

October 29, 2020

TO THE CREDITORS OF CIVIC HOMES LIMITED

Sir/Madam:

Subject: Civic Homes Limited ("Civic") - in bankruptcy

Please be advised that on October 13, 2020, the Supreme Court of Nova Scotia in Bankruptcy and Insolvency granted an order (the "**Bankruptcy Order**") authorizing Deloitte Restructuring Inc., in its capacity as Receiver of Civic Homes Limited (the "**Receiver**"), to make an assignment in bankruptcy on behalf of Civic under the Bankruptcy and Insolvency Act ("**BIA**"). On October 26, 2020, the Receiver filed an assignment on behalf of Civic and the Office of the Superintendent of Bankruptcy appointed Deloitte Restructuring Inc. as the Licensed Insolvency Trustee (the "**Trustee**").

Please find enclosed the following documents for your files:

1. Bankruptcy Order dated October 13, 2020;
2. Statement of Affairs (Form 78);
3. Notice of First Meeting of Creditors (Form 68); and
4. Proof of Claim/Proxy (Forms 31/36).

Copies of documents listed above will also be made available on Deloitte Restructuring Inc.'s webpage (www.insolvencies.deloitte.ca/CivicHomes).

Due to COVID-19, the first meeting of creditors will be held via conference call. If you wish to participate in the conference call, please contact Jean Legault at 902.721.5686 or via email at jlegault@deloitte.ca for additional information.

We trust you will find the above and enclosed to be in order.

Sincerely,

DELOITTE RESTRUCTURING INC.

Acting in its capacity as
Licensed Insolvency Trustee of Civic Homes Limited
and not in its personal capacity

Per:



Kurt MacLeod, MBA, CIRP, LIT
Vice President

Enclosures



2019

Hfx No. 494188

Supreme Court of Nova Scotia
In Bankruptcy and Insolvency

IN THE MATTER OF: the Receivership of Civic Homes Limited

Between:

Royal Bank of Canada

Applicant

-and-

Civic Homes Limited

Respondent



BANKRUPTCY ORDER

BEFORE THE HONORABLE Justice Scott C. Norton IN CHAMBERS

UPON the motion of Deloitte Restructuring Inc., court appointed receiver of the Respondent (the “Receiver”);

AND UPON reading the Second Report of the Receiver therein to act as trustee in bankruptcy;

AND UPON hearing Gavin MacDonald, counsel to the Receiver;

IT IS HEREBY ORDERED THAT:

1. The time for service of the Notice of Motion and motion materials shall be and is hereby abridged and validated so that the motion is properly returnable today, and further service thereof is waived.
2. The Receiver is authorized and directed to make an assignment in bankruptcy in respect of the Respondent in accordance with the *Bankruptcy and Insolvency Act*.
3. The stay of proceedings in respect of the Respondent and the Respondent’s assets imposed by this Court in its order issued April 30, 2020 be and is hereby lifted to the

extent necessary to permit the filing of the assignment in bankruptcy by the Receiver and all matters reasonably related thereto.

DATED at Halifax, Nova Scotia this 13 day of October, 2020

Prothonotary

KASHIKA JAGGI
Deputy Prothonotary

IN THE SUPREME COURT
COUNTY OF HALIFAX, N.S.
I hereby certify that the foregoing document,
identified by the seal of the court, is a true
copy of the original document on the file herein.

OCT 13 2020

Deputy Prothonotary

KASHIKA JAGGI
Deputy Prothonotary

District of: Nova Scotia
 Division No. 51 - Halifax
 Court No. 494188
 Estate No.

Original Amended

- Form 78 -
 Statement of Affairs (Business Bankruptcy) made by an entity
 (Subsection 49(2) and Paragraph 158(d) of the Act / Subsections 50(2) and 62(1) of the Act)
 In the matter of the bankruptcy of
 Civic Homes Limited
 of the City of Dartmouth, in the Province of Nova Scotia

To the bankrupt:

You are required to carefully and accurately complete this form and the applicable attachments showing the state of your affairs on the date of the bankruptcy, on the 23rd day of October 2020. When completed, this form and the applicable attachments will constitute the Statement of Affairs and must be verified by oath or solemn declaration.

