



COURT NO. B131552
ESTATE NO. 11-1820752
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY**

IN THE MATTER OF THE BANKRUPTCY OF

0409725 B.C. LTD.

FORMERLY DOING BUSINESS AS ODENZA HOMES LTD.

**FOURTH REPORT OF G. POWROZNIK GROUP INC.
OF G-FORCE GROUP
AS CLAIMS ADMINISTRATOR OF THE
TRUST CLAIM SETTLEMENT PROGRAM**

SEPTEMBER 17, 2018



**CLAIMS ADMINISTRATOR’S FOURTH REPORT TO THE COURT
ON THE TRUST CLAIM SETTLEMENT PROGRAM**

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Background and Purpose of this Report

1. 0409725 B.C. Ltd. formerly doing business as Odenza Homes (“**Odenza**”) made an assignment in bankruptcy (the “**Bankruptcy**”) pursuant to section 49 of the *Bankruptcy and Insolvency Act* (“**BIA**”) on December 16, 2013 and ceased its operations. Odenza operated a home building and renovation business in Vancouver, B.C. and in most cases was the general contractor under contracts with project owners (“**Owners**” or, individually, an “**Owner**”).
2. On December 16, 2013, G. Powroznik Group Inc. of G-Force Group was appointed as Trustee in Bankruptcy (the “**Trustee**”) for the estate of Odenza. The Trustee's appointment was later ratified by the creditors at the first meeting of creditors on January 8, 2014 (the “**First Meeting of Creditors**”).
3. In its report to this Honourable Court dated December 18, 2013 (the “**Trustee's First Report**”), the Trustee provided its rationale for the authorization of the Trust Claim Settlement Program (“**TCSP**”), to attempt to minimize asset dissipation and costs while maximizing recoveries for the creditors of Odenza. A significant number of Odenza's creditors are also trust claimants and, or alternatively, lien claimants under the *Builders Lien Act* (“**BLA**”). A significant amount of the assets in the possession of Odenza were (or upon receipt would be) impressed with a trust under the BLA and would therefore not be part of the bankrupt estate (the “**Bankrupt Estate**”); and accordingly, these trust claims, and trust assets could not be dealt with under the BIA process. Similarly, holdback funds otherwise due to Odenza from Owners would be subject to lien claims and would not be dealt with under the BIA process. On December 19, 2013, the Court made an Order authorizing the TCSP (the “**December 19 Order**”) and appointing G. Powroznik Group Inc. as Claims Administrator (“**Claims Administrator**”) of the TCSP.
4. The role of the Claims Administrator in administering the TCSP is complementary to the role of the Trustee since the former deals exclusively with trust assets under the BLA, and corresponding trust and liens claims which the Trustee has no power to deal with. To the extent that the TCSP is successful, the recovery of the unsecured creditors in the bankruptcy will be enhanced because the TCSP is designed to: first, enhance the preservation of receivables and holdbacks from construction contracts; and second, avoid construction litigation and related costs that would erode or eliminate the recoverable assets in respect of the Bankrupt Estate. Further, since most of the creditors who have trust and lien claims will be facing a shortfall in collecting these claims, they may also have unsecured claims in the Bankrupt Estate for the balance of their claim. Accordingly, their overall recovery could be also be enhanced by an efficient and effectively-run TSCP.
5. One of the foundations of this integrated solution for the creditors of Odenza is to integrate the administration, asset recovery and claims adjudication processes to minimize the costs of construction insolvencies, which can be substantial due to the highly-technical nature of the BLA with respect to the assets and claims it relates to. The integrated solution also avoids multiple construction litigation proceedings for individual projects that would be required in the absence of an integrated solution. This includes an integration of the roles of the Trustee and Claims Administrator as well as with the respective legal counsel for

these two roles. The Trustee's Report to the First Meeting of Creditors on its Preliminary Administration (the "**Trustee's Preliminary Report**"), was presented at the First Meeting of Creditors on January 8, 2014. A copy of the Trustee's Preliminary Report has been filed with the Court in this proceeding and provides a significant amount of background and information on the integration of the roles of the Trustee in the Bankruptcy and the Claims Administrator in the TCSP.

6. The Trustee's counsel is Borden Ladner Gervais LLP ("**BLG**") which has previously been involved with a similar integrated solution for a construction company insolvency and which has substantial construction litigation expertise. BLG made the original application to the Court on behalf of the Trustee to obtain the December 19 Order. The Claims Administrator continues to utilize BLG as its counsel which involves primarily matters related to Odenza's construction contracts, potential trust receivables and holdbacks, trust and lien claims, and other matters related to the BLA. The Claims Administrator has also retained independent legal counsel, Gehlen Dabbs LLP ("**GD Law**") to deal with any matters where an independent opinion from the Trustee is required, including whether any funds held or received by Odenza are trust funds or Bankrupt Estate funds.
7. More specifically, this report should be read in conjunction with the Claims Administrator's Second Report dated June 6, 2014 (the "**Second Report**") which addressed, among other issues, the specific legal issues surrounding the treatment of initial cash balance (the "**Initial Cash Balance**") and provided analysis around the background and composition of the Initial Cash Balance. In February 2014, the Court made an order (the "**February 18 Order**") authorizing several amendments to the December 19 Order (together the "**TCSP Order**"), most of which changes were administrative in nature with the goal of improving and streamlining the administration of the TCSP. The Claims Administrator has continued to adjudicate on the claims of trust and lien claimants and has done a significant amount of work to review many of Odenza's projects and to open dialogue with several Owners about what is owed on their project.
8. At the time of Bankruptcy, the Trustee seized the cash in Odenza's two operating bank accounts at HSBC Bank Canada ("**HSBC**") totalling \$527,506.22 that was the Initial Cash Balance. The Trustee and Claims Administrator identified two significant legal issues surrounding the Initial Cash Balance: first, who is entitled to those funds; and second, how should those funds be distributed. The Claims Administrator has retained GD Law to advise on these significant legal issues. Our conclusions and recommendations regarding the legal issues are based upon their advice. The Initial Cash Balance was held in trust in the Consolidated Trust Account established in the December 19 Order pending a final determination of the fund's ultimate treatment as directed by this Honourable Court.
9. The Claims Administrator initially made a Court application with respect to the Initial Cash Balance in June 2014. The matter was initially adjourned generally pursuant to the reasons for judgment dated June 30, 2014 (the "**June 2014 Reasons**") and was revisited again in a hearing that occurred in March 2015 (the "**March 2015 Hearing**"). On April 14, 2015, Mr. Justice Grauer ("**Grauer, J.**") issued his reasons for judgement (the "**April 2015 Reasons**") in which he requested the Claims Administrator to submit additional evidence

so that the proper legal treatment of the Initial Cash Balance can be determined, which the Claims Administrator did in its Third Report dated June 2, 2015 (the “**Third Report**”).

10. The Claims Administrator made another application to provide the additional evidence requested in the April 2015 Reasons and on July 16, 2015 the Court issued an order (the “**July 16, 2015 Order**”), attached as **Appendix B**, concluding that the entire Initial Cash Balance must be considered to comprise funds held in trust pursuant to the provisions of the BLA, are to be distributed pro rata to all trust and lien claimants by the Claims Administrator, subject to the priorities in the BLA and the Charges in respect of the Potential Trust Funds. The July 16, 2015 Order also approved the proposed method for allocation of the costs in respect of the Initial Cash Balance, the Potential Trust Funds and the Holdbacks pursuant to the TCSP Order as provided in paragraphs 38 to 40 of the Second Report (the “**Approved Allocation Method**”). The decisions rendered in this Order were in effect the results anticipated based upon the legal advice provided by GD Law, and summarized in paragraph 39 of the Claims Administrator’s Second Report.
11. The Claims Administrator has substantially completed its duties under the TCSP. The purpose of the Fourth Report is:
 - a) to provide this Honourable Court with a summary of the Claims Administrator’s activities since the Third Report;
 - b) to request approval of a distribution to trust and lien claimants in the TCSP who have submitted trust and holdback lien claims (“**Trust and Lien Claims**”) that have been adjudicated by the Claims Administrator (the “**Trust and Lien Claimants**”) subject to the passing of the accounts of the Claims Administrator and disposition of remaining potential assets impressed with a trust under the BLA;
 - c) to provide a summary of the Claims Administrator’s fees and disbursements during the administration of the TCSP, including of Gehlen Dabbs LLP, its legal counsel for services rendered during the administration of the TCSP; and
 - d) to provide a summary of the Trustee’s fees and disbursements including its legal counsel, Borden Ladner Gervais LLP for services to assist the Claims Administrator in the administration of the TCSP and to request the discharge of the Claims Administrator in these proceedings.
12. This Report should be read in conjunction with the Trustee’s First Report, its Preliminary Report and its Second Report dated September 16, 2018 (“**Trustee’s Second Report**”) which is attached as **Appendix A**. It should also be read in conjunction with the Claims Administrator's:
 - a) First Report dated February 16, 2014 (the “**First Report**”) as there is a significant amount of background information presented in those documents on Odenza, BLA issues and the intended outcomes of the TCSP generally for the benefit of the trust and lien claimants; and

- b) Second Report which addressed, among other issues, the specific legal issues surrounding the treatment of Initial Cash Balance and provided analysis around the background and composition of the Initial Cash Balance; and
- c) Third Report.

Overall Recovery Plan - Preserving Assets and Maximizing Net Recoveries for Creditors

13. The Claims Administrator's role of determining and adjudicating the Trust and Lien Claims and Proof of Lien Claim in respect of Odenza and determining the payouts of actual Potential Trust Funds and Holdbacks collected was designed to work on a complementary basis with the role of the Trustee. This is critical because the Trustee has specific powers to protect and recover the assets of the bankrupt, Odenza, which the Claims Administrator does not have (e.g. an ability to launch collection actions on behalf of the Bankrupt Estate, execute contracts and bind Odenza, perform section 163 examinations under the BIA of parties who withhold important information relating to the assets of the bankrupt, etc.). In the absence of the Claims Administrator role, the Trustee normally would not take an action to protect and recover surplus from Trust Assets where it would be too difficult to determine whether any net benefit would accrue to the Bankrupt Estate. Accordingly, the Claims Administrator role is designed to be complementary to the Trustee's role so that the recovery of Trust Assets and surplus is improved using the mandates of the Trustee and Claims Administrator in a coordinated way (the "**Overall Recovery Plan**").
14. The Overall Recovery Plan was designed to maximize the benefits for all stakeholders including:
 - a) The creditors, regardless of whether they had trust, lien, unsecured or secured claims (e.g. secured by statute) or some combination thereof;
 - b) Any of Odenza's former management and project managers who wanted access to Odenza's records and contracts to complete their projects for the Owners in a seamless way to minimize disruption or loss for anyone involved including themselves;
 - c) Other former Odenza staff who could add value to the Overall Recovery Plan, e.g. accounting staff;
 - d) Owners who wanted to minimize their incremental costs, avoid duplicate charges and delay in the completion of their projects, and minimize any liens against their properties; and
 - e) Odenza's sub-trades who were prepared to be involved with the completion phase of the Owner's projects and maximize the recovery of future revenue from their projects that Odenza could otherwise not complete.
15. The key activities of the Claims Administrator and the Trustee under the Overall Recovery Plan, that were undertaken on a co-ordinated basis to pursue the objectives and mandate of

the Claims Administrator to preserve Odenza's assets and maximize the recoveries for payment of Trust and Lien Claims, included, without limitation:

- a) Attempting to preserve the Potential Trust Funds and Holdbacks which included the Initial Cash Balance and the receivables and Holdbacks relating to Odenza's current or former new home or renovation Construction Contracts with the Owners on their projects (a "**Project**" or the "**Projects**"). This included:
 - i. Obtaining custody of all Odenza's relevant and available accounting and business records and accounting staff;
 - ii. Attempting to obtain access and co-operation from former accounting staff, Odenza's Construction Contract design and project managers (the "**Project Managers**") and senior management, Jag Hundal, the sole owner of Odenza (the "**Principal**"), and his brother Sodi Hundal, a senior marketing advisor (the "**Management**");
 - iii. Attempting to obtain co-operation from the Owners and information on any reasonable deficiencies or costs to complete their Projects; and
 - iv. Obtained timely submission of claims and supporting documentation from Odenza's creditors, many of whom had multiple trust and lien claims across several Projects;
- b) Attempting to maximize recovery from the Potential Trust Funds and Holdbacks (the "**Trust Assets**"). This included:
 - i. Updating the Project schedules and balances due by Owners from information from several sources, including from each of those referred to in sub-paragraph (a) above;
 - ii. Providing suitable legal agreements tailored for each Owner as required to finalize all matters with Odenza and to incorporate the terms of the TCSP Order for settlement of their account with Odenza;
 - iii. Conducting extensive consultation with the Trustee's counsel, BLG, on numerous technical and procedural issues relating to BLA matters affecting the Owners and Trust and Lien Claims and procedural matters of the TCSP, collection and dispute matters with various Owners and their counsel on unforeseen issues to protect the TCSP and Overall Recovery Plan; and
 - iv. Obtaining legal advice from GD Law on the determination of the status of the Initial Cash Balance and on the relative legal entitlements to the Initial Cash Balance, the Potential Trust Funds and the Holdbacks and a reasonable allocation of costs;
- c) Providing an efficient process to obtain and adjudicate the Trust and Lien Claims which will also allow them to be accepted as unsecured claims in the Bankrupt Estate to the

extent they are not paid from the Initial Cash Balance and the Trust Assets. This included:

