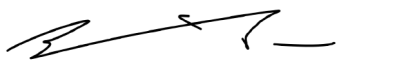
### **MNP LTD.**

Trustee of the estate of  
Integro Building Systems Inc., a Bankrupt  
Per:



Matthew Lem

Approved by:



Inspector – Barry Mutis

# **Appendix “B”**

**List of Vaughan Assets for Sale**

**Estate of Integro Building Systems Inc.**

**Equipment List**

**8811 Huntington Road, Vaughan, ON**

<b>Item</b>	<b>Qty</b>	<b>Description</b>
1	LOT	6-Level High Sections of Cantilever Storage Racking
2	1	2017 <b>Combilift</b> C10000 Multi Directional Forklift, 6,000lb Cap., s/n 35089
3	1	<b>Genie</b> GS-4047 Electric Scissor Lift
4	1	<b>Skyjack</b> SJIII 4626 DC Electric Scissor Lift
5	1	2018 <b>Wood's Powr-Grip</b> PT14FS10TAIR Pneumatic Glass Lifting Unit, 1,500lb Cap., s/n 20181219
6	1	2021 <b>Kaeser</b> AS30T Rotary Screw Air Compressor, 30HP, s/n 1077-8137132
7	1	2016 <b>Kaeser</b> AS30T Rotary Screw Air Compressor, 30HP, s/n 1009
8	1	<b>The General Series</b> Battery Charger
9	1	2016 <b>Wood's Powr-Grip</b> MRT411LD Pneumatic Glass Lifting Unit, 700lb Cap., s/n 20161529
10	1	2017 <b>Wood's Powr-Grip</b> PC1104DC Pneumatic Glass Lifting Unit, 700lb Cap., s/n 20171266
11	1	2022 <b>Emmegi</b> PRECISION TS2 TU/4 Twin-Head Cut-Off Saw, s/n C127892, Touch Screen Control, Dust Collector
12	1	2016 <b>Emmegi</b> SCA 550 Single Head, Upacting Blade Cut-Off Saw, s/n C119125 w/ <b>PCL</b> Automatic Length Measuring System & Conveyor System and Controls
13	1	2016 <b>Emmegi</b> SCA/E 650 Single Head, Upacting Blade Cut-Off Saw, s/n C119151 w/ <b>PCL</b> Automatic Length Measuring System & Conveyor System, Controls, Dust Collector
14	1	<b>ACM Machinery</b> VC45/18 Dual Miter Saw, s/n 230304 w/ Conveyor System, <b>Tigerstop</b> Sawgear Automatic Length Measuring System, Dust Collector
15	1	2019 <b>Emmegi</b> Satellite XT 5-Axis CNC Machining Center, CNC Touch Screen Control, Tool Changer, s/n C1227220
16	1	<b>Emmegi</b> Diamant 4-Axis CNC Machining Center, CNC Control, s/n D2002000/00



**Estate of Integro Building Systems Inc.**

**Equipment List**

**8811 Huntington Road, Vaughan, ON**

<b>Item</b>	<b>Qty</b>	<b>Description</b>
17	1	<b>Emmegi</b> Satellite XL 5-Axis CNC Machining Center, CNC Control, s/n 32002274/00 w/ Air Dryer
18	1	<b>Dewalt</b> Dual Grinder w/ Stand
19	1	<b>Toyota</b> 7FGCU45-BCS Propane Forklift, 8,850lb Cap., 199" Max Lift, 3-Stage Mast, Side Shift, Outdoor Tires, s/n 70884
20	1	<b>Blue Giant</b> BGS25-157 Electric Walkie Stacker, 2,500lb Cap., 157" Max Lift, s/n 3292100711
21	1	<b>Unicarriers</b> MJ1F4A45LV Propane Forklift, 9,500lb Cap., 187" Max Lift, 3-Stage Mast, Side Shift, Pneumatic Outdoor Tires, s/n J1F4-981589
22	1	<b>Factory Cat</b> GTX 30-C Ride-On Floor Cleaner, s/n 93997
23	1	<b>Jet</b> JWBS-14CS 14" Woodworking Bandsaw, s/n 8080912
24	1	2015 <b>King Industrial</b> KC-118FC Drill Press, s/n 550497
25	1	<b>King Canada</b> Belt/Disc Sander
26	1	<b>King Industrial</b> KC-10KX 10" Cabinet Table Saw
27	1	2014 <b>King Industrial</b> KC-122FC, Drill Press, 12-Speed, 22", s/n 555749
28	1	2022 <b>King Industrial</b> KC-122FC, Drill Press, 12-Speed, 22", s/n 588288
29	1	2021 <b>Pressta Eisele</b> Prisma 650 E Cut-Off Saw, s/n 9639
30	1	2013 <b>Raymond</b> 8410 Ride-On Electric Pallet Jack, 8,000lb Cap., s/n 841-13-16214
31	1	2017 <b>Raymond</b> 8410 Ride-On Electric Pallet Jack, 8,000lb Cap., s/n 841-17-36131
32	1	2016 <b>Wood's Powr-Grip</b> PT149AIRO Pneumatic Glass Lifting Unit, 1,500lb Cap., s/n 20161777
33	1	2017 <b>Combilift</b> C6000CB Compact Multi Directional Forklift, 6,000lb Cap., s/n 34607
34	1	2003 <b>Combilift</b> CL3006QLA45 Multi-Directional Forklift, 6,000lb Cap., s/n 7954

