



No. S13528  
DUNCAN REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN

MANDATE NATIONAL MORTGAGE CORPORATION  
CREST CAPITAL CORPORATION  
SERIN INVESTMENTS LTD.

PETITIONERS

0748095 B.C. LTD.  
GEOGHEGAN INVESTMENTS LTD.  
ANIK LYNE GAUDREAU  
JOHN CHRISTOPHER KARLSSON  
THE CROWN IN RIGHT OF CANADA  
TENANT OR OCCUPIER OF THE SUBJECT PROPERTY

RESPONDENTS

**ORDER**

) )  
BEFORE ) A MASTER OF THE COURT) THURSDAY, THE 18TH DAY OF  
) ) AUGUST, 2011

ON THE APPLICATION of the Petitioners, without a hearing, and ON READING the affidavits and other documents filed:

THIS COURT ORDERS THAT:

1. The Receivership Order made by Master Bouck, on August 10, 2011, be amended by adding the words "Geoghegan Investments Ltd., and", in front of the name "0748095 B.C. Ltd.," as it appears in the 5<sup>th</sup> line of the first paragraph on the first

page of the said Receivership Order.


THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:


BY THE COURT  
Digitally signed by  
Windsor, Jacqueline

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REGISTRAR

APPROVED AND CONSENTED TO:

  
\_\_\_\_\_  
BRIAN MARKUS, Counsel for the Petitioners

  
\_\_\_\_\_  
LINDSAY LEBLANC, counsel for the Respondents  
0748095 B.C. LTD., GEOGHEGAN INVESTMENTS INC  
and ANIK LYNE GAUDREAU

Digitally signed by  
Baker, D

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COLUMBIA**

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**BETWEEN:**

**MANDATE NATIONAL MORTGAGE CORPORATION**  
et al

**PETITIONERS**

**AND:**

0748095 B.C. LTD. et al

**RESPONDENTS**

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**ORDER**

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**BRIAN C. MARKUS**  
Barrister and Solicitor  
#930 - 777 Hornby Street  
Vancouver, B.C.  
V6Z 1S4

Telephone: 604-623-3335  
File No.: 7438-039  
BCM/hm



**NOTICE AND STATEMENT OF THE RECEIVER**  
(Subsection 245(1) and 246(1))

**THE RECEIVER GIVES NOTICE AND DECLARES THAT:**

1. On the 12th day of August, 2011, the undersigned MACKAY & COMPANY LTD. ("MCL") was appointed as Receiver of the property of Geoghegan Investments Ltd. Subsequently on the 18<sup>th</sup> day of August, 2011, MCL was appointed pursuant to Court Order as Receiver Manager of the property of Geoghegan Investments Ltd., an insolvent person, that is described below. Following the Court appointment, MCL terminated the private appointment as Receiver of Geoghegan Investments Ltd.:

	August 18, 2011	
	<u>Net Book Value</u>	<u>Estimated Realizable Value</u>
Building and Property	\$2,847,060	Unknown
Equipment	\$312,345	Unknown
Inventory	\$86,750	Unknown
Furniture & Equipment	\$53,379	Unknown
Cash in Bank (actual)	\$52,000	\$52,000

2. MCL became a Receiver by appointment pursuant to a General Security Agreement dated December 19, 2008. MCL was subsequently appointed as Receiver Manager by a Court Order made on the 18<sup>th</sup> day of August, 2011.
3. The undersigned took control of the property described above on August 12, 2011.
4. The following information relates to the Receiver appointment:
  - a) Registered and records office address of insolvent person: 10524 Youbou Road  
Youbou, BC V0R 3E1
  - b) Principal line of business: Pub & Grill and liquor store
  - c) Location of businesses: 10524 Youbou Road  
Youbou, BC V0R 3E1
  - d) Amount owed by insolvent person to each creditor who holds a security on the property described above:

Mandate National Mortgage Corporation	\$365,502
Crest Capital Corporation	\$365,502
Horizon Charters Ltd.	\$365,502

- e) The list of other creditors of the insolvent person and the amount owed to each creditor and the amount due by the insolvent person is as per the attached Appendix "A".
- f) Contact person for the Receiver:
  - Andrew Smith
  - MacKay & Company Ltd.
  - 1100 – 1177 West Hastings Street
  - Vancouver, BC V6E 4T5
  - Tel: 604-689-3928
  - Fax: 604-687-5617
- g) The intended plan of action of the Receiver Manager during its appointment is as follows:
  - a) Continue to operate the business while assessing the value of the business as a package and determining how best to maximize value.