- i. Providing a complete claims package to all creditors on December 19, 2013, attached as **Appendix C**, and managing a communications process to assist creditors in filing proper claims;
 - ii. Persistent follow-up through a variety of avenues, including sending Notices to Prove Claim (as defined in the First Report) by registered mail, and repeated reminders by email and/or telephone to encourage creditors who did not initially respond to the Claims Administrator's notices and requests to file their claims by the Claims Administrator or the Trustee; and
 - iii. Managing a flexible adjudication process to compensate for difficulties and delays in obtaining sufficient information on a timely basis to properly evaluate many of the claims, which are described below;
- d) Attempting to minimize administration, overhead and legal costs to creditors and time delay. This included:
- i. Helping Owners and their counsel and many creditors obtain an understanding of the benefits to Owners of the TCSP and obtaining access to the information they required. Included as **Appendix D** is a Letter dated December 20, 2013 to the Owners advising them of the TCSP and how they can benefit from it which is a sample of the consistent communication that the Claims Administrator and the Trustee had with Owners;
 - ii. Constantly looking for opportunities to implement the Overall Recovery Plan in a way to achieve its objectives, including extensive consultation and involvement with the Trustee, its counsel and the inspectors on the Bankrupt Estate ("**Inspectors**"); and
 - iii. Pointing out the advantages of the TCSP Order and Overall Recovery Plan to creditors and Owners to minimize delays in completing their Projects and unnecessary legal and other costs that usually occur in piecemeal liquidation processes that regularly occur with construction insolvencies; and
- e) Recommending to the Court an equitable allocation of the costs and distribution of the Initial Cash Balance and Trust Assets to the Trust and Lien Claims and the Holdback Only Claimants as recommended in the Claim's Administrator's Second Report.

These activities would also have ensured that the potential surplus from the Trust Assets, net of costs, on any individual project would flow seamlessly to the Bankrupt Estate for the benefit of the non-trust and lien creditors, most of whom are also Trust and Lien Claimants.

16. The Overall Recovery Plan was developed from a highly-successful, earlier construction insolvency of Tyam Civil Constructors Ltd. ("**Tyam**") as explained in the Trustee's First Report. The objective was to help facilitate recoveries for the Trust and Lien Claimants on

several Projects and reduce collection costs over and above what we believe would have happened if there was not an integrated TSCP Order with a complementary bankruptcy process for Odenza. The Overall Recovery Plan was designed to preserve Odenza's assets from piecemeal disintegration and the costs of piecemeal legal proceedings for each project thereby attempting to ensure a fair and proper application of the legal rights of each stakeholder in an orderly way under the supervision of the Court. However, the success of the Overall Recovery Plan would be largely dependent upon the co-operation of all key stakeholders with the Claims Administrator and the Trustee including the former key employees and management of Odenza, the Owners and Odenza's suppliers of labour and materials to the Projects.

17. The Trustee reviewed its Preliminary Report in detail at the First Meeting of Creditors in the Bankruptcy to which all creditors of Odenza were invited. The Trustee explained how creditors and Owners who had an opportunity to assist in finishing existing Projects could work within the Overall Recovery Plan that had been established to increase the recoveries to Trust and Lien Claimants and complete the Projects efficiently at lower relative costs to the Owners.
18. The Preliminary Report stated that: "The (Overall) Recovery Plan can make a significant difference in the recovery for creditors. It doesn't mean that we can recover money that has already been lost. However, it does mean we can do a lot to avoid unnecessary additional erosion of asset value which usually happens with insolvent construction companies and their creditors' interests. Please understand how you can help avoid further erosion of Odenza's assets." Unfortunately, the unforeseen challenges referred to in the following paragraphs of this Report served to undermine the Claims Administrator and Trustee's activities to encourage support for the Overall Recovery Plan to increase the potential recoveries for creditors beyond what could reasonably be expected under a traditional piecemeal construction litigation process that would otherwise have occurred.

Role of the Inspectors Who Were Appointed in the Bankruptcy

19. Under the BIA, there is a provision for the creditors at the First Meeting of Creditors to appoint up to five inspectors to assist and advise the Trustee in the administration of a bankruptcy. The Inspectors Handbook published by the Office of the Superintendent of Bankruptcy ("OSB") states: "The inspectors are appointed as representatives of all creditors and occupy positions of trust. They are expected to assist the LIT (Licensed Insolvency Trustee) by virtue of their experience and are required to supervise certain aspects of the LIT's administration." The inspectors cannot exercise their role if they are focussed on their own matters that are not in the best interest of the creditors.
20. Normally the inspectors are creditors who understand aspects of the bankrupt and its business and can provide valuable insights to the Trustee as well as get involved where appropriate to draw upon their knowledge, expertise and relationships on difficult matters the Trustee requires assistance on. The Trustee and Claims Administrator were very interested in obtaining inspectors who would meet these criteria for Odenza because:

- a) The Trustee would be very involved in working closely with the Claims Administrator in all aspect of trust and lien claims, holdbacks and collecting trust funds and holdbacks and insights from the inspectors can be very valuable in dealing with the complexities of a construction company insolvency;
 - b) The Overall Recovery Plan was designed to recreate the elements of a going-concern operation where co-operation amongst the key stakeholders is crucial for sustaining a business and meeting their collective objectives. The active involvement of inspectors in this program is key because they are acting in the best interest of all creditors rather than in their self-interest which provides an excellent role model for other stakeholders; and
 - c) Most of the creditors in the Bankruptcy have Trust and Lien Claims which will also be unsecured to the extent they cannot be paid, so there is a complete mutuality of interest for inspectors who are creditors in the Bankruptcy to help the Trustee work with the Claims Administrator to recover trust assets for the Trust and Lien Claimants as well as with the Trustee to recover non-trust assets for the unsecured creditors.
21. At the First Meeting of Creditors, five creditors were affirmed as Inspectors. One was asked to resign immediately after the Meeting because he had a contested action with Odenza which put him in a conflict to act as an Inspector. This vacant position was filled by another creditor later that month. During the next month, it became apparent that two other Inspectors had conflicts for several reasons. After a protracted period, both resigned in March 2014 at the request of the remaining three Inspectors and the Trustee due to these conflicts which could not be resolved. Subsequently, one of these vacant positions was filled in October 2014. Since that time the Trustee has had four Inspectors who have been assisting the Trustee in supporting the Claims Administrator in administering the TCSP and implementing the Overall Recovery Plan. They have been directly involved in several crucial aspects including:
- a) Reviewing transactions that could be considered preferences or are with related parties (together “**Reviewable Transactions**”) and ensuring that all affected assets, if any, are being pursued on a reasonable basis for the benefit of all creditors;
 - b) Assisting in obtaining information to help in the adjudication of claims of sub-trades and confirming the pre-Bankruptcy activity for the Owners’ projects;
 - c) Approving key actions and activities of the Trustee as provided under the BIA which includes approving joint settlement agreements by the Trustee and Claims Administrator with Owners on each Project;
 - d) Dealing directly with creditors and former employees who were unsettled with the allegations against Management of Odenza reported elsewhere in this Report, to ensure each matter was fully investigated;

- e) Encouraging voluntary removal of all liens on the title of each Project by the Trust and Lien Claimants upon the receipt of final payment from the Owner by the Claims Administrator to minimize professional costs; and
- f) Otherwise assisting the Trustee and the Claims Administrator in identifying opportunities for them and other creditors to minimize any further unnecessary costs or delays in recovering assets and assist in settlement negotiations with some Owners.

As expected from the outset, after the initial conflict matters and related disruption were resolved, the continuing Inspectors had a significant and positive influence on the administration by the Trustee and Claims Administrator. Since the Trustee had to sign off every settlement or legal action made on behalf of Odenza that also included settlement by the Claims Administrator, the Inspectors had to approve every decision in accordance with the BIA. Since each of the Inspectors had Trust and/or Lien claims as well as unsecured claims, they had a direct stake ensuring that the best possible outcome was achieved. This became a significant task for them due to the unforeseen challenges that began almost from the start of the Bankruptcy. Unfortunately, conflicts involving two of the original inspectors resulted in delays in obtaining a fully functioning Inspector group at a crucial time in the TCSP and resulted in significant unnecessary costs and delays in processing claims and collecting accounts from Owners.

Summary of Unforeseen Challenges

22. In attempting to implement the Overall Recovery Plan, the Claims Administrator and the Trustee encountered several challenges which have made the administration of the TCSP more difficult and time-consuming than was originally anticipated (the “**Unforeseen Challenges**”). Many of these were set out in the Claims Administrator’s First Report and include:
- a) Many of Odenza’s projects were completed well before the date of Bankruptcy and many claimants on those projects (“**Early Projects**”) had lost lien rights, which made it more difficult to collect amounts due from the Owners;
 - b) Many Owners did not maintain a Holdback;
 - c) Some Owners over-paid Odenza and there are still unpaid contractors;
 - d) There was significant opposition to Management at the First Meeting of Creditors held by the Trustee and the plan for Management’s new company (“**Newco**”) to offer to complete the Projects with the co-operation of their former Project Managers and Odenza’s sub-trades. As a result, Newco had difficulty retaining key employees and received very few contracts to complete unfinished Projects with the Owners;
 - e) Some of the former Project Managers were active competitors for completing the Owners' unfinished Projects. They were supported by a few of Odenza’s sub-trades, and successfully pursued the uncompleted Projects in competition with

Newco. As a result, these former Project Managers had much less commitment to assist the Trustee or Claims Administrator to maximize the recovery for the Trust and Lien Claimants with the same level of support or commitment as Management or Newco had; and

- f) Although Jag Hundal provided good co-operation to the Claims Administrator and Trustee, he was not actively involved in very many Projects prior to the Bankruptcy so he was not able to supply us with significant key information or help on collecting many receivables from the Owners.
23. Due to the problems and challenges cited in the Claims Administrator's First Report, the Claims Administrator had to take additional steps to obtain information from former employees and third parties to obtain and adjudicate the Trust Claims and pursue collections with the Owners. To do this, the Claims Administrator applied to Court and obtained the February 18, 2014 Order which filled some gaps in the December 19 Order that were identified in the Claims Administrator's First Report and also provided some expanded tools to assist with collections and adjudication of Trust Claims.
24. Almost from the beginning of the Bankruptcy, a handful of former employees, Owners and sub-trades (the "**Small Group**") were very critical of Management. Immediately upon the Bankruptcy, certain members of the Small Group were very vocal about their suspicions that Management had caused, or benefited from, the failure of the business. The Trustee and Claims Administrator received several allegations from the beginning of the Bankruptcy which were all investigated. They found no evidence that any assets were diverted for personal gain. What they did find was that Management took actions they felt would best preserve the assets for the creditors in the face of a looming insolvency. Often in these circumstances, the rationale or effect of the actions taken are not fully understood by third parties who are not directly involved and the wrong conclusions can easily be reached. However, the allegations were so public that the Owners were reluctant to work with Management and its new company, Newco, to complete any Projects. This unexpected action by the Small Group undermined the basic co-operation required among key stakeholders, which was one of the key objectives of the Overall Recovery Plan to maximize recoveries of assets and minimize costs for all creditors, not just a few.
25. The allegations against Management along with the newly-formed competition by a few former Project Managers, sub-trades and Owners for contracts with Owners to complete their Projects spilled over into the appointment of Inspectors and resulted in the Inspector conflicts referred to above. Some of those making the allegations were in a position to benefit personally by obtaining work from the Owners to complete their Projects or were Owners who were motivated to minimize payment of their account to the Claims Administrator. However, neither the Trustee, the Claims Administrator nor the Inspectors have received or found any evidence to substantiate the allegations against Management for diverted assets. Many of the answers to the questions from the complainants had been reported on publicly by the Trustee at the First Meeting of Creditors, both in its Preliminary Report and in its presentation to creditors at the meeting. However, the same allegations kept coming up with some new ones, so the Trustee reviewed them again with the Inspectors who also reached the same conclusions that there was no evidence of diverted

assets by Management. Two of the Inspectors also specifically met some of the complainants to try to find what the root of the allegations were because of the harm these allegations were having on the ability of the Trustee and Claims Administrator to obtain co-operation from some former Project Managers and Owners in the determination of the Trust and Lien claims and in collecting accounts from the Owners.