**Estate of Integro Building Systems Inc.**

**Equipment List**

**8811 Huntington Road, Vaughan, ON**

<b>Item</b>	<b>Qty</b>	<b>Description</b>
35	1	Tilt & Load Station (Unsued)
36	1	Pump Station w/ Application Gun, Jib, Assembly Table
37	1	<b>Ridgid</b> 10" Dual Bevel Sliding Miter Saw
38	1	Panel Saw
39	1	<b>Gorbel</b> Free Standing Crane System, Approx. 20'W x 4,000lb Cap. Bridge x 40'L Runway
40	1	<b>Metermaster</b> Pump Station w/ Application Gun, Jib, Assembly Table
41	1	Portable Gantry Crane System w/ Electric Hoist
42	1	2004 <b>Wood's Powr-Grip</b> MRPT89ACOS Pneumatic Glass Lifting Unit, 1,000lb Cap., s/n 20040255
43	1	2007 <b>Wood's Powr-Grip</b> MRPT1211LDCS Pneumatic Glass Lifting Unit, 2,000lb Cap., s/n 20071370
44	1	<b>Sroka</b> LWP-30 Electric Pallet Jack, 8,000lb Cap., 305cm Max Length, 633hrs, s/n 1G12G4
45	2	<b>Graco</b> Model AGP-S100 Silicone Machines, s/n's A00623, A00251
46	1	<b>King Industrial</b> Vertical Bandsaw
47	1	<b>Wood's Powr-Grip</b> Pneumatic Glass Lifting Unit, s/n N/A
48	1	Overhead Crane System, Approx. 20'W x 2,000lb Cap. Bridge x 90'L Runway
49	1	2017 <b>Wood's Powr-Grip</b> MRT Pneumatic Glass Lifting Unit, 700lb Cap., s/n 20171526
50	LOT	<b>Remaining Contents of Main Plant &amp; Yard Areas Including:</b> Warehouse Fans, Pallet Racking, Battery Chargers, Ladders, Power & Hand Tools, Toolboxes, Material Racks & Carts, Pallet Jacks, Workbenches, Roller Conveyor, Storage Cabinets, Glass Rack Dollies, Dump Bins, etc.
51	LOT	Plant - 4 laptops, 2 Zebra Printers, Fortinet switches and wireless access points.

Estate of Integro Building Systems Inc.

Equipment List

8811 Huntington Road, Vaughan, ON

Item	Qty	Description
52	LOT	<b>Contents of Office Area Including:</b> Office Cubicles, Chairs, File Cabinets, Desks, Boardroom Furniture (2), TV's (6), Reception Furniture, Lunchroom furniture, Kitchen appliances
53	1	2022 Dodge Ram 2500 Diesel (VIN: 3C6UR5CL5NG431020)
54	1	2006 Dodge Ram 1500 Crew Cab (VIN: 1D7HU18226S684135)
55	LOT	Server Room - Server rack/ThinkSystem SR630 V2 rack server/Fortinet gateway/Fortinet switches/UPS/Hikvision surveillance system
56	LOT	Meridian Phone System
57	LOT	IT Room Computer Equipment - Laptops (40)/A8 Tablets (11)/Dell Monitors (40)/ZT411 Zebra Printers (3),Fortinet Access Points 231F (10), 431F (2), 432F (5), cell phones (10)
58	LOT	Canon Copiers (C325i, C5540i, Pro MFP M283fdw, 1643IF, MF8280CW)
59	LOT	Site tools/equipment
60	1	GSSI Structure Scan Mini (Concrete ground penetrating radar)
61	LOT	5 racks of bolts/screws/hardware
62	1	Sea-Can Container
63	1	Trailer for pick-up truck