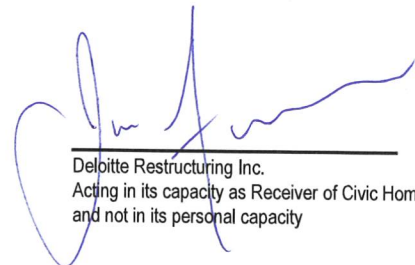
LIABILITIES (as stated and estimated by the officer)	ASSETS (as stated and estimated by the officer)
1. Unsecured creditors as per list "A" 4,379,604.99	1. Inventory 0.00
Balance of secured claims as per list "B" 361,068.06	2. Trade fixtures, etc. 0.00
Total unsecured creditors 4,740,673.05	3. Accounts receivable and other receivables, as per list "E"
2. Secured creditors as per list "B" 6,900,000.00	Good 0.00
3. Preferred creditors as per list "C" 0.00	Doubtful 0.00
4. Contingent, trust claims or other liabilities as per list "D" 1.00	Bad 0.00
estimated to be reclaimable for	Estimated to produce 0.00
Total liabilities 11,640,674.05	4. Bills of exchange, promissory note, etc., as per list "F" 0.00
Surplus NIL	5. Deposits in financial institutions 0.00
	6. Cash 0.00
	7. Livestock 0.00
	8. Machinery, equipment and plant 0.00
	9. Real property or immovable as per list "G" 6,900,000.00
	10. Furniture 0.00
	11. RRSPs, RRIFs, life insurance, etc. 0.00
	12. Securities (shares, bonds, debentures, etc.) 0.00
	13. Interests under wills 0.00
	14. Vehicles 0.00
	15. Other property, as per list "H" 0.00
	If bankrupt is a corporation, add:
	Amount of subscribed capital 0.00
	Amount paid on capital 0.00
	Balance subscribed and unpaid 0.00
	Estimated to produce 0.00
	Total assets 6,900,000.00
	Deficiency 4,740,674.05

I, James Foran, of the City of Halifax in the Province of Nova Scotia, do swear (or solemnly declare) that this statement and the attached lists are to the best of my knowledge, a full, true and complete statement of my affairs on the 23rd day of October 2020 and fully disclose all property of every description that is in my possession or that may devolve on me in accordance with the Act.

SWORN (or SOLEMNLY DECLARED)
 before me at the City of Halifax in the Province of Nova Scotia, on this 23rd day of October 2020.



GAVIN D. F. MACDONALD
 A Barrister of the Supreme
 Court of Nova Scotia



Deloitte Restructuring Inc.
 Acting in its capacity as Receiver of Civic Homes Limited
 and not in its personal capacity

District of: Nova Scotia
 Division No. 51- Halifax
 Court No. 494188
 Estate No.