26. The few complainants also made a series of complaints to the OSB for which the Trustee responded with significant details of its findings and the support for these by the Inspectors. The Trustee's responses were fully accepted by the OSB. The Claims Administrator, Trustee and Inspectors believe that the Small Group has directly and indirectly resulted in substantially increased administration and legal costs in the administration of the TCSP and reduced recoveries of the receivables from the Owners.
27. Further compounding the obstacles to collect the Owners' accounts was that a complaint was issued to the RCMP in May 2014 to investigate Management for fraud. The knowledge of the RCMP investigation became public amongst the Owners and Odenza's sub-trades which made co-operation with Management and Newco by many of the Owners and sub-trades much more difficult. The Trustee and Claims Administrator provided the RCMP investigator with full access to all Odenza's available records and the findings of the Trustee, Inspectors and Claims Administrator on the matters subject to review. Some of the matters referred to the RCMP for investigation had been previously referred to the Trustee and Claims Administrator who reviewed each matter extensively, including with the Inspectors, and found no basis of concern regarding improper diversion of assets. Many of the answers to the questions from the complainants have already been reported on publicly at the meeting of creditors, in the documents already submitted to the OSB or in substantial correspondence sent to Owners and creditors, including the Small Group. The mandate to investigate whether fraud had in fact occurred was properly the responsibility of the RCMP.
28. Unfortunately, the investigation by the RCMP took much longer to conduct than expected. The Claims Administrator and Trustee were very proactive to learn of the RCMP's finding(s) in case it would uncover assets that should be taken into custody for the creditors. To help bring the investigation to a conclusion, the Trustee and Inspectors created a successful forum in September 2016 to review their findings and the related Odenza records that the RCMP investigator was focussed on. Despite the expectation by the RCMP investigator that the investigation would be completed by November 2016, it wasn't finalized until April 2018. The Trustee's understanding is that the RCMP has sent its report on whether charges should be laid against Management to the Commercial Crown office in Vancouver, but that to date no decision on this has been taken. The RCMP investigator further claimed that he did not identify any additional potential assets that he did not tell us about before which the Claims Administrator, Trustee and Inspectors have fully investigated several times previously and found no basis for diverted recoverable asset claims.
29. The biggest challenges in the administration of the TCSP, however, has been the difficulties in collecting Odenza's accounts from the Owners due to several factors, outlined below without limitation:

- a) Poor project management by the Project Managers at the respective job sites and poor supervision by Management which resulted in many deficiencies and chargebacks by the Owners;
 - b) Poor record keeping of extra charges over and above the 'skinny' base price contained in Odenza's contracts which often did not provide sufficient profit margins to cover any overruns;
 - c) Odenza's neglecting to obtain approvals for many extra charges from the Owner who then could later simply refuse to pay for them; and
 - d) Lack of the ability of Management, without the support of former Project Managers, and in the face of Odenza's declining goodwill with the Owners, to resolve most of these problems.
30. The issues in the preceding eight paragraphs resulted in many Owners taking a hard line in refusing to pay much of their accounts due to Odenza and retaining lawyers to help defend their position rather than negotiate a reasonable settlement directly with the Claims Administrator and Trustee. The Trustee and Claims Administrator were then faced with a long, drawn out process to obtain agreement on the amounts that were fairly due to Odenza and to then obtain payment from Owners. These problems made collection of receivables from the Owners a very significant problem for the Claims Administrator from the beginning, substantially increased its professional costs, including legal costs on virtually every collection, and extended the timeframe to collect by 2-3 years on several accounts. This was further complicated for the first 18 months of the administration of the TCSP because the Initial Cash Balance was not accessible to help fund any possible legal actions that could have been used to enforce collection of many of the receivables from Owners more quickly.

Receipt & Adjudication of Claims

31. The amendments to the TCSP authorized by the February 18 Order, provided for a significantly more streamlined administration for obtaining and adjudicating Trust and Lien Claims. The Trustee mailed a claims package on December 19, 2013 to all 156 creditors disclosed by Odenza at the date of Bankruptcy. From this and a few subsequent mailings, the Claims Administrator received and accepted Trust and Lien Claims from 112 individual trades and suppliers in accordance with the TCSP which totaled 540 individual Trust and Lien Claims covering a total of 42 Projects, each of which is its own "improvement" under the BLA. The Projects included 19 where specific Trust and Holdback funds were received and 31 where no funds were collected. Claims were received for a further eight non-active projects which were not admitted. In total, Trust and Lien Claims that were admitted by the Claims Administrator totalled \$2,899,117.14. A list of the Projects covered by the Trust and Lien Claims including those where funds were collected from Owners is included in **Appendix H**. The Claims Administrator also issued 354 individual Notices of Disallowance and 155 Amended Notices of Disallowance, some of which were used to obtain further time to acquire sufficient information to reconcile the

creditor's account with Odenza as set out in the Second Report. None of the final Disallowances were contested.

32. The Claims Administrator has also received one Proof of Lien Claim from a Third-Party Lien Claimant as defined in the February 18 Order. Third Party Lien Claimants are persons who do not have direct contractual relations with Odenza and thus would not have a trust claim against Odenza but may have a lien claim against Holdback funds ("**Holdback Only Claimants**").
33. The Trustee has received 40 unsecured claims. Also, all Trust and Lien Claims to the extent they are not paid will also rank as an unsecured claim.
34. The Claims Administrator received significant information and support from Odenza's Principal, the Trustee, the Inspectors and two former Project Managers, who have provided it with a significant amount of information on historical claims to facilitate the adjudication of claims and the determination of the balances due from Owners. However, obtaining this information has taken far longer than we had anticipated for reasons set out in this Report.

Recovery of Trust Funds and Holdbacks

Collection Process

35. The process of collecting funds from Owners has taken longer than anticipated for many factors already noted in the report which resulted in the Owners wanting to:
 - a) Take time to review the Odenza claims which changed considerably due to the high number of unrecorded claims and undocumented extras in Odenza's books at the date of Bankruptcy;
 - b) Review the deficiencies in Odenza's work and determine the costs to remedy so they could be charged-back;
 - c) Challenge the claims for extras that were not approved by the Owner;
 - d) Obtain competing quotes for the completion of the Project and for remedying the deficiencies;
 - e) Determine an advantageous negotiating position in view of Odenza's weak financial position and lack of remaining goodwill; and
 - f) Wait until their Project was finished to determine all the costs to offset against Odenza's account with them.

It took considerable time for several Owners to complete dealing with these issues because some Owners did not retain contractors to finish their Projects for many months following the Bankruptcy.

36. Although the TCSP provided an incentive for Owners to reach a reasonable settlement of their account with the Claims Administrator to minimize their costs, have all the liens discharged from the title to their Project, and minimize delays in completing their Project, they were often not in a hurry to settle unless there was an advantage to do so. The challenge of the Claims Administrator and Trustee collectively was to find a way to motivate the Owner. However, some Owners simply ignored the Claims Administrator and the Trustee in the hope that the apparent claims would be abandoned. As at September 15, 2018 there are still three outstanding accounts due by Owners because they have refused to respond to the Claims Administrator and Trustee's attempts to negotiate a settlement.

Assignment of Lien Claims and Subsequent Collections

37. In November 2014, the Trustee and Claims Administrator continued to face great difficulties in collecting many Owner accounts for many of the reasons set out earlier in this Report. It became clear to the Trustee and Claims Administrator that it needed to employ additional leverage as many Owners were deferring settling their accounts and seemed to be simply waiting to see what further action would be taken by the Claims Administrator or Trustee, if any.
38. In December 2014, the Trustee noticed that many of Odenza's Sub-trades, had filed liens against titles to twelve Projects where the Owners were resisting payment. The Sub-trades were not planning to pursue their liens against title to the Projects because of the cost and uncertainty of collection. Many of these liens were filed against title to the Projects just before or just after the date of Bankruptcy, December 16, 2013. If the lien holders did not take action within one year of filing the lien, the Owner could have the lien summarily discharged. In these circumstances, the Trustee developed a program for any lienholder to assign its about-to-expire-lien against title to the Trustee who would file the necessary pleadings to commence an action to preserve the liens against title (the "**Lien Assignment Program**"). In this way, the Trustee could try to encourage reasonable settlements of the Owner's account with Odenza under the TCSP. All the Inspectors fully supported the Lien Assignment Program by providing assignment of their own liens (where available) and encouraged other lienholders to do the same. This was one of the best examples of how the TCSP was utilized on a specific basis to enhance collections from a group of Owners, rather than several individual creditors attempting to pursue lien collection actions on a piecemeal basis.
39. The results of the Lien Assignment Program can be summarized as follows:
- a) Most of the individual lienholders approached by the Trustee and Inspectors agreed to assign their liens to the Trustee before the one-year expiry deadline;
 - b) Thirty-nine liens representing a total value of \$545,906 on twelve Projects were assigned to the Trustee for which its counsel then filed the necessary pleadings to preserve the liens;

- c) The effect on getting the attention of certain Owners to reach a reasonable settlement was immediate. In all, settlements and collections with nine of the twelve Owners were obtained since that time, totalling \$520,480. In some cases, the settlements exceeded the amount of the liens assigned to the Trustee for a specific project due to other amounts being due. In other cases, the collection was less than the amount of the liens for various reasons. The liens on one of the Projects proved to be faulty and abandoned which removed the incentive for the Owner to settle without the Trustee launching a lawsuit; and
- d) The collections facilitated by the Lien Assignment Program represent approximately 50% of the gross amounts of the collections from the total trust and lien collections made by the Claims Administrator from the Owners. Lien claims on two of the Owners' Projects continue to remain as of September 15, 2018. Generally, while the liens remain on title, the Owners are unable to sell or refinance their properties and would eventually have to settle the claims if they are valid.

Initial Cash Balance

- 40. The Claims Administrator had received a legal opinion that the Initial Cash Balance of \$527,506.22 had the character of trust funds available for distribution to Trust and Lien Claimants by the Claims Administrator. However, one of the Owners who had made a significant payment (allegedly an over-payment) a few weeks prior to the Bankruptcy disagreed with that position and contested the Claims Administrator legal opinion so the matter required the Court to make a determination. Due to the highly-technical nature of the legal issue, it took three Court applications, spanning over 19 months following the date of Bankruptcy, before the Court could reach a decision that the Initial Cash Balance was considered funds held in trust pursuant to the provisions of the BLA and available for distribution to Trust and Lien Claimants, net of costs, provided in the TCSP. In addition to the long delay, this contested action likely resulted in additional professional costs for the Claims Administrator, the Trustee and their counsel of more than \$125,000. Further, during this time, the funds from the Initial Cash Balance were not available to the Claims Administrator to advance actions against some Owners who were using many delaying tactics to defer or avoid payment of Odenza's trust receivables.

Actual Recoveries of Trust Assets from Owners

- 41. It is important to recognize that each of the construction Projects really has its own realization "picture" under the BLA with a sum of Potential Trust Funds and Holdbacks available to pay the group of Trust and Lien Claimants who worked on each Project. There are many aspects of each Project that the Claims Administrator reviewed and several variables to work through, including:
 - a) Confirming and collecting Odenza's receivables due from Owners;
 - b) Confirming and collecting the statutory holdbacks due by Owners;
 - c) Obtaining the Trust and Lien Claims on Odenza's Projects;

- d) Confirming the accuracy of the Trust and Lien Claims received and admitting them;
 - e) Disallowing improper claims and handling any appeal of the Disallowance(s);
 - f) Confirming the reasonable set-off and Project completion claims by Owners and challenging any unreasonable set-off claims;
 - g) Clarifying differences in legal positions taken by some Owners or their counsel to Odenza's position represented by the Claims Administrator and Trustee and negotiating settlements where possible;
 - h) Removing all liens from each Project title upon individual settlements with Owners; and
 - i) Dealing with any further unanticipated complications.
42. As reported above, the Claims Administrator received Trust and Lien Claims on 50 projects. However, Odenza's current receivables related to only 30 current or recently completed Projects with Owners (the "**Active Projects**"). **Appendix E** provides a Summary of the Collections of Trust Assets from the Active Projects. From this Appendix, the progression from the original accounting found in Odenza's records to the ultimate collections can be summarized as follows:
- a) The original amounts due or overpaid per Odenza's records at the date of Bankruptcy were derived from actual progress billings issued to Owners prior to the Bankruptcy, net of project costs, and totalled \$170,798. Almost half of these accounts showed that the Owner had overpaid. However, the problem was that Odenza's records were not current and had not reflected overdue progress billings or billings for work done in the 1-2 months prior to the Bankruptcy;
 - b) After the Bankruptcy, the Claims Administrator and Trustee updated the Amount Due (Overpaid) for the Actual Cost of Work Completed to reflect the actual project costs up to the date of bankruptcy including Trust and Lien claims received from Trust and Lien Claimants and admitted by the Claims Administrator. The updated project costs showed that some Projects which appeared to have been overbilled to customers had project costs to support those progress billings. However, for many Projects, progress billings and related amounts paid to Odenza still exceeded the actual cost of work completed, showing that Owners had, in fact, overpaid. The total amount due by Owners, net of the credit accounts or overpayments, was \$891,402;
 - c) The Holdback column shows the Holdbacks on each Project that the Claims Administrator calculated after updating Odenza's records and looking at the payments previously made by the Owners. The total Holdbacks available to collect were \$1,191,886. This included an amount of \$372,692 where Owners had previously paid amounts to Odenza but did not retain a Holdback so they were still liable under the BLA to pay the unpaid Holdback. Of this amount, \$224,383 was collected as part of the total collections reported below; and

