



**NOTICE AND STATEMENT OF RECEIVER
(SECTION 245(1) AND 246(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT (CANADA))**

RSM Canada Limited
Licensed Insolvency Trustee

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In the matter of the receivership of CBJ DEVELOPMENTS INC., CBJ – CLEARVIEW GARDEN ESTATES INC., CBJ – BRIDLE PARK II INC., Ontario:

The receiver gives notice and declares that:

1. On the 26th day of January, 2024, the undersigned RSM Canada Limited was appointed as receiver and manager (the “**Receiver**”) without security, of all of the assets, undertakings and properties of the Respondents - CBJ - Clearview Garden Estates Inc., CBJ Bridle Park II Inc., CBJ Developments Inc. (collectively referred to as the “**Debtors**”).
2. The undersigned became a receiver in respect of the Debtors by virtue of being appointed by the Ontario Superior Court of Justice - Commercial List.
3. The undersigned commenced the exercise of its powers in respect of that appointment on the 26th day of January, 2024.
4. The following information relates to the receivership:
 - a) Registered Head Office of the Debtor: 150 King St. W, Suite 278, Toronto, ON M5H 1J9
 - b) Principal line of business of the Property - Residential development

The approximate amounts owed to parties who appear to hold a security interest on the Debtor’s property include:

1180554 Ontario Limited	\$16,296,805
Clearview Garden Estates Inc.	\$13,001,142
Lakefront Developments Ltd.	\$2,000,000
Bridle Park Inc.	\$12,969,738
Bridle Park II	\$9,999,762

5. A list of creditors relating to the Property and the amount owed to each creditor relating to the Property is attached. This list has been compiled from information available to the Receiver, including materials filed with the Court, a search of registrations against the Property, limited enquiries by the Receiver, and other information and has not been audited or verified by the Receiver and may not include all creditors. The fact that persons are

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receiving this notice or are included on the creditors list does not mean that it has been determined that they are a creditor or that if they are a creditor, that their claim is admitted in the amount set out on that list.

6. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to sell the property of the Debtors.
7. Contact person for the Receiver:

Jeffrey Berger
RSM Canada Limited
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario M5H 4C7
Telephone: (647) 726-0496
E-mail: jberger@tdbadvisory.ca

Additional information: A copy of the receivership order will be posted on the Receiver's website at:

<http://www.tdbadvisory.ca>

Other pertinent public information will be posted to this website as that information becomes available.

Note: As of Feb. 1, 2024, RSM Canada Limited changed ownership and has been rebranded as TDB Restructuring Limited ("TDB"). The Receiver has applied to the Court to change the name of the Receiver to TDB. In the interim, the Receiver can be contacted at the phone number, mailing address and email address set out above.

Dated at Toronto this 5th day of February, 2024.

RSM CANADA LIMITED, in its capacity as Court-appointed Receiver of the Debtors,
and not in its personal or corporate capacity



Per: Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
President

RSM CANADA LIMITED
IN THE MATTER OF THE RECEIVERSHIP OF
CBJ - Clearview Garden Estates Inc., CBJ Bridle Park II Inc., and CBJ Developments Inc.

LIST OF CREDITORS

SECURED CREDITORS

1180554 Ontario Limited	\$	16,296,805
Clearview Garden Estates Inc.	\$	13,001,142
Lakefront Developments Ltd.	\$	2,000,000
Bridle Park Inc.	\$	12,969,738
Bridle Park II	\$	9,999,762

UNSECURED CREDITORS

To be determined **

The above list of creditors has been compiled from information available to the Receiver and has not been audited or verified by the Receiver and may not include all creditors. The fact that persons are included on the creditors list does not mean that it has been determined that they are a creditor or that if they are a creditor, that their claim is admitted in the amount set out on the list.

Supplementary Mailing List

Paliare Roland
Teplitsky LLP
Aird & Berlis LLP
Simpson Wigle Law LLP
Office of the Superintendent of Bankruptcy
Canada Revenue Agency
Department of Justice Canada
Ministry of Finance