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**Ontario Superior Court of Justice  
(Commercial List)**

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

**In the Matter of the Receivership Proceedings of  
Southmount Healthcare Centre Inc., 180 Vine Inc., 2478658 Ontario Ltd., 2009 Long Lake  
Holdings Inc., 65 Larch Holdings Inc., 100 Colborne Holdings Inc., 240 Old Penetanguish  
Holdings Inc., Gross Properties Inc., 180 Vine Purchaser Inc., and 2413667 Ontario Inc.**

The Receiver gives notice and declares that:

1. On June 29, 2021, pursuant to an order (the “**Receivership Order**”) of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”), KPMG Inc. (“**KPMG**”) was appointed as receiver and manager (the “**Receiver**”) of i) all of the assets, undertakings and properties of Southmount Healthcare Centre Inc. (formerly Carriage Gate Group Inc.), 180 Vine Inc., 2478658 Ontario Ltd., 2009 Long Lake Holdings Inc., 65 Larch Holdings Inc., 100 Colborne Holdings Inc., and 240 Old Penetanguish Holdings Inc. (collectively, the “**Legal Owners**”) acquired for, or used in relation to the Legal Owners’ business, including any interest held by 180 Vine Inc. to which the Crown may have rights and any interest in any applicable real property conveyed by the Crown to 180 Vine Purchaser Inc. (collectively, the “**Legal Owners’ Property**”), and (ii) 180 Vine Purchaser Inc., Gross Properties Inc. and 2413667 Ontario Inc. (collectively, the “**Beneficial Owners**” and together with the Legal Owners, the “**Debtors**”) but solely in respect of all of the Beneficial Owners’ right, title and interest in and to the Legal Owners’ Property, including the Real Properties (as defined below) and all proceeds thereof, whether held directly or indirectly by the Beneficial Owners for themselves or for others (collectively, the “**Beneficial Owners’ Property**” and together with the Legal Owners’ Property, the “**Property**”), pursuant to section 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended, and under Section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43.

The primary assets of the Legal Owners are medical office buildings and a parking lot located in various municipalities across Ontario (the “**Real Properties**”).

Based on the books and records of the Legal Owners, the estimated book value of the Property as at June 29, 2021 is set out below.

<b>Assets</b>	<b>(\$CAD)</b>
Cash and cash equivalents	\$482,710
Accounts receivable	6,021,599
Prepaid expenses	173,156
Revenue producing property	91,377,305
<b>Total</b>	<b>\$98,054,770</b>



A copy of the Receivership Order is available on the Receiver's website at <https://home.kpmg/ca/SouthmountEtAl>. Other court materials will be posted to this website as they become available.

2. The Receivership Order was granted pursuant to an application made by American General Life Insurance Company, Lexington Insurance Company, and The Variable Annuity Life Insurance Company (collectively, the "**Applicants**"), pursuant to security held by the Applicants in the Property of the Debtors, including mortgages providing for charges over all of the Real Properties and general security agreements, providing for charges over all the personal property of the Legal Owners.
3. Pursuant to the terms of the Receivership Order, the Receiver has taken possession and control of the Property, including the Real Properties.
4. The following information relates to the receivership:

- (a) The Legal Owners have registered head offices as the following addresses:

180 Vine Inc., 2009 Long Lake Holdings Inc., 65 Larch Holdings Inc., 100 Colborne Holdings Inc., and 240 Old Penetanguish Holdings Inc.:

200 Ronson Drive, Suite 103  
Toronto, Ontario  
M9W 5Z9

Southmount Healthcare Centre Inc. and 2478658 Ontario Ltd.:

421 Brant Street,  
Burlington, Ontario  
L7R 1H1

- (b) The principal line of business of the Legal Owners is to own, lease and manage Real Properties located throughout Ontario.
- (c) The locations of the businesses and the Real Properties of each of the Legal Owners are set out below.

<b>Insolvent Entity</b>	<b>Location</b>	<b>Address</b>
Southmount Healthcare Centre Inc.	Stoney Creek	35 Upper Centennial Parkway
180 Vine Inc. <sup>1</sup>	St. Catharines	180 Vine St. South

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<sup>1</sup> 180 Vine Inc. has been dissolved and the 180 Vine St. South property escheated to the Crown before subsequently being transferred to 180 Vine Purchaser Inc. which is now the legal owner thereof.