- d) The Target (Max) Collection Amount of \$1,866,942 is calculated by including the greater of Amounts due for Actual Cost of Work Completed and the Holdback Amount, since customers were liable to claimants for holdback amounts even if that customer had overpaid Odenza.
43. Overall, Odenza had trust and lien receivables and Holdbacks due from Owners of approximately \$1.867 million once the claims submitted since the Bankruptcy were processed. However, the amounts representing this total were reduced by Owners' offsets for reasonable deficiencies, credits for uncompleted work, adjustments for cost overruns not collectible under the terms of the Odenza contracts, undocumented and/or non-approved extra charges, and other items related to the Unforeseen Challenges set out elsewhere in this Report. Actual collections were made from 19 of the 30 accounts and totalled only \$1.048 million, or 56% of the Targeted Collection Amount of \$1.867 million. Collection of some of the accounts was abandoned throughout the process for the following reasons:
- a) Where there was no further amount to collect although there were trust claims filed;
 - b) Where there were many deficiencies, unbilled extras and poor supporting documentation to support the claim by Odenza; and
 - c) Where the Owner simply refused to negotiate or pay, inviting a lawsuit, and the expected cost of recovery outweighed the benefits.
44. The Claims Administrator and Trustee undertook the following steps, without limitation, to attempt to minimize the administration costs of the TCSP:
- a) Obtained all available current books and records for review and updated creditor claims, Owners' accounts and billings;
 - b) Retained two former accounting staff from Odenza to update the accounting records and assist in reviewing creditor claims and updating the Owners accounts and billings;
 - c) Utilized a senior CPA who was formerly instrumental in administering the review of trust and lien claims and the collection of trust and holdbacks in the earlier successful TCSP case involving Tyam Civil Construction. He was the single point of contact for helping to ensure all trust and lien claims were properly allocated to the correct Project and that the Owners' account was updated. He was also instrumental in negotiating collections with several Owners;
 - d) Retained experienced legal counsel with the previous successful application of the TCSP in a construction insolvency (Tyam), Magnus Verbrugge of BLG and BLG's Construction Law group; and
- Obtained a significant amount of assistance from the Inspectors on a variety of matters without any cost over and above their nominal, prescribed Inspector meeting fees.

Allocation of Trust Receipts to Projects and Claims

45. Appendix F is a summary of all trust funds collected. The proposed basis for allocating Trust Receipts to Projects and Trust Claims that was set out in the Claims Administrator's Second Report, and confirmed in the July 16, 2016 Order, is as follows:
- a) The Initial Cash Balance, the Potential Trust Funds and the Holdbacks are trust funds to which neither the Owners, in respect of the Initial Cash Balance, nor the Bankrupt Estate have a priority claim;
 - b) The Initial Cash Balance, subject to the charges provided for in the TCSP Order and section 4(1) of the BLA, be distributed to all creditors with Trust and Lien Claims on a pro rata basis;
 - c) The Potential Trust Funds, subject to the charges provided for in the TCSP Order and section 4(1) of the BLA, be distributed to the creditors with Trust and Lien Claims in respect of the specific Project on which the Potential Trust Funds have been received, on a pro rata basis;
 - d) The Holdbacks, subject to the charges provided for in the TCSP Order and the provisions of the BLA, be distributed to the creditors with Trust and Lien Claims, the Holdback Only Claimants and Odenza in respect of the specific Project on which the Holdback has been received, in accordance with the priority provisions of the BLA; and
 - e) The proposed manner for allocation of costs among the Projects be approved, subject to the final passing of accounts as provided by the TCSP Order.

The Claims Administrator is requesting the Court to vary its July 16 Order to allow the only creditor who qualified as a Holdback Only Claimant, to also receive a portion of the Initial Cash Balance and Potential Trust Claims on a pro rata basis but subject to sharing in the related pro rata costs. As set out above, the sole Holdback Only Claimant's claim represents less than 1.2% of the total admitted Trust and Lien Claims and the cost of adjusting the complex distribution model would out-weigh the net benefits for this adjustment.

Allocation of Costs for TCSP Administration

Administration Costs

46. The costs for administering the TCSP include the Claims Administrator's fees and disbursements and those of its legal counsel (GD Law), as well as the fees and disbursements of the Trustee and its legal counsel (BLG) to the extent they related to the assistance provided to the Claims Administrator in the administration of the TCSP. Collectively, they form a priority charge on the Trust Funds and Holdbacks collected under the TCSP as provided in the February 18 Order. Much of the activities of the Trustee and its counsel was related to assistance provided to the Claims Administrator because Odenza had few assets that were not Trust Assets. The Trustee's Second Report in **Appendix A**

provides a summary of its activities, fees and disbursements that do not relate to the TCSP. The accounts of the Claims Administrator, the Trustee and their respective legal counsel must be approved by the Court.

47. During the administration of the TCSP the fees and disbursements of the Claims Administrator, Trustee and their counsel were related generally to a broad range of issues relating to the TCSP and a separate significant portion could not be justified to be related to any particular project except for the costs relating to obtaining the Court's ruling on the entitlement to the Initial Cash Balance. However, since the Court ruled that the Initial Cash Balance should be distributed to all Trust and Lien Creditors, similarly the related costs should be distributed in the same way.
48. We have attached as **Appendix J** a summary of the fees and disbursements of the Claims Administrator, Trustee and their respective counsel ("the **Professional Accounts**") from the commencement of the TCSP up to and including the anticipated discharge of the Claims Administrator and Trustee, including finalization of the administration of the TCSP and bankruptcy and distribution of the net Trust Assets to the Trust and Lien Claimants. More specific details will be provided to the Court on the application to approve these costs.
49. The total professional fees, disbursements and taxes, including estimated final costs, include:
 - a) the Claims Administrator's fees, disbursements and taxes of \$895,711.17 of which \$120,711.17 is still outstanding;
 - b) the Trustee's fees, disbursements and taxes of \$115,700.00 for which payment in full is not expected;
 - c) GD Law's fees, disbursements and taxes of \$119,376.98 of which \$23,379.42 is still outstanding, and
 - d) BLG's fees, disbursements and taxes of \$431,591.65 of which \$25,083.49 is still outstanding.
50. The Claims Administrator and the Trustee intend to provide a courtesy discount of \$95,279.35 in order to ensure a distribution of \$100,000 to the Trust and Lien Claimants. Therefore, the Professional Accounts relating to the complete administration of the TCSP and covered by the Charge, subject to the approval of the Court, are fees, disbursements and taxes totalling \$1,467,100.45.
51. The amount of the distribution to the Projects and to the Trust and Lien Claimants in this Report (the "**Distribution Amount**") assumes that the Court approves the Professional Accounts without a contested taxation. If there is a contested taxation then it may reduce the Distribution Amount. If the anticipated Distribution Amount is reduced, then the Appendices and schedules attached to this Report will need to be revised with respect to all Projects.

Allocation of Costs

52. The allocation of the Initial Cash Balance approved by the Court to the creditors with Trust and Lien Claims will be allocated to each Project in the ratio of the Trust and Lien Claims on each Project to the total Trust and Lien Claims. The allocated amount of the Initial Cash Balance to each Project would be added to any other receipts from the Potential Trust Funds and Holdbacks on that Project, to form the gross receipts available for the creditors with Trust and Lien Claims on that Project (the “**Specific Project Receipts**”).
53. Under the July 16, 2015 Order, the costs of administration of the TCSP would include:
- a) General costs for the benefit of all Trust and Lien Claims (“**General Costs**”);
 - b) Where applicable, specific costs that relate to a specific Project (together the “**Specific Project Costs**”); and
 - c) Any specific costs that relate to a specific Trust and Lien Claim or Claims (together “**Specific Attributable Costs**”).

However, the Claims Administrator’s view is that all costs should be treated as General Costs as the cumulative benefits of the TCSP were applied to each activity involving claims or collection of accounts, or other administrative activities, and it was too difficult and not cost-effective to isolate costs that could only be applied to one particular account. Accordingly, there are no Specific Project Costs and it is only the General Costs that would be deducted from the Specific Project Receipts for each Project. The resulting net project receipts (the “**Net Project Receipts**”) would be distributed to the Trust and Lien Claims for that Project on a pro rata basis, since there are also no Specific Attributable Costs.

54. The exception to the proposed method of distribution above would be if there are Holdback Only Claimants on specific Projects. They would not normally be entitled to any portion of the Initial Cash Balance and the Potential Trust Funds as they are not claimants with direct trust claims under section 10(1) of the BIA. The Holdback Only Claimants would also bear their pro rata share of the costs of administration on an equitable basis. However, since there is only one Holdback Only Claimant with claims on eight individual Projects representing less than 1.2% of the total value of Trust and Lien Claims, the costs to adjust the complex distribution model and calculations for this exception would outweigh the benefits to other Trust and Lien Claimants.
55. Attached as **Appendix G** is the Statement of Receipts and Disbursements and Distribution of the Claims Administrator. It provides a summary of the Net Realization for the TCSP. The amount available for Distribution is \$100,000. This amount is the result of a discount provided by the Claims Administrator and Trustee as a courtesy discount to demonstrate its belief that the TCSP is a worthwhile mechanism that should be utilized in complex construction insolvencies where circumstances warrant it. The Distribution Amount is calculated based upon normal expected costs to be incurred by the Claims Administrator, the Trustee and their respective counsel in obtaining approval of the Order sought in this application or to the passing of their accounts (collectively the “**Additional Costs**”). If additional costs are incurred for these activities, then the Distribution Amount may be reduced by the Additional Costs.

56. **Appendix H** summarizes the Trust Claims, Net Trust Asset Collections and Net Allocation to Projects for the Trust and Lien Claimants under the TCSP. The columns in this Appendix list:
- a) The various Projects for which Trust and Liens Claims have been admitted;
 - b) The dollar value of all the Trust and Lien Claims that specifically relate to each Project;
 - c) The value of the Trust and Lien Claims for each project as a percentage of the total Trust and Lien Claims for all Projects (the “**Individual Project %**”);
 - d) The allocation of the general trust funds, comprising the Initial Cash Balance and any interest earned on those funds or any other trust funds collected and held in trust by the Claims Administrator, Trustee or their counsel (collectively the “**General Trust Funds**”), to individual projects;
 - e) The collections of Trust and Lien Claims for each specific Project;
 - f) The Total Trust Funds that qualify for allocation of TCSP costs and allocations of net realization proceeds for each Project;
 - g) The allocation of professional fees and costs for administering the TCSP for each project based upon the Total Trust Funds available for each Project; and
 - h) The Net Trust Fund allocation to each Project.

The overall Net Trust Fund Allocation for all Projects is \$100,000 which represents 3.4 % of the total admitted Trust and Lien Claims. The allocation of the Net Trust Fund Allocation ranges from less than 1% to 13.9% for individual Projects because the amount of admitted Trust Claims and total Trust Funds related to each Project differ due to the circumstances related to each Project.

57. **Appendix I** provides a specific Schedule for each Project with Trust Funds allocated to it in **Appendix H**. Each of these schedules lists the specific Trust and Lien Claimants for that Project, the amounts of their claims, the Trust Fund allocation to that Project and the prorate distribution of the Trust Funds to each Trust and Lien Claimant.
58. To the extent that creditors do not receive full payment of their Trust and Lien Claims, they will rank as an unsecured creditor in the Bankrupt Estate. Unfortunately, there will be no assets for distribution to unsecured creditors in the Bankruptcy.

Overall Assessment of the TCSP

59. In the Odenza matter, the full potential benefits for the TCSP have unfortunately not been realized due to the following unforeseen issues:

- a) A lack of co-operation occurred between some key former employees with Management or the Claims Administrator or Trustee, and no alternative to Newco would come forward to complete the unfinished Owner Projects on a seamless basis with the Claims Administrator and Trustee to help maximize collectability of receivables and minimize collection costs for Odenza;
- b) There was poor management and supervision of Projects prior to the Bankruptcy resulting in many deficiencies and uncollectability of unapproved extras; and
- c) There were excessive costs to collect accounts receivable from Owners due to lack of trust and willingness of Owners to negotiate reasonable settlements due to faulty work, claims for extras they hadn't approved, allegations against Management, etc.

