

District of: British Columbia  
Registry: 03 - Vancouver

Court No. H-240524  
Estate No. 11-254649

**In the Matter of the Receivership of  
145 GOLDEN DRIVE LTD.  
of the City of Vancouver, in the Province of British Columbia**

**Receiver's Final Report on the Affairs of the Debtor  
(Subsection 246(3) of the *Bankruptcy and Insolvency Act*)**

**INTRODUCTION**

1. Pursuant to an application made by the Royal Bank of Canada ("**RBC**"), the Supreme Court of British Columbia (the "**Court**") made an Order (the "**Receivership Order**") dated July 2, 2024 (the "**Date of Receivership**") appointing Deloitte as Receiver (the "**Receiver**") of Whitewater Concrete Ltd., Whitewater Developments Ltd., and 145 Golden Drive Ltd. The Court proceedings in which the Receiver was appointed are referred to herein as the "**Receivership Proceedings**".
2. A copy of the Receivership Order and other documents relating to the Receivership Proceedings can be accessed on the Receiver's website at:  
  
[www.insolvencies.deloitte.ca/Whitewater](http://www.insolvencies.deloitte.ca/Whitewater)
3. This is the final report pertaining to the Receivership Proceedings of 145 Golden Drive Ltd., issued pursuant to subsection 246(3) of the *Bankruptcy and Insolvency Act*.
4. The Receiver remains in its role with respect to Whitewater Concrete Ltd. and Whitewater Developments Ltd.

**STATEMENT OF RECEIPTS AND DISBURSEMENTS**

5. The Receiver's final statement of receipts and disbursements for the period from the Date of Receivership to May 7, 2026, is attached hereto as **Appendix "A"**.
6. The realization of all saleable and recoverable Property (as defined in the Receivership Order) of 145 Golden Drive Ltd. has now been completed.
7. Further details regarding the Receiver's recent activities and administration of the Receivership Proceedings are detailed in the Receiver's Third Report to Court dated March 18, 2026, which is available at the Receiver's website noted above.


**RECEIVER'S DISCHARGE**

8. The Receiver on this date filed its discharge certificate pursuant to the Final Distribution and Discharge Order granted March 24, 2026, and has completed its duties contained therein.
9. Any queries in relation to this report may be sent to the undersigned.

Dated at Vancouver, British Columbia this 21<sup>st</sup> day of May, 2026.

**Deloitte Restructuring Inc.**

in its capacity as Court-appointed Receiver of  
145 Golden Drive Ltd.,  
and not in its personal capacity

Per:   
Jeff Keeble, CPA, CA, CBV, CIRP, LIT  
Senior Vice-President  
jkeeble@deloitte.ca

**In the Matter of the Receivership of  
145 Golden Drive Ltd.**

**Receiver's Final Statement of Receipts and Disbursements  
For the Period of July 2, 2024 to May 7, 2026**

<b>Description</b>	<b>Actual</b>
<b>Receipts</b>	
Gross sale proceeds	\$ 21,218,000
Rent and operating expense reimbursements	974,648
Property tax adjustment on sale closing	156,640
Interest and other receipts	60,468
GST on rental income	47,955
Transfer from pre-receivership bank account	15,649
<b>Total receipts</b>	<b>22,473,359</b>
<b>Disbursements</b>	
Distributions to BDC	21,935,487
Realtor commissions	190,962
Legal fees and costs to August 5, 2025	165,211
Receiver's fees and costs to October 31, 2025	103,978
GST remitted to CRA	31,701
GST on disbursements	21,179
PST on disbursements	12,338
Insurance	9,843
Other misc. disbursements and bank charges	2,661
<b>Total disbursements</b>	<b>22,473,359</b>
<b>Excess of receipts over disbursements</b>	<b>\$ -</b>