



Administrative Office
Goldhar & Associates Ltd.,
Licensed Insolvency Trustee
1220 Eglinton Avenue West
Toronto, Ontario
M6C 2E3

1 855 541 5114
info@goldhar.ca
ShedTheDebt.ca

NOTICE AND STATEMENT OF RECEIVER

(Subsections 245(1) and 246(1) of the Bankruptcy & Insolvency Act)

In the Matter of the Court Appointed Receivership of
Dov (495 Richmond) Limited

The Receiver gives notice and declares that:

On September 17, 2026, upon application of Addenda Capital Inc. ("**Addenda Capital**") in its capacity as senior secured lender of Dov (495 Richmond) Limited ("**Dov 495**"), the Ontario Superior Court of Justice (the "**Court**") issued an order (the "**Receivership Order**") appointing Goldhar & Associates Ltd. ("**Goldhar**") the interim receiver of Dov 495 (the "**Receiver**").

Property, Plant & Equipment (the "**Property**")¹ **\$1.00**

1. As a result of the Receivership Order, Goldhar took possession of the Property on September 17, 2026. A copy of the Receivership Order and all materials filed to date can be obtained from the below website:

<https://goldhar.ca/corporate-engagements/dov-495>

2. The following information relates to the Receiver's appointment:

- | | |
|-------------------------------|--|
| a. Address of Dov 495 | 500, 3625 Dufferin Street
Toronto, ON M3K 1N4 |
| b. Principal line of business | Real Estate |
| c. Address of Property | 495 Richmond Road
Ottawa, ON K2A 3W9 |

3. The amounts owed by Dov 495 to each creditor who has registered a security interest against the Property as well as a listing of other creditors and the amount owed to each creditor is described in **Schedule "A"**. A consolidated breakdown of the indebtedness is as follows²:

	Amount (\$CAD)
Secured Creditors	26,534,818
Unsecured Creditors	775,680
Total	27,310,498

4. The Receiver contact is:

Goldhar & Associates Ltd.
1220 Eglinton Avenue West
Toronto, ON M6C 2E3

¹ Property of significant value. Goldhar has not ascertained enough information as of the date of notice to confirm value.

² The estimated amounts owing is based on the unaudited books and records of Dov 495.

Attention: Len Capati
Telephone: 416 222 4600
Email: lcapati@goldhar.ca
Website: www.goldhar.ca

This notice is provided for information purposes only. The Receiver has no implemented process to deal with creditors' claims and, as such, no further action is required by creditors at this time.

Dated at Toronto, Ontario this 22nd day of September 2026.

GOLDHAR & ASSOCIATES LTD.
Receiver for Dov (495 Richmond) Limited
and not in its personal or corporate capacity



Per: _____
Name: Evan MacKinnon, CFA, CIRP, LIT
Senior Managing Director

Schedule A

**In the Matter of the Receiver of Dov (495 Richmond) Limited
List of Creditors**

<u>Secured Creditors</u>	Amount (\$CAD)
Addenda Capital	25,636,479.64
City of Ottawa Property Tax	898,337.59
Canada Revenue Agency	1.00
Total Secured Creditors	26,534,818.23
<u>Unsecured Creditors</u>	
Gensler Architecture & Design Canada Inc.	221,957.86
JBPA Developments Inc.	210,703.95
The Regional Group of Companies Inc.	137,380.52
Gloucester Glass 2K	53,053.50
Zeifmans LLP	52,245.55
Novatech Engineering Consultants Ltd.	32,905.89
Bee-Clean Building Maintenance	27,114.35
Quasar Consulting Group Inc.	14,068.50
J.S. Construction Services	8,065.94
Hydro Ottawa	7,362.70
City of Ottawa - Water / Sewage	3,649.43
Kean Plumbing Inc.	2,487.14
Borden Ladner Gervais LLP	2,278.08
Rogers Wireless	745.00
Honeywell Limited - Building Solutions	690.24
Viking Fire Protection Inc.	452.00
Pak-Man Disposal Services	316.40
Enercare Home Services	201.81
Enbridge Consumer Gas	1.00
Total Unsecured Creditors	775,679.86