The Claims Administrator estimates that through better cooperation amongst the key stakeholders that obtaining an additional \$300-500,000 in trust claim collections could have been possible, and reduced costs of \$500-700,000 could have been achieved. These estimates would have resulted in a recovery to Trust and Lien Claimants of approximately 35-40%, which is still significantly lower than what was achieved in the Tyam case.

60. Although the Unforeseen Challenges limited the potential recoveries that the TCSP made possible, the Claims Administrator believes the following benefits were realized as the TCSP:

- a) Produced most of the Trust and Lien claims within 6-7 months of the Bankruptcy, despite the weak condition of Odenza's records, which provided a basis for making provable claims to Owners and the Court if necessary. It would have been very unlikely that this would have been done with a typical piecemeal insolvency liquidation;
- b) Provided a co-ordinated basis to enforce collection on Owners and other Trust assets (eg. the Initial Deposit Funds) utilizing experienced specialists; and
- c) Most creditors would have received nothing because they generally lack the time, money and expertise to pursue complicated collections and would rather focus on getting new work than spending time and money on pursuing a messy situation like the one faced in Odenza. Most sub-trades were not willing to enforce their liens because of the out of pocket legal costs involved, the uncertainty of how many claimants would be pursuing holdbacks and what amount of holdback actually existed if any, and the risk that there may be a technical problem with their claim.

61. Although a few larger creditors may have been able to obtain some collection on holdbacks, where they might have existed, they wouldn't likely have received anything on Odenza's claim against the Owners, and it would have been subject to the same problems of getting

information to support their claim and the availability of Holdbacks. This would have been extremely difficult because there would have been no practical way to collect the information from Odenza's records given its insolvency. Overall the TCSP provided an opportunity for most creditors to get some recovery which could have in fact been substantially higher had some more basic co-operation amongst key stakeholders occurred at the beginning of the Bankruptcy, similar to what occurred in the Tyam case.

Recognition

62. The Trustee and Claims Administrator would like to recognize and thank the following Inspectors for their support of the efforts to maximize the net recovery for the all the creditors, including the Trust and Lien Claimants: Jas Gill of Arco Plumbing, Jeff Doctor of Genesis Security Group, Onkar Hundal of O.J. Electric, and Antonio Perez of Peretti Cabinetry. In particular, both Jeff Doctor and Antonio Perez, who have been Inspectors from the beginning, demonstrated significant leadership, commitment and time in helping to maximize the net recoveries for all creditors and trying to minimize the unnecessary disruptions that occurred. The time investment made by the Inspectors during this matter was far greater than what typically occurs on most other bankruptcies.

Order Sought

63. The Claims Administrator is seeking an order approving the distribution of the Trust Funds and Holdback collected under the TCSP subject to:
- a) the passing of accounts of the Claims Administrator and Trustee and their counsel; and
 - b) the discharge of the Claims Administrator and Trustee in their respective mandates.
64. The Claims Administrator is also seeking an order that it may pay into Court any balance of Trust and Lien Funds that remain in the Claims Administrator's possession 200 days:
- a) after payments are sent to Trust and Lien Claimants and they are not cashed or otherwise claimed by that date; or;
 - b) after reasonable attempts are made by the Claims Administrator to locate any Claimants whose addresses are unknown.

All of which is respectfully submitted this 17th day of September 2018.

G. Powroznik Group Inc. of G-Force Group
In its capacity as Claims Administrator
for the Trust Claim Settlement Program

A handwritten signature in black ink, appearing to be 'G. Powroznik', written in a cursive style.

Per: Mr. Gary Powroznik
Managing Director

APPENDICES

APPENDIX A

Trustee's Second Report dated September 16, 2018



Court No. B131552
Estate No. 11-1820752
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY**

**IN THE MATTER OF THE BANKRUPTCY OF
0409725 B.C. LTD.
FORMERLY DBA ODENZA HOMES**

**SECOND REPORT OF G. POWROZNIK GROUP INC.
OF G-FORCE GROUP
AS LICENSED INSOLVENCY TRUSTEE**

September 16, 2018

TRUSTEE'S SECOND REPORT TO THE CREDITORS

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Appendix A

Trustee's Statement of Receipts and Disbursements and Shortfall

Background and Purpose of Report

1. 0409725 B.C. Ltd. formerly doing business as Odenza Homes (“**Odenza**”) made an assignment in bankruptcy (the “**Bankruptcy**”) pursuant to section 49 of the Bankruptcy and Insolvency Act (“**BIA**”) on December 16, 2013 and ceased its operations and on that date G. Powroznik Group Inc. of G-Force Group (“**G-Force**”) was appointed as trustee in bankruptcy (the “**Trustee**”) for the estate of Odenza (the “**Bankrupt Estate**”). Odenza operated a home building and renovation business in Vancouver, B.C. and in most cases was the general contractor under contracts with project owners (“**Owners**” and individually an “**Owner**”).
2. On December 19, 2013, the Supreme Court of British Columbia (the “**Court**”) made an order (the “**December 19 Order**”) authorizing a Trust Claim Settlement Program (“**TCSP**”) for Odenza and appointed G-Force as the Claims Administrator (the “**Claims Administrator**”) for the TCSP. In its report to the Court dated December 18, 2013 (the “**Trustee's First Report**”) in support of the application for the appointment of the Claims Administrator, the Trustee provided its rationale for the authorization of the TCSP, in order to attempt to minimize asset dissipation and costs while maximizing recoveries for the creditors of Odenza.
3. On January 8, 2014, the First Meeting of Creditors (the “**First Meeting**”) in the Odenza bankruptcy was held and the Trustee’s appointment was ratified at this meeting. The Trustee presented its Report to the Creditors on Preliminary Administration dated January 7, 2014 (the “**Trustee's Preliminary Report**”) at the First Meeting. This report provided a significant amount of background and information on the integration of the roles of the Trustee and the Claims Administrator in the TCSP. A lively discussion was held at the First Meeting of Creditors on how creditors, Owners, Odenza’s management, and former employees could benefit from supporting the TCSP.
4. The Trustee’s counsel is Borden Ladner Gervais LLP (“**BLG**”) which has previously been involved with a similar integrated solution for a construction company insolvency and which has substantial construction litigation expertise. BLG made the original application to the Court on behalf of the Trustee to obtain the December 19 Order. The Claims Administrator continues to utilize BLG as its counsel which involves primarily matters related to Odenza’s construction contracts, potential trust receivables and holdbacks, trust and lien claims and other matters related to the Builders Lien Act (“**BLA**”). The Claims Administrator has also retained independent legal counsel, Gehlen Dabbs LLP (“**GD Law**”) to deal with any matters where an independent opinion from the Trustee is required, including whether any funds held or received by Odenza are trust funds or Bankrupt Estate funds.
5. In February 2014, the Court made an order (the “**February 18 Order**”) authorizing several amendments to the December 19 Order (together the “**TCSP Order**”), which changes were mostly administrative in nature with the goal of improving and streamlining the administration of the TCSP. The need for these amendments arose out of the findings of the Claims Administrator and Trustee in dealing with the claims of trust and lien claimants review of Odenza's projects and a dialogue with several Owners about what is owed on their project. This Court application was supported by the First Report of the

Claims Administrator dated February 16, 2014 (the “**Claims Administrator's First Report**”).

6. At the time of Bankruptcy, the Trustee seized the cash in Odenza's two operating bank accounts at HSBC Bank Canada (“**HSBC**”) totalling \$527,506.22 that was (the “**Initial Cash Balance**”). The Trustee and Claims Administrator identified two significant legal issues surrounding the Initial Cash Balance: first, who is entitled to those funds; and second, how should those funds be distributed. The Claims Administrator retained GD Law to advise on these legal issues. The Initial Cash Balance was held in trust in the Consolidated Trust Account established in the December 19 Order pending a final determination of the funds’ ultimate treatment as directed by the Court.
7. More specifically, this report should be read in conjunction with the Claims Administrator's Second Report dated June 6, 2014 (the “**Claims Administrator’s Second Report**”) which addressed, among other issues, the specific legal issues surrounding the treatment of Initial Cash Balance and provided analysis around the background and composition of the Initial Cash Balance. The Claims Administrator initially made a Court application with respect to the Initial Cash balance in June 2014. The matter was initially adjourned and was revisited again in a hearing that occurred in March 2015 (the “**March 2015 Hearing**”). On April 14, 2015, Mr. Justice Grauer (“**Grauer, J.**”) issued his reasons for judgement (the “**April 2015 Reasons**”) in which he requested the Claims Administrator to submit additional evidence so that the proper legal treatment of the Initial Cash Balance can be determined, which the Claims Administrator did in its Third Report dated June 2, 2015 (the “**Claims Administrator’s Third Report**”).
8. The Claims Administrator made another application to provide the additional evidence requested in the April 2015 Reasons and on July 16, 2015 issued an order (the “**July 16, 2015 Order**”), concluding that the entire Initial Cash Balance must be considered to comprise funds held in trust pursuant to the provisions of the BLA, are to be distributed pro rata to all trust and lien claimants by the Claims Administrator, subject to the priorities in the BLA and the Charges in respect of the Potential Trust Funds and that they form no part of the Bankrupt Estate.
9. The Claims Administrator with the support from the Trustee, has substantially completed its duties under the TCSP and has issued its Fourth Report dated September 17, 2018 (the “**Claims Administrator’s Fourth Report**”) to summarize its findings, activities and recommendations to the Court and made application to the Court to:
 - a. to request approval of a distribution to trust and lien claimants in the TCSP who have submitted trust and holdback lien claims that have been adjudicated by the Claims Administrator (the “**Trust and Lien Claimants**”) subject, to the passing of the accounts of the Claims Administrator and Trustee and their respective counsel;
 - b. to provide a summary of the Claims Administrator’s fees and disbursements during the administration of the TCSP, including of Gehlen Dabbs LLP, its legal counsel for services rendered during the administration of the TCSP;

- c. to provide a summary of the Trustee's fees and disbursements including its legal counsel, Borden Ladner Gervais LLP for services to assist the Claims Administrator in the administration of the TCSP, and
 - d. to request the discharge of the Claims Administrator.
- 10. The Trustee is also in the process of finalizing its administration of the Bankrupt Estate where there have been few non-trust assets for recovery. It anticipates filing for its discharge and passing of accounts forthwith.
- 11. This report should be read in conjunction with the Trustee's First Report and its Preliminary Report. It should also be read in conjunction with the Claims Administrator's First, Second, Third and Fourth Reports, some of which have been sent directly to you and all of which you will be able to see on our website <http://www.g-forcegroup.ca/bankruptcy-of-0409725-b-c-ltd/>.
- 12. This report should be read in conjunction with the Trustee's Preliminary Report and the Claims Administrator's First Report. The purpose of this report is to provide creditors and other stakeholders (collectively, the "**Stakeholders**") summary updates on key areas of administration in both the bankruptcy of Odenza and in the TCSP:
 - a. so that Stakeholders can understand the process undertaken and complexities faced by the Trustee and Claims Administrator surrounding asset recoveries;
 - b. so that Stakeholders understand how costs of administration impact realizations and ways to eliminate/minimize unnecessary costs; and
 - c. to provide other updated information to Stakeholders on items previously reported.

Role of the Inspectors

- 13. At the First Meeting five inspectors were appointed to assist and advise the Trustee in the administration of a bankruptcy. The Inspectors Handbook published by the Office of the Superintendent of Bankruptcy ("OSB") states: "The inspectors are appointed as representatives of all creditors and occupy positions of trust. They are expected to assist the LIT (Licensed Insolvency Trustee) by virtue of their experience and are required to supervise certain aspects of the LIT's administration." The inspectors cannot exercise their role if they are focussed on their own matters that are not in the best interest of the creditors.
- 14. The Claims Administrator's Fourth Report provides some detail relating to the important duties of the Inspectors and how their role is so important to obtaining the co-operation that is necessary to gaining the benefits of the TCSP for all creditors. The Overall Recovery Plan for Odenza was designed to recreate the elements of a going-concern operation where co-operation amongst the key stakeholders is crucial for sustaining a business and meeting their collective objectives. The active involvement of inspectors in this program is key because they are acting in the best interest of all creditors rather than in their self-interest which provides an excellent role model for other stakeholders.