FORM 78 – Continued

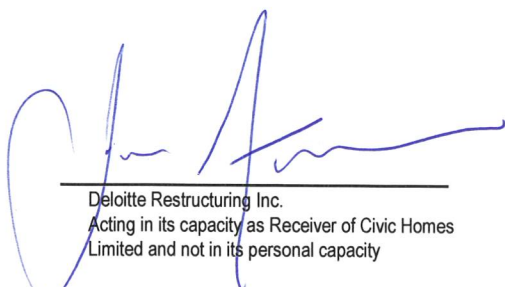
List "A"
 Unsecured Creditors

Civic Homes Limited

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
1	AirQuest Mechanical Supply Ltd.	10 Ilsley Ave Units #2 Dartmouth NS B3B 1L3	96,188.42	0.00	96,188.42
2	AYA Kitchens and Baths	1551 Caterpillar Rd Mississauga ON L4X 2Z6	12,525.80	0.00	12,525.80
3	Bell Mobility Attn: Stephanie Deveau	200 Bouchard Blvd, 3rd Floor Dorval QC H9S 5X5	928.76	0.00	928.76
4	Chazia S Saber	38 Loonview Lane Westphal NS B2W 0M7	1,050.00	0.00	1,050.00
5	Decoste Surveys Ltd.	100 Rankin Drive Lower Sackville NS B4C 3A6	7,465.00	0.00	7,465.00
6	Dexter Construction	PO BOx 48100 Bedford NS B4A 3Z2	0.00	361,068.06	361,068.06
7	James MacEachem	32 Loonview Lane Westphal NS B2W 0M7	1,000.00	0.00	1,000.00
8	Loon Lake Developments Limited	222 Montague Rd. Dartmouth NS B2W 3P5	69,000.00	0.00	69,000.00
9	Mohsen Teimouri	10 Ilsley Ave Unit #1 Dartmouth NS B3B 1L3	174,340.77	0.00	174,340.77
10	Omid Teimouri	10 Ilsley Ave Unit #1 Dartmouth NS B3B 1L3	58,500.00	0.00	58,500.00
11	Poya Atlantic General Trading LLC	Unknown Unknown NA	2,918,200.00	0.00	2,918,200.00
12	Seyed-Ali Koushesh	10 Ilsley Ave. Unit #1 Dartmouth NS B3B 1L3	1,024,447.57	0.00	1,024,447.57
13	Taya McGillvary	34 Loonview Lane Westphal NS B2W 0M7	937.50	0.00	937.50
14	Wacky's Floor Design Centre	60 Highfield Park Dr. Dartmouth NS B3A 4R9	9,600.82	0.00	9,600.82
15	Wackys Lighting	60 Highfield Park Dr. Dartmouth NS B3A 4R9	1,735.35	0.00	1,735.35
16	Wedeco Contracting Services Ltd.	6 Glenelg Court Lake Loon NS B2W 6C7	3,685.00	0.00	3,685.00
Total:			4,379,604.99	361,068.06	4,740,673.05

23-Oct-2020

Date



Deloitte Restructuring Inc.
 Acting in its capacity as Receiver of Civic Homes
 Limited and not in its personal capacity

District of: Nova Scotia
 Division No. 51 - Halifax
 Court No. 494188
 Estate No.

FORM 78 -- Continued

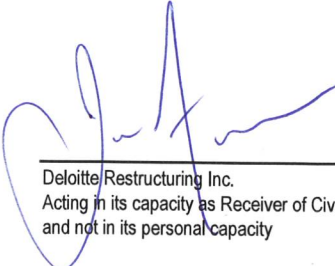
List "B"
 Secured Creditors

Civic Homes Limited

No.	Name of creditor	Address	Amount of claim	Particulars of security	When given	Estimated value of security	Estimated surplus from security	Balance of claim
1	Dexter Construction	PO B0x 48100 Bedford NS B4A 3Z2	601,725.69	Real Property or Immovable - Building and Land - Westphal - Loonview Lane	22-Oct-2020	240,657.63		361,068.06
2	Loon Lake Developments Limited	222 Montague Rd. Dartmouth NS B2W 3P5	4,000,000.00	Real Property or Immovable - Building and Land - Westphal - Loonview Lane	20-May-2015	4,000,000.00		
3	Royal Bank of Canada	700- 1871 Hollis St. Halifax NS B3J 0C3	2,659,342.37	Real Property or Immovable - Building and Land - Westphal - Loonview Lane	19-May-2017	2,659,342.37		
Total:			7,261,068.06			6,900,000.00	0.00	361,068.06

23-Oct-2020

Date



Deloitte Restructuring Inc.
 Acting in its capacity as Receiver of Civic Homes Limited
 and not in its personal capacity

District of: Nova Scotia
Division No. 51 - Halifax
Court No. 494188
Estate No.

FORM 78 – Continued

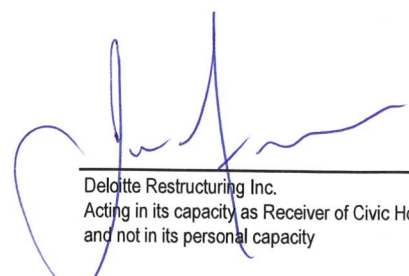
List "C"
Preferred Creditors for Wages, Rent, etc.

Civic Homes Limited

No.	Name of creditor	Address and occupation	Nature of claim	Period during which claim accrued	Amount of claim	Amount payable in full	Difference ranking for dividend
Total:					0.00	0.00	0.00

23-Oct-2020

Date



Deloitte Restructuring Inc.
Acting in its capacity as Receiver of Civic Homes Limited
and not in its personal capacity

District of: Nova Scotia
Division No. 51 - Halifax
Court No. 494188
Estate No.