2478658 Ontario Ltd.	Peterborough	849 Alexander Court
2009 Long Lake Holdings Inc.	Sudbury	2009 Long Lake Road
65 Larch Holdings Inc.	Sudbury	65 Larch Street
100 Colborne Holdings Inc.	Orillia	100 Colborne Street West
100 Colborne Holdings Inc.	Orillia	77 Wyandotte Street (parking lot)
240 Old Penetanguish Holdings Inc.	Midland	240 Old Penetanguishene Road

(d) The consolidated amounts owed by the Legal Owners as at June 29, 2021 to each creditor who may have a security interest in the Property (or a portion thereof) follows:

Secured Creditor (1)	Estimated Amount Owed (\$CAD) (2)
The Applicants	\$70,076,998
Gross Capital Inc.	\$15,178,497
1012689 Ontario Limited	Unknown
Add Capital Corp.	Unknown
Blue Chip Leasing Corporation	Unknown
Cannect International Mortgage Corporation	Unknown
De Lage Landen Financial Services Canada Inc.	Unknown
Enersavings Inc.	Unknown

(1) Entities with either i) PPSA registrations, or ii) encumbrances registered on title.

(2) Amounts above are based on the books and records of the Legal Owners. The Receiver has not confirmed the validity or quantum of such claims. The Receiver has not obtained a legal opinion in respect of the security of any of the secured creditors listed above. No acknowledgement is made by the Receiver at this time concerning other amounts owing or the validity of the security or quantum claimed above.



- (e) Based on the Legal Owners' books and records, the amount owed by the Legal Owners to its unsecured creditors as at June 29, 2021 is approximately \$1,280,311. Attached as **Appendix "A"** is a list of all known creditors as at June 29, 2021.
- (f) The estimated realizable value of the Real Properties is unknown at this time. The intended plan of action of the Receiver during the receivership proceedings is to evaluate marketing and realization strategies for the Properties and pursue same through a Court-approved sale process.
- (g) Contact person for the Receiver:
  - Jojo Tang
  - T: 416-777-8887
  - E: [southmountetal@kpmg.ca](mailto:southmountetal@kpmg.ca)

Dated at Toronto, Ontario on July 9, 2021.

*Katherine Forbes*

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Katherine J. Forbes, LIT  
*Senior Vice-President*

**KPMG Inc., LIT  
in its capacity as Receiver of  
Southmount Healthcare Centre Inc. *et al.* and  
not in its personal or corporate capacity.**

333 Bay Street, Suite 4600  
Toronto, ON M5H 2S5

**Receivership Proceedings of Southmount Healthcare Centre Inc., 180 Vine Inc., 2478658 Ontario Ltd., 2009 Long Lake Holdings Inc., 65 Larch Holdings Inc., 100 Colborne Holdings Inc., 240 Old Penetanguish Holdings Inc., Gross Properties Inc., 180 Vine Purchaser Inc., and 2413667 Ontario Inc.**

<b>SECURED CREDITORS OF THE LEGAL OWNERS</b>	<b>AMOUNT (\$CAD)</b>
AMERICAN GENERAL LIFE INSURANCE COMPANY, LEXINGTON INSURANCE COMPANY, AND THE VARIABLE ANNUITY LIFE INSURANCE COMPANY	70,076,998.00
GROSS CAPITAL INC.	15,178,497.00
1012689 ONTARIO LIMITED	UNKNOWN
ADD CAPITAL CORP.	UNKNOWN
BLUE CHIP LEASING CORPORATION	UNKNOWN
CANNECT INTERNATIONAL MORTGAGE CORPORATION	UNKNOWN
DE LAGE LANDEN FINANCIAL SERVICES CANADA INC.	UNKNOWN
ENERSAVINGS INC.	UNKNOWN
<b>TOTAL SECURED CREDITORS</b>	<b>85,255,495.00</b>

<b>PRIORITY CREDITORS OF THE LEGAL OWNERS</b>	<b>AMOUNT (\$CAD)</b>
CANADA REVENUE AGENCY	1.00
<b>TOTAL PRIORITY CREDITORS</b>	<b>1.00</b>