15. At the First Meeting, five creditors were affirmed as inspectors (“Inspectors”). One was asked to resign immediately after the Meeting because he had a contested action with Odenza which put him in a conflict to act as an Inspector. This vacant Inspector position was filled by another creditor later that month. During the next month, it became very apparent that two other Inspectors had conflicts for several reasons. After a protracted period, both resigned in March 2014 at the request of the remaining three Inspectors and the Trustee due to these conflicts which could not be resolved. Subsequently, one of these vacant positions was filled in October 2014. Since that time the Trustee has had four Inspectors who have been assisting the Trustee in supporting the Claims Administrator in administering the TCSP and implementing the Overall Recovery Plan. They have been directly involved in several crucial aspects including:
- a. Reviewing transactions that could be considered preferences or are with related parties (together “**Reviewable Transactions**”) and ensuring that all affected assets, if any, are being pursued on a reasonable basis for the benefit of all creditors;
 - b. Assisting in obtaining information to help in the adjudication of claims of sub-trades and confirming the pre-Bankruptcy activity for the Owners’ projects;
 - c. Approving key actions and activities of the Trustee as provided under the BIA which includes approving joint settlement agreements by the Trustee and Claims Administrator with Owners on each Project;
 - d. Dealing directly with creditors and former employees who were unsettled with the allegations against Management of Odenza reported elsewhere in this Report, to ensure each matter was fully investigated;
 - e. Encouraging voluntary removal of all liens on the title of each Project by the Trust and Lien Claimants upon the receipt of final payment from the Owner by the Claims Administrator to minimize professional costs; and
 - f. Otherwise assisting the Trustee and the Claims Administrator in identifying opportunities for them and other creditors to minimize any further unnecessary costs or delays in recovering assets and assist in settlement negotiations with some Owners.

Conservatory and Protective Measures

16. As expected from the outset, after the initial conflict matters and related disruption were resolved, the continuing Inspectors had a significant and positive influence on the administration by the Trustee and Claims Administrator. Since the Trustee had to sign off every settlement or legal action made on behalf of Odenza that also included settlement by the Claims Administrator, the Inspectors had to approve every decision in accordance with the BIA. Since each of the Inspectors had Trust and/or Lien claims as well as unsecured claims, they had a direct stake ensuring that the best possible outcome was achieved. This became a significant task for them due to the unforeseen challenges that began almost from the start of the Bankruptcy. Unfortunately, conflicts involving two of

the original inspectors resulted in delays in obtaining a fully functioning Inspector group at a crucial time in the TCSP and resulted in significant unnecessary costs and delays in processing claims and collecting accounts from Owners.

17. Upon its appointment, the Trustee and Claims Administrator took steps to determine the assets and liabilities of Odenza including:
 - a. Obtaining custody of all Odenza's relevant and available accounting and business records and accounting staff;
 - b. Attempting to obtain access and co-operation from former accounting staff, Odenza's Construction Contract design and project managers (the "**Project Managers**") and senior management, Jag Hundal, the sole owner of Odenza (the "**Principal**"), and his brother Sodi Hundal, a senior marketing advisor (collectively "**Management**");
 - c. Attempting to obtain co-operation from the Owners and information on any reasonable deficiencies or costs to complete their Projects; and
 - d. Obtaining timely submission of claims and supporting documentation from Odenza's creditors.

Assets

Cash at date of Bankruptcy

18. The Claims Administrator received an independent legal opinion stating that the \$527,000 of cash in Odenza's bank accounts as at the date of bankruptcy (the "**Initial Cash Balance**") should be classified as trust funds for distribution to all trust and lien claimants of Odenza. The opinion also stated that Owners who paid cash to Odenza in the few weeks prior to the Bankruptcy do not have a right of trust at law against these funds. One of the Owners disagreed with the opinion and opposed the application by the Claims Administrator for the Court to declare these as trust funds for the Trust and Lien Creditors. As stated in paragraph 8, the Court made the decision that these funds were in fact trust funds for the Trust and Lien Creditors.

Receivables and Holdbacks

19. Most of Odenza's receivables were from Owners for completed or in-progress custom home construction or renovations projects (the "**Project**" or "**Projects**"). These were trust funds under the Builders' Lien Act for the suppliers of materials and work to the Projects, i.e., the Trust and Lien Claimants firstly, and secondly to the Trustee for the unsecured creditors if there was a surplus on a Project. The Claims Administrator reported in its Fourth Report that the target collection amount for the accounts with the Owners was \$1.867 million. However, the total Trust and Lien Claims filed with the Claims Administrator was \$2.899 million. In almost all cases, the Trust and Lien Claims on each project significantly exceeded the amount of the receivable and/or holdback that was recoverable. There was one exception to this that was referred to in the Trustee's

Preliminary Report, a \$300,000 receivable where most of Odenza's subtrades had been specifically paid. However, it took almost three years to reach a settlement of \$96,000 with this Owner who had made a counter-claim that exceeded the amount he owed to Odenza. However, there was no amount for the Trustee for the unsecured creditors because the settlement was insufficient to cover the TCSP costs and the remaining unpaid Trust and Lien Claims on that Project.

20. The Trustee's Preliminary Report provided an initial estimate that a surplus of \$144,000 might exist after payment of the Trust and Lien Claims. It also stated that Odenza had \$10,125 due from small contracts that might not have any Trust and Lien Claims against them. Practically, there were many problems with the collectability of Odenza's receivables and that are detailed in the Claims Administrator's Fourth Report. Eventually, the Trustee realized that there were no receivables from the Owners Projects that were recoverable by the Trustee for the unsecured creditors.
21. Under the TCSP, the Trustee worked closely with the Claims Administrator in attempting to maximize the recoveries from the Owners. The Claim's Administrator's Fourth Report provides lots of details of the unforeseen challenges faced by the Claims Administrator and the Trustee in maximizing collections and minimizing costs. Many of the unforeseen challenges also affected the costs in the Bankruptcy.

Other assets

22. The Trustee obtained the following realizations from Odenza's assets:
 - a. sold sundry assets of Odenza (computers, furniture, etc.) to Maynards auctioneers in January 2014, with Inspector approval, for \$4,500;
 - b. recovered approximately \$6,500 in costs from Owners for providing them access to important files Odenza had on their Projects;
 - c. recovered approximately \$21,500 in insurance refunds and proceeds;
 - d. collected approximately \$70,125 in deposits that Odenza had lodged with local governments that were no longer needed when the Projects were finished.

The proceeds from these sources total approximately \$109,680 and are included in the Statement of Receipts and Disbursements and Shortfall, included as Appendix A.

Provable Claims and Description of Creditors

Trust and Lien claims

23. The Trustee mailed a claims package on December 19, 2013 to all 156 creditors disclosed by Odenza at the date of Bankruptcy. From this and subsequent mailings to thirteen others, the Claims Administrator received and accepted Trust and Lien claims from 112 individual suppliers in accordance with the TCSP which totaled 540 individual Trust and Lien Claims covering a total of 42 Projects, each of which is its own "improvement" under the BLA. The Projects included 19 where specific Trust and Holdback funds were

received and 31 where no funds were collected. Claims were received for a further eight non-active projects which were not admitted. In total, Trust and Lien Claims that were admitted by the Claims Administrator totalled \$2,899,117.14.

24. The Claims Administrator in its Fourth Report indicates that it is recommending a distribution to the Trust and Lien Claimants of \$100,000 which represents 3.4% of the total Trust and Lien Claims submitted. The shortfall from all of these claims will qualify as an unsecured claim in the Bankrupt Estate.
25. Pursuant to the December 19 Order, the Claims Administrator sent a "Notice to Prove Claim" ("**Notice to Prove**") to 77 individual creditors during the period February 13 - 19, 2014. The Notice to Prove is a mechanism of the TCSP and under the BIA that is intended to encourage claimants to submit their claims within thirty days from date of the Notice.

Unsecured/preferred claims

26. To date, the Trustee has received unsecured/preferred claims in the bankruptcy from 52 creditors totalling \$1,953,976. However, approximately 80% of these claims were initially objected to because they appeared to be based on outdated accounting records. These claims include claims of landlords, former employees, and Owners who may have overpaid Odenza. Practically, no further work was done by the Trustee to verify these claims because eventually it became clear that there would be no assets available for distribution to unsecured creditors.
27. The Trustee provided information on former employees and their claims to the Wage Earner Protection Program ("**WEPP**") earlier this month after determining and verifying those amounts. Employees qualified for a secured claim of \$24,923.58 which was paid to them but the claim must be paid back to the government out of the net proceeds received by the Trustee as a priority claim. The employees also qualified for an unsecured claim of \$12,259.18.

Legal Proceedings and Preference Payments

28. Since the date of the Trustee's Preliminary Report, no additional reviewable and related party transactions have been noted by the Trustee other than those already identified in that Report. The Trustee reviewed these transactions with Management in detail. They were subject to several allegations from a small group of complainants (the "**Complainants**"). We recovered \$22,500 from Mr. S. Hundal for a payment made to his firm for consulting fees that technically was a preference under the BIA. He was unaware of it at the time of payment since the right of the Trustee to recover it as a preference was triggered by the subsequent filing for bankruptcy. There were 2-3 other transactions involving related parties in the 3-4 years prior to Bankruptcy, but these were considered unrecoverable by the Trustee and the Inspectors. In addition, the Trustee has performed additional work/investigation on certain related party items raised by the Inspectors and by the Complainants including certain historical matters such as credit card/expense reports and review of cash transactions. The Trustee has reported on these items to the Inspectors and has not found any preferences or wrongdoing that would require further action by the Trustee.

29. The Trustee notes that a substantial amount of the work was required to deal with the repeated unfounded allegations and complaints referred to above and they have resulted in no recoveries for the creditors and have only increased costs of administration. The Trustee and Inspectors did not find any substance to the various complaints raised about the potential diversion of assets by Management. Unfortunately, the focus of the Complainants was on relatively minor matters when compared to the substantial trust assets that were dissipating during the early months of the Bankruptcy. Additional information on the actions of the small group of Complainants are included in the Claims Administrator's Fourth Report.
30. Further compounding the obstacles to collect the Owners' accounts by the Claims Administrator and Trustee, was that a complaint was issued to the RCMP in May 2014 to investigate Management for fraud. The knowledge of the RCMP investigation became public amongst the Owners and Odenza's sub-trades which made co-operation with Management and Newco by many of the Owners and sub-trades much more difficult. The Trustee and Claims Administrator provided the RCMP investigator with full access to all Odenza's available records and the findings of the Trustee, Inspectors and Claims Administrator on the matters subject to review. Some of the matters referred to the RCMP for investigation had been previously referred to the Trustee and Claims Administrator who reviewed each matter extensively, including with the Inspectors, and found no basis of concern regarding improper diversion of assets. Many of the answers to the questions from the complainants have already been reported on publicly at the meeting of creditors, in the documents already submitted to the OSB or in substantial correspondence sent to Owners and creditors, including the Complainants. The mandate to investigate whether fraud had in fact occurred was properly the responsibility of the RCMP.
31. Unfortunately, the investigation by the RCMP took much longer to conduct than expected. Finally, in April 2018 the RCMP issued its report on whether charges should be laid against Management and send it to the Commercial Crown office in Vancouver, but to date no decision on this has been taken. The RCMP investigator further claimed that he did not identify any additional potential assets that he did not tell us about before which the Claims Administrator, Trustee and Inspectors have fully investigated several times previously and found no basis for diverted recoverable asset claims.
32. Management has provided full co-operation to the Trustee and Claims Administrator and has responded to a majority of questions asked of them. Also, the Principal provided significant time and support to the Claims Administrator's asset recovery initiatives including working with the Claims Administrator to review and update the accounting, including a review of claims, for many of the completed Projects where there are a significant number of receivables and/or holdbacks left to collect.
33. The Inspectors became involved in determining the nature and scope of the reviews of both the Trustee and the Claims Administrator and often assisted in them, particularly if complaints were received from third parties. In addition to involving the Inspectors in a review of bank records and credit card receipts, the Inspectors have also volunteered to review the projects they worked on so that they can potentially provide information to the Claims Administrator on claims or asset recoveries.

The Trustee has been contacted informally by a number of creditors who have also offered to assist with asset recovery effort because they were unhappy with the lack of co-operation some of the former employees and subtrades had provided.

Costs of Administration and Professional Fees

34. Generally speaking, costs are higher than expected due to many unforeseen matters as reported in the Fourth Report by the Claims Administrator. Many of these matters involved the Trustee and Inspectors and could not be ignored. The requirement of the Trustee is to respond to complaints and deal with them in the normal course of a bankruptcy administration. Unfortunately, the level of repeated complaining on relatively unimportant matters gave rise to several formal responses to the OSB by the Trustee and the Inspectors directly to try to stop the redundant and unfounded complaints and the resulting accumulation of unnecessary costs and diversion from pursuing the main assets of Odenza.
35. The costs of the Trustee and its legal counsel in assisting the Claims Administrator in the TCSP are recoverable from the trust assets recovered in the TCSP. The estimated billing to the Claims Administrator is \$115,700 of which a recovery will be less than 20%. The remaining outstanding fees, disbursements and taxes in the Bankruptcy are approximately \$143,500. The Trustee expects a shortfall of over \$30,000 in recovering these fees and costs from the assets it has been able to recover.
36. The Trustee's fees and costs and those of its legal counsel are subject to approval of the Inspectors, the OSB and the Court. The Claims Administrator's fees and costs and those of its legal counsel are also subject to the approval of the Court.

Projected Distribution and Shortfall

37. Appendix A is a summary of the Trustee's Statement of Receipts and Disbursements and Shortfall. There will be no net recovery in the bankruptcy for creditors and the Trustee will suffer a shortfall in recovering its fees and disbursements.