FORM 78 -- Continued

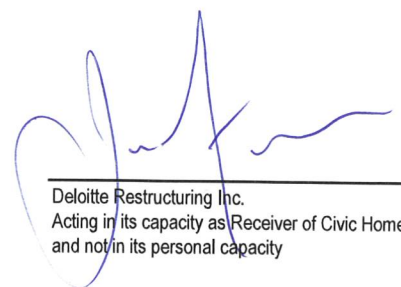
List "D"
Contingent or Other Liabilities

Civic Homes Limited

No.	Name of creditor or claimant	Address and occupation	Amount of liability or claim	Amount expected to rank for dividend	Date when liability incurred	Nature of liability
1	CRA - Tax - Atlantic Attn: Quebec Insolvency Intake Centre	Shawinigan-Sud National Verification and Collection Centre 4695 Shawinigan-Sud Blvd Shawinigan-sud QC G9P 5H9	1.00	0.00		Other
Total:			1.00	0.00		

23-Oct-2020

Date



Deloitte Restructuring Inc.
Acting in its capacity as Receiver of Civic Homes Limited
and not in its personal capacity

District of: Nova Scotia
Division No. 51 - Halifax
Court No. 494188
Estate No.

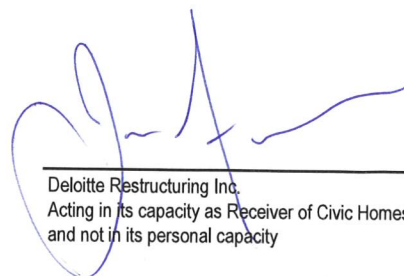
FORM 78 - Continued

List "E"
Debts Due to the Bankrupt
Civic Homes Limited

No.	Name of debtor	Address and occupation	Nature of debt	Amount of debt (good, doubtful, bad)	Folio of ledgers or other book where particulars to be found	When contracted	Estimated to produce	Particulars of any securities held for debt
				0.00				
			Total:	0.00			0.00	
				0.00				

23-Oct-2020

Date



Deloitte Restructuring Inc.
Acting in its capacity as Receiver of Civic Homes Limited
and not in its personal capacity

District of: Nova Scotia
Division No. 51 - Halifax
Court No. 494188
Estate No.

FORM 78 – Continued

List "F"

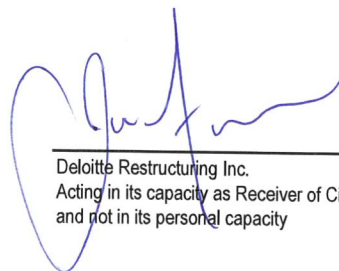
Bills of Exchange, Promissory Notes, Lien Notes, Chattel
Mortgages, etc., Available as Assets

Civic Homes Limited

No.	Name of all promissory, acceptors, endorsers, mortgagors, and guarantors	Address	Occupation	Amount of bill or note, etc.	Date when due	Estimated to produce	Particulars of any property held as security for payment of bill or note, etc.
Total:				0.00		0.00	

23-Oct-2020

Date



Deloitte Restructuring Inc.
Acting in its capacity as Receiver of Civic Homes Limited
and not in its personal capacity

District of: Nova Scotia
 Division No. 51 - Halifax
 Court No. 494188
 Estate No.

FORM 78 – Continued

List "G"
 Real Property or Immovables Owned by Bankrupt
 Civic Homes Limited

Description of property	Nature of bankrupt interest	In whose name does title stand	Total value	Particulars of mortgages, hypothecs, or other encumbrances (name, address, amount)	Equity or surplus
Building and Land - Westphal - Loonview Lane - Real estate development & Appliances	Owner	Civic Homes Limited	6,900,000.00	Royal Bank of Canada 700- 1871 Hollis St. Halifax NS B3J 0C3 2,659,342.37 Loon Lake Developments Limited 222 Montague Rd. Dartmouth NS B2W 3P5 4,000,000.00 Dexter Construction PO B0x 48100 Bedford NS B4A 3Z2 601,725.69	0.00
Total:			6,900,000.00		0.00

23-Oct-2020

Date

Deloitte Restructuring Inc.
 Acting in its capacity as Receiver of Civic Homes Limited
 and not in its personal capacity

District of: Nova Scotia
 Division No. 51 - Halifax
 Court No. 494188
 Estate No.

