

FORM 87
NOTICE AND STATEMENT OF THE RECEIVER
(Subsection 245(1) and 246(1))
IN THE MATTER OF THE RECEIVERSHIP OF
COROMANDEL WILMAR DEVELOPMENT BT LTD., COROMANDEL WILMAR LIMITED
PARTNERSHIP AND COROMANDEL WILMAR DEVELOPMENT LTD.

TAKE NOTICE THAT:

1. On the 13th day of September 2023, the undersigned MNP Ltd., became the Receiver and Manager (the “**Receiver**”) of all of the assets, undertakings, and properties (the “**Assets**”) of Coromandel Wilmar Development BT Ltd., Coromandel Wilmar Limited Partnership and Coromandel Wilmar Development Ltd. (the “**Company**”).
2. The Company’s assets consist of the following:

Assets	Estimated Realization (\$'s)
3-Bed+Den single family dwelling at 2056 SW Marine Drive	Unknown
3-Bed+Den single family dwelling at 2058 SW Marine Drive	Unknown
3-Bed+Den single family dwelling at 2060 SW Marine Drive	Unknown
3-Bed+Study Room single family dwelling at 2062 SW Marine Drive	Unknown
3-Bed+Den single family dwelling at 2066 SW Marine Drive	Unknown
10-Bed+Den+Office Space Heritage House at 2050/2052 SW Marine Drive	Unknown

3. The undersigned became a Receiver and Manager in respect of the Assets as described above by virtue of a Court Order issued by the Supreme Court of British Columbia in Action No. H-230159 on September 13, 2023. A copy of the Court Order is attached.
4. The undersigned has taken possession and control of the assets described above on the 15th day of September 2023.
5. The following information relates to the receivership:
 - a. Address of property: 2050 – 2066 SW Marine Drive
Vancouver, B.C.
 - b. Principal line of business: Real Estate Development
 - c. Location of businesses: 2050 – 2066 SW Marine Drive
Vancouver, B.C.

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d. The amount owed by the Companies as of September 13, 2023, to each creditor who holds a security on the Assets described above, is as follows:

Secured Party	Asset Secured	Estimated Claim (\$000's)
Accountable Mortgage Investment Corp.	Mortgage and assignment of rents	24,071,013
1314378 B.C. Ltd. ,Shiyue Zhang & Qian Huang	Mortgage and assignment of rents	6,580,000
1063711 B.C. Ltd	Mortgage and assignment of rents	2,600,000
Allan Bodnaruk	Claim of Builders Lien	31,442
Sanderson Concrete Inc.	Claim of Builders Lien	Unknown

e. Based on information provided by the secured lender, attached is a list of unsecured creditors with amounts owing as of March 20, 2023.

6. MNP Ltd., pursuant to the aforementioned appointment, will review the options available to complete construction of the five infill homes and the renovation of the heritage home and dispose of the Assets of the Company.

Contact person for Receiver:

Kevin Koo


Telephone: (604) 638-6248
 Facsimile: (604) 689-8584
 Email: kevin.koo@mnp.ca

DATED AT Vancouver, British Columbia this 9th day of August 2023.

MNP Ltd.

In its capacity as Receiver and Manager of Coromandel Wilmar Development BT Ltd., Coromandel Wilmar Limited Partnership and Coromandel Wilmar Development Ltd.

Per:


 Douglas Chivers, CA, CPA, CIRP, LIT