Recognition

38. The Trustee and Claims Administrator would like to recognize and thank the following Inspectors for their support of the efforts to maximize the net recovery for the all the creditors, including the Trust and Lien Claimants: Jas Gill of Arco Plumbing, Jeff Doctor of Genesis Security Group, Onkar Hundal of O.J. Electric, and Antonio Perez of Peretti Cabinetry. In particular, both Jeff Doctor and Antonio Perez, who have been Inspectors from the beginning, demonstrated significant leadership, commitment and time in helping to maximize the net recoveries for all creditors and trying to minimize the unnecessary disruptions that occurred. The time investment made by the Inspectors during this matter was far greater than what typically occurs on most other bankruptcies.

Restrictions and Qualifications

39. This report on the administration of the bankrupt estate of Odenza summarizes the Trustee's findings and conclusions from its review of Odenza's records and other information received, and from its investigations since the date of Bankruptcy. It is subject to change based on subsequent findings or receipt of additional information. It is customary in an insolvency proceeding for new or changing information to constantly surface and supersede any previous information that may have been received and/or reported. Readers are cautioned accordingly.

In conducting our research and preparing our report, we obtained certain information and representations from Management, former employees, creditors, owners and other third parties. Information, data and documentation furnished by others was presumed to be reliable and, except as expressly noted in our report, was not verified. Accordingly, the Trustee or G-Force assumes no responsibility for the accuracy of third party information provided.

All of the above is respectfully submitted on this 16th day of September, 2018.

G. Powroznik Group Inc.

Licensed Insolvency Trustee for the bankrupt estate of 0409725 B.C. Ltd.



Per: Gary D. Powroznik
Managing Director

APPENDIX A

Trustee's Statement of Receipts and Disbursements and Shortfall

In the matter of the bankruptcy of 0409725 B.C. Ltd. (formerly dba Odenza Homes)
Trustee's Statement of Receipts and Disbursements and Shortfall
Prepared as at September 16, 2018

\$

Receipts

Third party deposit received from 0409725 B.C. Ltd.	30,000.00
Asset sales and owner cost recoveries	9,875.00
Home warranty, insurance refunds, return of deposits	99,809.38
Astonish Holdings (related party) receivable payment	22,500.00
Interest earned to date	48.80
Total receipts	162,233.18

Disbursements

Bookkeeping, supplies, rent, other	4,183.71
Advance to Trustee for fees (approved by Inspectors)	30,000.00
Total disbursements	34,183.71

Cash in bank as at September 16, 2018 **\$ 128,049.47**

Anticipated receipt of deposit refunds from City of Vancouver 8,000.00

Total expected receipts	136,049.47
Less: WEPPA trust claim for employees wages	- 24,923.58

Expected total receipts before Trustee's fees	111,125.89
Less: outstanding Trustees fees, disbursements, taxes	- 143,547.04

Estimated shortfall to trustee	- 32,421.15
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APPENDIX B

July 16, 2015 Order



COURT NO. B131552
ESTATE NO. 11-1820752
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY**

**IN THE MATTER OF THE BANKRUPTCY OF
0409725 B.C. LTD.**

ORDER MADE AFTER APPLICATION

BEFORE)
) THE HONOURABLE)
) MR. JUSTICE GRAUER) 16/JULY/2015
)


ON THE APPLICATION OF G. Powroznik Group Inc. of G-Force Group, the Court appointed claims administrator (the "Claims Administrator"), coming on for hearing at Vancouver, British Columbia on June 20, 2014, March 18, 2015 and July 10, 2015 and on hearing Geoffrey Dabbs, counsel for the Claims Administrator; Magnus Verbrugge and Matthew Swanson, counsel for G. Powroznik Group Inc. of G-Force Group, trustee in bankruptcy of 0409725 B.C. Ltd. (the "Trustee") (appearing on June 20, 2014 only) and Jeremy West, counsel for Joseph Mergens and Victoria Mergens; AND ON JUDGMENT BEING RESERVED TO TODAY'S DATE:

THIS COURT ORDERS, DIRECTS AND DECLARES that:

1. For the purposes of this Order, the terms: "Holdback Only Claimants", "Holdbacks", "Initial Cash Balance", "Owner", "Owners", "Project", "Potential Trust Funds", "TCSP Order", and "Trust and Lien Claimants" are as defined in the Claims Administrator's Second Report dated June 6, 2014 (the "Second Report").
2. The Initial Cash Balance, being the sum of \$527,506.22, is comprised of funds that were held in trust by 0409725 B.C. Ltd. ("Odenza") at the date of bankruptcy and form no part of the estate of Odenza in Bankruptcy (the "Bankrupt Estate").
3. The Owners have no trust claim in respect of the Initial Cash Balance.
4. The Potential Trust Funds that have been, or may be, received by the Claims Administrator from an Owner in respect of a Project are trust funds and form no part of the Bankrupt Estate.
5. The Holdbacks that have been, or may be, received by the Claims Administrator from an Owner in respect of a Project are trust funds and form no part of the Bankrupt Estate.

6. Subject to the charges granted pursuant to the TCSP Order herein in favour of the Claims Administrator and its counsel, and the Trustee and its counsel (collectively the "Charges"), in respect of the Initial Cash Balance, and subject to the provisions of section 4(1) of the *Builders Lien Act*, S.B.C. 1997, c. 45 (the "BLA"), the Claims Administrator shall distribute the Initial Cash Balance on a pro rata basis to those Trust and Lien Claimants whose claims have been accepted by the Claims Administrator.
7. Subject to the Charges in respect of the Potential Trust Funds, and subject to the provisions of section 4(1) of the BLA, the Claims Administrator shall distribute the Potential Trust Funds received in respect of a Project on a pro rata basis to those Trust and Lien Claimants in respect of that Project. Any surplus funds available after payment of all Trust and Lien Claimants in respect of the Project shall be paid over to the Trustee for distribution to the general body of creditors in the Bankrupt Estate.
8. Subject to the Charges in respect of the Holdbacks, and subject to the provisions of the BLA, the Claims Administrator shall distribute the Holdbacks received in respect of a Project in accordance with the priorities of the BLA to the Trust and Lien Claimants, the Holdback Only Claimants, and Odenza to the extent that it remains unpaid on the Project, in respect of that Project. Any monies that would be distributed to Odenza shall form part of the Potential Trust Funds in respect of the Project. Any surplus funds available after payment of all Trust and Lien Claimants and Holdback Only Claimants in respect of the Project shall be paid over to the Trustee for distribution to the general body of creditors in the Bankrupt Estate.
9. The proposed method for allocation of the costs in respect of administration of Initial Cash Balance, the Potential Trust Funds and the Holdbacks pursuant to the TCSP Order as provided in paragraphs 38 to 40 of the Second Report be and is hereby approved.

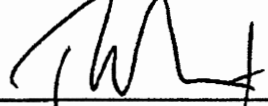
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of Geoffrey Dabbs,
Lawyer for the Claims Administrator



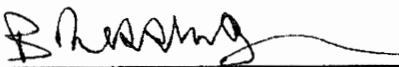
Signature of Matthew Swanson,
Lawyer for the Trustee



Signature of Jeremy West,
Lawyer for Joseph Mergens and
Victoria Mergens

Digitally signed by
Grauer, J

By the Court



Registrar in Bankruptcy

APPENDIX C

**Mailing to Creditors of December 19, 2013, including Trust and Lien Claim Forms
and Instructions**



December 19, 2013

G. Powroznik Group Inc.
780 – 333 Seymour Street
Vancouver, British Columbia
Canada V6B 5A6
Phone: 778.370.0003
Fax: 778.370.0043

*To the Creditors of 0409725 B.C. Ltd.
dba Odenza Homes ("Odenza")*

Dear Sirs:

In the matter of the bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes

We confirm that on December 16, 2013, 0409725 B.C. Ltd. dba Odenza Homes ("**Odenza**") made an assignment into bankruptcy for the general benefit of creditors under s.49 of the *Bankruptcy and Insolvency Act*. G. Powroznik Group Inc. of G-Force Group has been appointed as the Trustee in bankruptcy (the "**Trustee**") for the estate of Odenza.

With this letter, we enclose several documents relating to the administration of the estate and to your position as a potential creditor of Odenza:

- Notice of Bankruptcy and First Meeting of Creditors (Form 67);
- A list of all known creditors as at December 16, 2013;
- Proof of Claim form (Form 31);
- Checklist for Proof of Claims (included as "Appendix A" to Form 31); and
- Proxy (Form 36).

The First Meeting of Creditors will be held at the Trustee's office on Wednesday, January 8, 2014 at 10:00am. Additional information on the bankruptcy, including the Trustee's Report to the Creditors on Preliminary Administration, will be posted on the Trustee's website on or before January 7, 2014 at <http://www.g-forcegroup.ca/bankruptcy-of-0409725-b-c-ltd/>

For unsecured claims, you may complete and submit your proof of claim (using Form 31) to the Trustee's office electronically to mail@g-forcegroup.ca or by fax to 778-370-0043, or by regular mail to the address indicated in our letterhead above.

For trust and lien claimants under the *Builders Lien Act*, please review the letter, included in this package, with respect to the concurrent Trust Claim Settlement Program, authorized by Court Order, for trust and lien claimants under the *Builders Lien Act*. We expect that many of Odenza's creditors are trust and lien claimants for work/supplies provided to specific job sites and accordingly should follow the procedures as set forth in that letter.

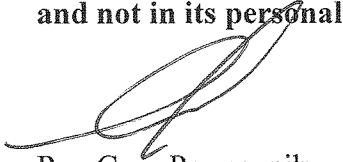
All other queries relating to administration of the estate and the process for submitting claims may be directed to the Trustee's office as follows:

- Patricia Foster at 778.370.0003 (e-mail at pfoster@g-forcegroup.ca); or
- Nancy Powroznik at 778.370.0010 (e-mail at npowroznik@g-forcegroup.ca).

Yours truly,

G. Powroznik Group Inc.

**In its capacity as trustee for the bankrupt estate of 0409725 B.C. Ltd.
and not in its personal capacity**



Per: Gary Powroznik
Managing Director

Enclosures

District of: British Columbia
Division No. 03 - Vancouver
Court No. B131552
Estate No. 11-1820752

FORM 67
Notice of Bankruptcy and First Meeting of Creditors
(Subsection 102(1) of the Act)

Take notice that:

1. 0409725 B.C. Ltd. filed (or was deemed to have filed) an assignment on the 16th day of December 2013, and the undersigned, G. Powroznik Group Inc., was appointed as trustee of the estate of the bankrupt by the official receiver (or the Court), subject to affirmation by the creditors of the trustee's appointment or substitution of another trustee by the creditors.

2. The first meeting of creditors of the bankrupt will be held on the 8th day of January 2014, at 10:00 o'clock AM, at the office of G. Powroznik Group Inc., at #780 - 333 Seymour St., Vancouver, British Columbia.

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 creditors with claims amounting to \$25 or more 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 Vancouver in the Province of British Columbia, this 19th day of December 2013.

G. Powroznik Group Inc. - Trustee

Per:



Gary Powroznik
#780 - 333 Seymour St.
Vancouver BC V6B 5A6
Phone: (778) 370-0003 Fax: (778) 370-0043

District of: British Columbia
 Division No. 03 - Vancouver
 Court No.
 Estate No.