FORM 78 – Concluded

List "H"
 Property

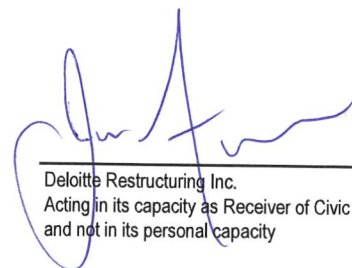
Civic Homes Limited

FULL STATEMENT OF PROPERTY

Nature of property	Location	Details of property	Original cost	Estimated to produce
(a) Stock-in-trade			0.00	0.00
(b) Trade fixtures, etc.			0.00	0.00
(c) Cash in financial institutions			0.00	0.00
(d) Cash on hand			0.00	0.00
(e) Livestock			0.00	0.00
(f) Machinery, equipment and plant			0.00	0.00
(g) Furniture			0.00	0.00
(h) Life insurance policies, RRSPs, etc.			0.00	0.00
(i) Securities			0.00	0.00
(j) Interests under wills, etc.			0.00	0.00
(k) Vehicles			0.00	0.00
(l) Taxes			0.00	0.00
(m) Other			0.00	0.00
			Total:	0.00

23-Oct-2020

Date



Deloitte Restructuring Inc.
 Acting in its capacity as Receiver of Civic Homes Limited
 and not in its personal capacity

District of: Nova Scotia
Division No. 51- Halifax
Court No. 494188
Estate No. 51-2682884



Original



Amended

FORM 68
Notice of Bankruptcy, First Meeting of Creditors
(Subsection 102(1) of the Act)

In the matter of the bankruptcy of
Civic Homes Limited
of the city of Dartmouth, in the Province of Nova Scotia

Take notice that:

1. Civic Homes Limited filed an assignment on the 26th day of October 2020, and the undersigned, Deloitte Restructuring Inc. ("Deloitte"), was appointed as Licensed Insolvency Trustee of the estate of the bankrupt by the official receiver, subject to affirmation by the creditors of the trustee's appointment or substitution of another trustee by the creditors.

2. Due to COVID-19 restrictions, the first meeting of creditors of the bankrupt will be held virtually on the 10th day of November 2020, at 11:00AM, Atlantic Standard Time, via conference call.

3. To be entitled to vote at the meeting, a creditor must lodge with the trustee, before the meeting, a proof of claim and, where necessary, a proxy.

4. Enclosed with this notice is a proof of claim form, proxy form, and list of all creditors showing the amounts of their claims.

5. Creditors must prove their claims against the estate of the bankrupt in order to share in any distribution of the proceeds realized from the estate.

Dated at the City of Halifax in the Province of Nova Scotia, this 29th day of October 2020.

Deloitte Restructuring Inc. - Licensed Insolvency Trustee

1969 Upper Water Street, Suite 1500, Purdy's Wharf Tower II
Halifax NS B3J 3R7
Phone: (902) 721-5602 Fax: (902) 423-5820

District of: Nova Scotia
Division No. 51 - Halifax
Court No. 494188
Estate No. 51-2682884

FORM 31 / 36
Proof of Claim / Proxy
In the matter of the bankruptcy of
Civic Homes Limited
of the City of Dartmouth, in the Province of Nova Scotia

All notices or correspondence regarding this claim must be forwarded to the following address:

In the matter of the bankruptcy of Civic Homes Limited of the City of Dartmouth in the Province of Nova Scotia and the claim of _____, creditor.

I, _____, of the city 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.

I, _____ (name of creditor or representative of the creditor), of the city of _____ in the province of _____ do hereby certify:

1. That I am a creditor of the above named debtor (or I am _____ (position/title) of _____, creditor).

2. That I have knowledge of all the circumstances connected with the claim referred to below.

3. That the debtor was, at the date of bankruptcy, namely the 26th day of October 2020, and still is, indebted to the creditor in the sum of \$ _____, as specified in the statement of account (or affidavit or solemn declaration) attached and marked Schedule "A", after deducting any counterclaims to which the debtor is entitled. (The attached statement of account or affidavit must specify the vouchers or other evidence in support of the claim.)