<b>UNSECURED CREDITORS OF THE LEGAL OWNERS</b>	<b>AMOUNT (\$CAD)</b>
CITY OF HAMILTON	586,013.85
GROSS CAPITAL INC.	145,402.97
PLANKRAFT CONSTRUCTION GROUP INC.	110,762.60
PRIME REAL ESTATE GROUP INC.	58,003.49
WEISZ FELL KOUR LLP	50,968.70
CITY OF PETERBOROUGH	42,489.67
CITY OF ORILLIA	36,350.78
THE CITY OF GREATER GRAND SUDBURY	28,000.00
SERVICEMASTER OF MIDLAND	22,102.98
SEGAL LLP	17,628.00
1502546 ONTARIO INC. O/A KINGS JANITORIAL SERVICES CORPORATION OF THE TOWN OF MIDLAND	16,639.32
FOGLER RUBINOFF LLP	15,796.18
FORECAST MECHANICAL AIR SYSTEMS INC.	15,632.80
ALECTRA UTILITIES CORPORATION	10,554.29
C & W FACILITY SERVICES, INC	9,965.78
M.T. CLEANING SERVICES LTD.	9,912.02
HYDRO ONE NETWORKS INC.	8,418.50
SEMPLER GOODER ROOFING CORPORATION	7,144.27
1757291 ONTARIO INC. O/A UNIVERSAL CLEANERS	5,336.99
UNITED CLEANING SERVICES	5,282.75
KLEEN-STRUX INC O/A SERVICEMASTER OF SUDBURY	5,232.84
LITOWITZ PETTLE & SILVER LLP	5,177.42
AINSWORTH INC.	4,946.88
C&S LAWN MAINTENANCE	4,701.21
SUDBURY DISTRICT ENERGY	4,576.50
ORILLIA JANITORIAL SERVICES	4,431.69
ECOH-ENVIRONMENTAL CONSULTING OCCUPATIONAL HEALTH	4,124.50
ONTARIO FIRE PROTECTION INC.	3,940.88
GRENFELL ACRES	3,904.15
OTIS CANADA INC.	3,900.00
TYR LLP	3,781.40
NORTH CENTRAL REFRIGERATION AND AIR CONDITIONING	3,680.19
GLOBAL SANITATION LTD.	2,806.92
HURONIA PROPERTY MAINTENANCE	2,508.60
SU CASA MI CASA	2,260.00
G4S SECURE SOLUTIONS (CANADA) LTD.	2,241.02
GSU (CITY OF GREATER SUDBURY)	2,175.25
IVANHOE CO.	2,022.07
ELEVATOR ONE INC.	1,883.71
WASTE MANAGEMENT OF CANADA CORPORATION	1,261.09
J. BYRNE ENTERPRISES LTD.	1,241.94
	868.21

BELL CANADA	842.90
TRIPLE TECH HEATING, AIR CONDITIONING & REFRIGERATION INC.	742.17
TROY LIFE & FIRE SAFETY LTD.	706.61
A.P.I. ALARM INC.	664.43
LAX O'SULLIVAN LISUS GOTTLIEB LLP	553.70
A & J HOME HARDWARE	515.37
SPACE DATABASE	406.80
TECHNICAL STANDARD & SAFETY AUTHORITY	355.95
GREATER SUDBURY PLUMBING INC.	265.38
CINTAS CANADA LIMITED	249.82
TECHNICAL STANDARDS AND SAFETY AUTHORITY	225.42
INTEGRATED MEDICAL OFFICE SERVICES INC.	192.21
AVANTE SECURITY	188.71
KEVIN M. STEVENSON	132.00
CANADIAN LINEN AND UNIFORM	116.06
JEFF HERSZKOWICZ	68.04
ORKIN CANADA CORPORATION	6.78
A. D'ELIA ENTERPRISES & CONSTRUCTION LTD.	1.00
CANADA REVENUE AGENCY	1.00
UNION GAS	1.00
HARRIS PLUMBING PROFESSIONAL PLUMBERS	1.00
ORILLIA POWER	1.00
ENBRIDGE GAS INC.	1.00
MARTIN UNGER <sup>(1)</sup>	UNKNOWN
<b>TOTAL UNSECURED CREDITORS</b>	<b>1,280,310.76</b>
<b>TOTAL KNOWN CREDITORS</b>	<b>86,535,806.76</b>

<sup>(1)</sup> Creditor not listed in the books and records of the Legal Owners. Creditor filed a proof of claim form with the Receiver. The Receiver has not made a call for claims, nor has the Receiver assessed the filed proof of claim for validity.