

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

IN THE MATTER OF THE RECEIVERSHIP OF  
13153100 CANADA INC.

THE RECEIVER GIVES NOTICE AND DECLARES THAT:

1. On the 14<sup>th</sup> day of November, 2024, the undersigned MNP Ltd. became receiver (the “**Receiver**”) of the property of 13153100 Canada Inc. (the “**Company**”), an insolvent person (corporation), that is described below:

Real Property municipally known as 295 Alma Street, Rockwood ON	- \$TBD
Gas station inventory and equipment	- \$TBD
Convenience store inventory and equipment	- \$TBD
All other assets owned by the Company	- \$TBD
-(hereafter referred to as the “ <b>Property</b> ”)	

2. The undersigned was appointed receiver by the Ontario Superior Court of Justice.

3. The Company entered into an Agreement of Purchase and Sale (the “**Agreement**”) Pursuant to the Appointing Court Order, the Receiver is not to take possession of the Property unless the sale does not close by January 24, 2025.

4. The following information relates to the receivership:

(a) Address of insolvent person: 295 Alma Street  
Rockwood, ON N0B 2K0

(b) Principal Line of Business: Gas station and landlord

(c) Location of Business: 295 Alma Street  
Rockwood, ON N0B 2K0

(d) Estimated amount owed by the Company to each creditor who holds a security on the property described above:

Royal Bank of Canada	\$3.25 million
BMW Canada Inc.	\$TBD
Suncor Energy Inc.	\$TBD

(e) The list of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is attached.

- (f) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:

If the Agreement is not closed by January 24, 2025 the Receiver will take possession of the Property and perform environmental tests. If there are no environmental concerns the Receiver will list the Property for sale through a court approved process.

- (g) Contact person for Receiver:

MNP Ltd.  
Receiver of 13153100 Canada Inc..  
201-557 Southdale Road East  
London, ON N6E 1A2

Attention: Rob Smith

- Telephone (519) 964-2212  
- Facsimile (519) 964-2210  
- Email: rob.smith@mnp.ca

Dated at London, Ontario this 23<sup>rd</sup> day of January, 2025.

MNP Ltd.  
In its capacity as Receiver of  
13153100 Canada Inc.



Rob Smith CPA, CA, CIRP, LIT  
Senior Vice President

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13153100 Canada Inc.  
Creditor List

Creditor	Unsecured claim
Canada Revenue Agency Insolvency Intake Centre 4695 Shawinigan-Sud Blvd Shawinigan, QC G9P 5H9	unknown
Suncor Energy Inc. Suspense Department Suncor Energy Centre West, Floor 20 150 6 <sup>th</sup> Avenue SW Calgary, AB T2P 3E3	unknown
BMW Canada Inc. 50 Ultimate Drive Richmond Hill, ON L4S 0C8	unknown
Tonwship of Guelph Eramosa 8348 Wellington Rd. 124 PO Box 700 Rockwood, ON NOB 2K0	unknown
Ministry of Finance Revenue Collections Branch-Insolvency Unit 33 King Street W. PO Box 627 Oshawa, ON L1H 8H5	unknown