4. (Check and complete appropriate category.)

A. UNSECURED CLAIM OF \$ _____

(other than as a customer contemplated by Section 262 of the Act)

That in respect of this debt, I do not hold any assets of the debtor as security and
(Check appropriate description.)

Regarding the amount of \$ _____, I claim a right to a priority under section 136 of the Act.

Regarding the amount of \$ _____, I do not claim a right to a priority.
(Set out on an attached sheet details to support priority claim.)

B. CLAIM OF LESSOR FOR DISCLAIMER OF A LEASE \$ _____

That I hereby make a claim under subsection 65.2(4) of the Act, particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based.)

C. SECURED CLAIM OF \$ _____

That in respect of this debt, I hold assets of the debtor valued at \$ _____ as security, particulars of which are as follows:
(Give full particulars of the security, including the date on which the security was given and the value at which you assess the security, and attach a copy of the security documents.)

D. CLAIM BY FARMER, FISHERMAN OR AQUACULTURIST OF \$ _____

That I hereby make a claim under subsection 81.2(1) of the Act for the unpaid amount of \$ _____

(Attach a copy of sales agreement and delivery receipts.)

E. CLAIM BY WAGE EARNER OF \$ _____

That I hereby make a claim under subsection 81.3(8) of the Act in the amount of \$ _____,

That I hereby make a claim under subsection 81.4(8) of the Act in the amount of \$ _____,

F. CLAIM BY EMPLOYEE FOR UNPAID AMOUNT REGARDING PENSION PLAN OF \$ _____

That I hereby make a claim under subsection 81.5 of the Act in the amount of \$ _____,

That I hereby make a claim under subsection 81.6 of the Act in the amount of \$ _____,

G. CLAIM AGAINST DIRECTOR \$_____

(To be completed when a proposal provides for the compromise of claims against directors.)

That I hereby make a claim under subsection 50(13) of the Act, particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based.)

H. CLAIM OF A CUSTOMER OF A BANKRUPT SECURITIES FIRM \$_____

That I hereby make a claim as a customer for net equity as contemplated by section 262 of the Act, particulars of which are as follows:

(Give full particulars of the claim, including the calculations upon which the claim is based.)

5. That, to the best of my knowledge, I _____ (am/am not) (or the above-named creditor _____ (is/is not)) related to the debtor within the meaning of section 4 of the Act, and _____ (have/has/have not/has not) dealt with the debtor in a non-arm's-length manner.

6. That the following are the payments that I have received from, and the credits that I have allowed to, and the transfers at undervalue within the meaning of subsection 2(1) of the Act that I have been privy to or a party to with the debtor within the three months (or, if the creditor and the debtor are related within the meaning of section 4 of the Act or were not dealing with each other at arm's length, within the 12 months) immediately before the date of the initial bankruptcy event within the meaning of Section 2 of the Act: (Provide details of payments, credits and transfers at undervalue.)

7. *(Applicable only in the case of the bankruptcy of an individual.)*

Whenever the trustee reviews the financial situation of a bankrupt to redetermine whether or not the bankrupt is required to make payments under section 68 of the Act, I request to be informed, pursuant to paragraph 68(4) of the Act, of the new fixed amount or of the fact that there is no longer surplus income.

I request that a copy of the report filed by the trustee regarding the bankrupt's application for discharge pursuant to subsection 170(1) of the Act be sent to the above address.

Dated at _____, this _____ day of _____, _____.

Witness

Individual Creditor

Witness

Name of Corporate Creditor

Per _____
Name and Title of Signing Officer

Return To:

Phone Number: _____
Fax Number: _____
E-mail Address: _____

Deloitte Restructuring Inc. - Licensed Insolvency Trustee

1969 Upper Water Street, Suite 1500, Purdy's Wharf Tower II
Halifax NS B3J 3R7
Phone: (902) 721- 5602 Fax: (709) 576-8460

NOTE: If an affidavit is attached, it must have been made before a person qualified to take affidavits.

WARNINGS: A trustee may, pursuant to subsection 128(3) of the Act, redeem a security on payment to the secured creditor of the debt or the value of the security as assessed, in a proof of security, by the secured creditor.

Subsection 201(1) of the Act provides severe penalties for making any false claim, proof, declaration or statement of account.