DATED at Vancouver, BC, this 22<sup>th</sup> day of August 2011.

**MACKAY & COMPANY LTD.**  
Receiver Manager for Geoghegan Investments Ltd.

per:



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Russell D. Law, CA, CIRP, CFE  
(Chartered Insolvency & Restructuring Professional)

**MacKay & Company Ltd.**

In the matter of the receivership of  
Geoghegan Investments Ltd.  
of the Town of Youbou, in the Province of British Columbia  
MacKay & Company Ltd., Receiver

<i>Creditor Name</i>	<i>Amount of Debt</i>
<b>Preferred creditors</b>	
1. Alison Drake 8405 Bremner Road Youbou BC V0R 3E1	156.92
2. Dora Schmidt PO Box 296 6642 Forestry Road Mesachie Lake BC V0R 2N0 Austria	592.28
3. Geraldine Feagan 11600 Cowan Road Youbou BC V0R 3E1	1.00
4. Jessica Spaeth 6151 Ryall Road Duncan BC V9L 2H6	278.46
5. Juanita Thompson 10656 Cedar Dr Youbou BC V0R 3E1	146.64
6. Mike Cousineau PO Box 172 28 Savoy Road Lake Cowichan BC V0R 2G0	728.00
	1,903.30
<b>Secured creditors</b>	
1. Crest Capital Corporation #104 - 3920 Norland Ave Burnaby BC V5G 4K7	365,502.16
2. Horizon Charters Ltd. 5390 Meadfeild Road West Vancouver BC V7W 3E5	365,502.16
3. Mandate National Mortgage Corporation #505 - 1196 West Broadway Vancouver BC V6H 3X5	365,502.17
	1,096,506.49
<b>Unsecured creditors</b>	
1. ADT Security Services Cda Ltd. 615 - 18th Street SE Calgary AB T2E 6J5	105.81
2. Alan King-Jones #201-726 Lampson St. Victoria BC	1.00

3.	AlSCO 91 Comox Road Nanaimo BC V9R 3H1	644.96
4.	Amanda King-Jones 2538 Crystalview Dr Victoria BC V9B 6M8	1.00
5.	Angela Cousineau PO Box 172 38 Savoy Road Lake Cowichan BC V0R 2G0	1.00
6.	B&C Food Distributors 6711 Butler Cr. Saanichton BC V8M 1Z7	827.72
7.	BC HYDRO c/o Credit Administration C01 - 6911 Southpoint Drive Burnaby BC V3N 4X8 6556 092	6,942.43
8.	BC Liquor Stores PO Box 588 Lake Cowichan BC V0R 2G0	4,322.52
9.	Brewer's Disbributors 5900 Explorer Drive Mississauga ON L4W 5L2	12,924.83
10.	CANADA REVENUE AGENCY - GST Attn: GST Collections 1166 West Pender Street Vancouver BC V6E 3H8 10198 6909 RT 0001	
11.	CANADA REVENUE AGENCY (Payroll Deductions) Attn: Payroll Deductions 6th Floor - Section 463-17 1166 West Pender Street Vancouver BC V6E 3H8 10198 6909 RP 0001	
12.	CANADA REVENUE AGENCY Attn: Burnaby Fraser Tax Services Office 9737 King George Hwy PO Box 9070 Stn Main Surrey BC V3T 5W6 10198 6909 RC 0001	
13.	Carrie Atkins PO Box 1241 7754 Sunset Drive Lake Cowichan BC V0R 2G0	1.00
14.	Charles Bedard-Porter 9974 Sowrdfern Way Youbou BC V0R 3E1	1.00
15.	Coast Environmental Ltd. PO Box 755 Duncan BC V9L 3Y1	95.14
16.	Coca-Cola Bottling Company 521 Lake Kathy Drive Brandon FL 33510 USA 1105084	
17.	Cody Walker #11-1912 Duchess St.	1.00