# **Appendix “C”**

**List of Surrey Assets for Sale**

**Estate of Integro Building Systems Inc.**

**Equipment List  
17848 65A Avenue, Surrey, BC**

<b>Item</b>	<b>Qty</b>	<b>Description</b>
1	LOT	<b>Gorbel Crane Systems</b> Model SS-99041, 1000 Lbs, s/n 5439091, <b>Gorbel Crane</b> Model SS-99047, 700 Lbs, s/n SS-99047, <b>Gorbel Crane</b> Model SS-99048, 4000 Lbs, s/n 543901 c/w Runways
2	1	<b>Kito Corp</b> Hoist Model ED48S, 0.8 HP, s/n 00038599
3	1	<b>CM</b> Hoist Model F, 1/2 HP, (2015) s/n NL5127WU
4	1	<b>Anver</b> Vacuum Lifter Model ED150M6-86-2/44, 1500 Lbs, (2011) s/n S0110012890
5	1	<b>Woods Power Grip</b> Vacuum Lifter Model PC1104DC, 700 Lbs, (2015) s/n 20151012
6	1	<b>Kito Corp</b> Hoist 1T Model ER2-010L, 1.2 HP, s/n 031583
7	1	<b>Kito Corp</b> Hoist 1T Model ER2-010L, 1.2 HP, s/n 032711
8	1	<b>Anver</b> Vacuum Lifter Model : ET150M6-86-2/44, 1500 Lbs, s/n 603271-1
9	1	<b>Woods Power Grip</b> Vacuum Lifter Model PC1104DC, 700 Lbs, (2015), s/n 2015738
10	1	<b>Kito Corp</b> Hoist 2T Model ER2-020L, 2.4 HP, s/n 00178728
11	1	<b>Kito Corp</b> Hoist 2T Model ER2-0205, 4.7 HP, s/n 259643
12	1	<b>Kito Corp</b> Hoist 2T Model ER2-0205, 4.7 HP, s/n 258568
13	1	<b>Vestil</b> Fixed Crane, 2000 Lbs
14	1	<b>CM</b> Hoist Model F, 1/2 HP, (2015) s/n NL1651WV
15	1	Fixed Crane System, 2000 Lbs Capacity
16	1	<b>Unicarriers</b> Model MJ1F4A40LV-LP Forklift, s/n JIF4-981604
17	1	<b>Toyota</b> Forklift Model 8FGCU30, s/n 13467
18	1	<b>Raymond</b> Powerjack, Model 8410, s/n 841-14-18020
19	1	<b>Crown</b> Powerjack, Model PE 4500-80, Series Type E, s/n 10102523
20	1	<b>H&amp;G</b> Silicone Pump Machine, Metermaster, Model 437, Year 10/2010, s/n 779 c/w <b>H&amp;G</b> Silicone Pump Machine, <b>H&amp;G</b> Model Big Bear 437 (2011), s/n 796
21	1	<b>H&amp;G</b> Silicone Pump Machine, HG, Model 427 AG300S, (1998)

Estate of Integro Building Systems Inc.

Equipment List  
17848 65A Avenue, Surrey, BC

Item	Qty	Description
22	1	<b>Genie</b> Scissor Lift, Model GS-2632, s/n GS3212A-1 b858, Unit: 0580
23	1	<b>Ingersoll Rand</b> Compressor Model 2-2545E10-P, s/n CBV482836
24	1	<b>Ingersoll Rand</b> Compressor Twin Head, Dual Motor Drive (Inside): Tank, Model 2545E10V, s/n CBV570695
25	LOT	Appx (60) sections of Roller Conveyor
26	2	<b>AGM</b> Model JS-1 Pin Welders
27	3	Shrink Wrap Heat Guns c/w Propane Tank & 2 Wheel Dolly
28	1	Digital Platform Weigh Scale
29		Glass Prep Table on Casters
30	LOT	Bar Clamps & Clamp Table Jig
31	LOT	Blue Steel Curing Racks Located Outside
32	1	<b>Safety Speed Mfg.</b> Vertical Panel Saw
33	5	<b>Bostitch</b> Type Air Nailers
34	LOT	Microwave Ovens & (2) Refrigerators
35	LOT	(2) Two Door Storage Cabinets, 2 Door Flammable Storage Cabinet
36	LOT	<b>All Remaining Equipment Listed</b> on " Schedule C" listing supplied and not Noted Above or Included w/ the Photos Supplied