	Victoria BC V9L 6H4	
18.	Cowichan District Chamber of Commerce Box 824 Lake Cowichan BC V0R 2G0	1,238.00
19.	Cowichan Lake Marina PO Box 1522 415 Point Ideal Drive Lake Cowichan BC V0R 2G0	204.00
20.	CVRD 175 Ingram Street Duncan BC V9L 1N8	274.45
21.	Elisha Stanfield Lake Cowichan BC V0R 2G0	1.00
22.	Geraldine Feagan 11600 Cowan Road Youbou BC V0R 3E1	1.00
23.	Great West Life 100 Osborne Street North Winnipeg MB R3C 3A5 273152	
24.	Hayes Stewart Little 823 Canada Ave. Duncan BC V9L 1V2	
25.	Home Hardware Box 259 68 Cowichan Lake Rd. Lake Cowichan BC V0R 2G0	43.50
26.	Island Hose & Hydraulic Ltd. 5833 Duncan Street Duncan BC V9L 3W7	13.44
27.	Island Ice 748 Market Street Victoria BC V9T 5K5	341.00
28.	Island West Manufacturers Ltd. 4247 Dieppe Road Victoria BC V8X 2N2	425.71
29.	Jennifer Dickson PO Box 1530 266 Hillside Lake Cowichan BC V0R 2G0	1.00
30.	Jinet Monti-Slatta PO Box 1019 Lake Cowichan BC V0R 2G0	1.00
31.	Kayla Papiorek 10407 Youbou Rd Youbou BC V0R 3E1	1.00
32.	Kenyon Wilson 2210 Coronation Ave. Duncan BC V9L 2T1	298.21
33.	Lake Cowichan Home Center Box 610 130 Neva Road Lake Cowichan BC V0R 2G0	6,890.19
34.	Leslie Ruttan 9787 Youbou Rd Youbou BC V0R 3E1	1.00

35.	Liquor Control & Licensing Branch Bar PO Box 9292 Stn Prov Govt Victoria BC V8W 9J8	632.00
36.	Lynda Hubert PO BOx 237 7675 Hudgrove Road Lake Cowichan BC V0R 2G0	1.00
37.	Maureen Akenclose 89 Cowichan Ave. West Lake Cowichan BC V0R 2G0	1.00
38.	MINISTRY OF FINANCE & CORP RELATIONS Real Property Taxation Branch PO Box 9446, Stn Prov Govt Victoria BC V8W 9V6 03 766 01604.005 1 8	4,532.14
39.	Morton & Clarke 160 - 2368 No. 5 Road Richmond BC V6X 2T1	1,181.42
40.	Nesler Sales Box 35 Lake Cowichan BC V0R 2G0	42.56
41.	Orca Dynamics Ltd. 2647 Turner Road Victoria BC V8T 4T8	123.66
42.	Page One Publishing Inc. 1322A Government St. Victoria BC V8W 1Y8	492.00
43.	Phillips Brewing Co. 2010 Government St. Victoria BC V8T 4P1	1,259.28
44.	Planet Clean (Duncan) 1 - 2900 Allenby Road Duncan BC V9L 6W2	482.03
45.	Portofino Bakery 834A Devonshire Blvd. Victoria BC V9A 4T4	186.01
46.	Raplh Brandstaetter 10685 Youbou Road Youbou BC V0R 3E1	
47.	Russell Brewing Co. Ltd. 202 - 13018 - 80th Avenue Surrey BC V8W 3A8	218.40
48.	Shaw Cable Attn: Collections Box 2468 Stn M Calgary AB T2P 4Y2	933.71
49.	Sindy Plamondon 10445 Arbutus Road Youbou BC V0R 3E1	1.00
50.	SOCAN 41 Valleybrook Drive Toronto ON M3B 2S6 00120039-00-01	
51.	Stephen Blyth 10445 Arbutus Road Youbou BC V0R 3E1	1.00

57.	Waste Management 6808 Kirkpatrick Cres Victoria BC V8M 1Z9 321-30889	
58.	WORKERS' COMPENSATION BOARD PO Box 5350, Stn Terminal Vancouver BC V6B 5L5	
59.	Zachari Schmitt 5889 Heather Street Duncan BC V9L 2Z7	1.00
60.	Zachary Knott Youbou BC V0R 3E1	
61	0748095 BC Ltd. 10524 Youbou Road Youbou BC	1,296,760.57
62	Anik Gaudreau 9938 Swordfern Way Youbou BC V0R 2E1	3,112,881.71
		<hr/> 4,409,642.28
		<hr/> 5,565,155.21