FORM 78 -- Continued


List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
1	4th Dimension Design Ltd	9368 Prince Charles Boulevard Surrey BC V3V 1S6	13,371.38	0.00	13,371.38
2	674901 BC Ltd.	114-6540 Hastings Street Burnaby BC V5B 4Z5	25,735.17	0.00	25,735.17
3	A & B Tool Rentals	1331 Venables Street Vancouver BC V3T 2W9	3,345.93	0.00	3,345.93
4	A & G Concrete	6191-129A Street Surrey BC V3X 1S2	1,125.60	0.00	1,125.60
5	A. Lynch & R. Bon	3939 Heather St Vancouver BC V5Z 3L5	30,928.00	0.00	30,928.00
6	ABC Tree Men	8952 15th Ave Burnaby BC V3N 1Y3	1,302.00	0.00	1,302.00
7	Access Garage Doors Ltd.	#135-7391 Vantage Way Delta BC V4G 1M3	3,268.30	0.00	3,268.30
8	Ace Environmental Services Ltd.	7712 Buller Ave Burnaby BC V5J 4T1	10,395.00	0.00	10,395.00
9	Adaptive Technical Inc (HOLD payments)	#208 - 2323 Boundary Road Vancouver BC V5M 4V8	236.25	0.00	236.25
10	Adroit Construction Co. Ltd	151-32500 South Frazer Way Abbotsford BC V2T 4W1	3,045.00	0.00	3,045.00
11	Al Remtulla & Co	#206 - 1638 West Broadway Vancouver BC V6J 1X6	3,896.95	0.00	3,896.95
12	Alliance Maintenance Ltd	478 East 54th Ave Vancouver BC V5X 1L4	1,890.00	0.00	1,890.00
13	Allied Ready Mix Concrete Limited	V8261 VANCOUVER BC V6B 6N3	2,644.10	0.00	2,644.10
14	Ames Tile & Stone	2229 Beta Ave Burnaby BC V5C 5N1	6,093.15	0.00	6,093.15
15	Anne McDonald	2208 W 23rd Ave Vancouver BC V6L 1N4	5,986.00	0.00	5,986.00
16	Apex Disposal Ltd	4524 Georgia Street Burnaby BC V5C 2V6	9,925.00	0.00	9,925.00
17	Arco Plumbing & Heating Ltd.	12668 90A Ave Surrey BC V3V 1C7	154,415.10	0.00	154,415.10
18	Avi Masonry Ltd.	2725 E. 49 Ave. Vancouver BC V5S 1K3	11,497.50	0.00	11,497.50
19	B & B Roofing Ltd	7879 123 Street Surrey BC V3W 6L8	18,775.25	0.00	18,775.25
20	B.C. Brick Supplies Ltd	3100 No. 5 Road Richmond BC V6X 2T5	966.55	0.00	966.55
21	B.J. Print Center Enterprises Ltd.	Suite 108 - 19915 64 Avenue Langley BC V2Y 1G9	246.40	0.00	246.40
22	Benjamin Moore Paint	3637 West 16th Ave Vancouver BC V6R 3C3	4,731.56	0.00	4,731.56
23	B-H Woodturning Ltd.	810 Derwent Way Delta BC V3M 5R1	7,673.00	0.00	7,673.00
24	Blue Grouse Wine Cellars	1621 Welch Street North Vancouver BC V7P 2P2	770.33	0.00	770.33

16-Dec-2013

Date


 Jagwinder S. Hundal

District of: British Columbia
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FORM 78 -- Continued

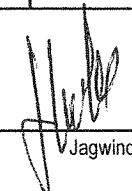
List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
25	Brent Comber	1657 Columbia St. North Vancouver BC V7J 1A5	12,913.60	0.00	12,913.60
26	Bridge Fireplace Group	#1 2250 Tyner Street Port Coquitlam BC V3C 2Z1	2,921.09	0.00	2,921.09
27	Burnaby Concrete Placing Ltd.	10426 Bird Road Richmond BC V6X 1N6	9,250.50	0.00	9,250.50
28	Burritt Bros.	3594 Main St., Vancouver BC V5N 3N3	9,940.23	0.00	9,940.23
29	C & H Stobbe	1080 E 12th Ave Vancouver BC V5T 2J6	27,631.00	0.00	27,631.00
30	C. Logue & L. Wilcheck	3818 W 29th Ave Vancouver BC V6S 1T8	29,204.00	0.00	29,204.00
31	Canadian Springs	PO BOX 4514 STN A TORONTO ON M5W 4L7	87.40	0.00	87.40
32	CBSC Capital Inc	1235 North Service Road West, Suite 100 Oakville ON L6M 2W2	238.20	0.00	238.20
33	Chris Milner	9711 Stillmond Rd Richmond BC V7E 1N8	2,205.00	0.00	2,205.00
34	City of Vancouver	453 W 12th Ave Vancouver BC V5Y 1V4	376.75	0.00	376.75
35	Closet Craft Ltd.	310-17750 65A Ave Surrey BC V3S 5N4	7,875.00	0.00	7,875.00
36	Cloverdale Concrete Form Rentals	#475, 47-20821 Fraser Highway Langley BC V3A 0B6	2,590.13	0.00	2,590.13
37	Coastal Building Products	#12 - 1080 Cliveden Ave Delta BC V3M 6G6	7,985.27	0.00	7,985.27
38	Colin & Alice Lo	653 W 26th Ave Vancouver BC V5Z 2E5	74,405.00	0.00	74,405.00
39	Colonial Countertops Ltd.	3841 Still Creek Ave. Burnaby BC V5C 4E2	6,752.75	0.00	6,752.75
40	Concretemelody Enterprises	356 Hospital Street New Westminster BC V3L 3L4	525.00	0.00	525.00
41	Continental Stone World	1685 Venables Street Vancouver BC V5L 2H1	8,720.25	0.00	8,720.25
42	DalTile	2770 Bentall St. Vancouver BC V5M 4H4	323.54	0.00	323.54
43	Decor Bath & Lighting Ltd.	1375 Kingsway Vancouver BC V5V 3E3	10,989.44	0.00	10,989.44
44	Derek/Heejung Soong	579 W29th Vancouver BC V5Z 2H8	37,443.00	0.00	37,443.00
45	Diamond Carpet Centre Ltd	103-7750 128 Street Surrey BC V3W 4E6	15,480.34	0.00	15,480.34
46	Dunbar Lumber Supply	3637 W. 16th Ave Vancouver BC V6R 3C3	4,097.52	0.00	4,097.52
47	Dynamite Concrete Pumping Ltd.	2541 East 51st Ave Vancouver BC V5S 1P8	6,555.37	0.00	6,555.37
48	E & D Woo/Yung	2996 West 28th Ave Vancouver BC V6L 1X2	62,071.00	0.00	62,071.00

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Date


 Jagwinder S. Hundal


List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
49	E3 Eco Group Inc.	1300-1500 West Georgia Vancouver BC V6G 2Z6	3,317.50	0.00	3,317.50
50	EcoSource Ventilation Services Ltd.	936 Clarke Rd Port Moody BC V3H 1M2	22,673.70	0.00	22,673.70
51	EMCO Corporation	8308 - 129th Street Surrey BC V3W 0A6	3,489.76	0.00	3,489.76
52	EuroLine Windows Inc.	7620 MacDonald Road Delta BC V4G 1N2	5,000.00	0.00	5,000.00
53	F.A.F.A. Trucking Ltd.	13566 78A Avenue Surrey BC V3W 2Y3	384.20	0.00	384.20
54	Fasken Martineau DuMoulin LLP	2900-550 Burrard Vancouver BC V6C 0A3	7,612.23	0.00	7,612.23
55	Fencelink Construction Rentals	8411 Calder Road Richmond BC V7C 4B9	166.95	0.00	166.95
56	Final Touch Window Coverings Inc.	#101 - 758 Copping Street North Vancouver BC V7M 3G6	3,622.50	0.00	3,622.50
57	Flash Courier Services Inc	P.O. Box 3962 Stn Terminal Vancouver BC V6B 3Z4	1,541.98	0.00	1,541.98
58	Fontile Corporation Ltd	270 Terminal Ave Vancouver BC V6A 2L6	13,827.25	0.00	13,827.25
59	Fraserview Insulation Ltd.	PO Box 75112 - 8165 Main Street Vancouver BC V5X 4V7	24,060.00	0.00	24,060.00
60	G.R. Williams Land surveying Ltd.	#201-1375 Mclean Drive Vancouver BC V5L 3N7	5,760.36	0.00	5,760.36
61	Genesis Security Group	310 - 1770 Burrard St. Vancouver BC V6J 3G7	4,386.43	0.00	4,386.43
62	Global Carpets & Hardwood Ltd. (HOLD)	8729 Heather Street Vancouver BC V6P 3T1	90,297.05	0.00	90,297.05
63	Gordon Gingras Painting	c/o 125 - 1628 West 1st Ave Vancouver BC V6J 1C1	2,510.00	0.00	2,510.00
64	Graybar Metal Works Ltd.	160-6753 Graybar Road Richmond BC V6W 1H7	36,522.15	0.00	36,522.15
65	Greater Vancouver Home Builder's Association	1003, 7495-132 Street Surrey BC V3W 1J8	1,270.50	0.00	1,270.50
66	Groundwork Construction Cleaning	3474 Franklin Street Vancouver BC V5K 1Y3	7,963.12	0.00	7,963.12
67	H.D. Paintings Ltd	16471 40th Ave Surrey BC V3S 0L2	36,285.00	0.00	36,285.00
68	Han Appliances & Refrigeration Ltd.	1130-22091 Fraserwood Way Richmond BC V6W 0A8	5,241.95	0.00	5,241.95
69	Hayer Demolition Ltd	6213-126B Street Surrey BC C3X 3N2	14,846.25	0.00	14,846.25
70	Hollandia Concrete Ltd.	11580 Pelican Court Richmond BC V7E 3P4	1,837.50	0.00	1,837.50
71	ICan Tile Distributors Ltd.	8059 North Fraser Way Burnaby BC V5J 5M8	3,506.60	0.00	3,506.60
72	Infinite Drywall Ltd	10280 Sheaves Way Delta BC V4C 8G4	50,678.95	0.00	50,678.95

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Date


 Jagwinder S. Hundal

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FORM 78 -- Continued

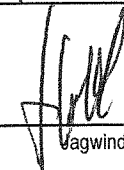
List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
73	Intercity Woodcraft	406 Canfor Avenue New Westminster BC V3L 5G2	9,312.00	0.00	9,312.00
74	Island Glass Ltd.	110-1120 Hammersmith Gate Richmond BC V7A 5J1	1,221.85	0.00	1,221.85
75	J & H Rebars Ltd (check WCB)	5733-Kettle Cr West Surrey BC V3S 8R6	23,679.81	0.00	23,679.81
76	J & V Mergens	3572 E 48th Ave Vancouver BC V5S 1H7	136,999.00	0.00	136,999.00
77	Jaguar Concrete	11491 Blundell Rd Richmond BC V6Y 1L4	1,368.80	0.00	1,368.80
78	Jiffy John Rentals Ltd	PO Box 337 Maple Ridge BC V2X 7G2	4,479.82	0.00	4,479.82
79	John Morgan	Unit #9 - 4100 Salish Drive Vancouver BC V6N 3M2	12,633.00	0.00	12,633.00
80	Kerrisdale Equipment	820 SW Marine Drive Vancouver BC V6P 5Y8	2,192.97	0.00	2,192.97
81	Kerrisdale Lumber Co. Ltd	6191 West Blvd Vancouver BC V6M 3X3	2,385.20	0.00	2,385.20
82	Kevin Conn	5280 Dunbar St Vancouver BC V6N 1V9	5,415.00	0.00	5,415.00
83	Krane Electric (99373)	#4 - 601 Bute Street Vancouver BC V6E 3M2	2,575.00	0.00	2,575.00
84	Kuhn LLP	100-32160 South Fraser Way Abbotsford BC V2T 1W5	75.61	0.00	75.61
85	Lai's Renovation	9660 Gilbert Road Richmond BC V7E 2G8	20,107.50	0.00	20,107.50
86	Langley Door Crazy Ltd	Unit 4 - 9530 189 Street Surrey BC V4N 4W7	16,459.85	0.00	16,459.85
87	Life Space Interior Design Ltd	222- 2628 Maple Street Port Coquitlam BC V3C 0E2	4,179.00	0.00	4,179.00
88	LNG Studios	Suite 300- 112 East 3rd Ave Vancouver BC V5T 1C8	630.00	0.00	630.00
89	Louis Ngan Land Surveying Inc	4938 Victoria Dr Vancouver BC V5P 3T6	1,102.50	0.00	1,102.50
90	LS Vancouver Custom Glass Ltd.	PO Box 47049, Denman Place Vancouver BC V6G 3E1	19,391.89	0.00	19,391.89
91	M & M Lawn Sprinklers	3882 Main Street Vancouver BC V5V 3P0	5,880.00	0.00	5,880.00
92	M&A Painting Ltd	3 - 2365 W8th Ave. Vancouver BC V6K 2A8	15,910.00	0.00	15,910.00
93	Maple Landscaping & Maintenance Ltd.	11821- 78B Ave Delta BC V4C 1R9	28,686.60	0.00	28,686.60
94	Matakana Scaffolding B.C. Inc.	122-1085 East Kent Ave N Vancouver BC V5X 4V9	89.25	0.00	89.25
95	Midland Appliance Ltd.	13651 Bridgeport Rd Richmond BC V6V 1J6	57,344.77	0.00	57,344.77
96	Mint Metals	#2309-9888 Cameron St Burnaby BC V3J 0A4	3,050.70	0.00	3,050.70

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Date



Jagwinder S. Hundal

List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
97	Monarch Floor & Window Coverings	#200 - 4363 Dawson St. Burnaby BC V5C 4B4	22,173.75	0.00	22,173.75
98	Mountain Maple Ltd.	10972 McAdam Road Delta BC V4C 3E8	779.62	0.00	779.62
99	Mowology	2845 West 15th Avenue Vancouver BC V6K 3A1	89.25	0.00	89.25
100	Mundo Tile	4126 Vanables Street Burnaby BC V5C 2Z8	13,417.49	0.00	13,417.49
101	Murka Holdings Corp	11827 Greenhaven Court Pitt Meadows BC V3Y 1L7	72,290.82	0.00	72,290.82
102	N & S D'Souza	3887 St Georges North Vancouver BC V7N 1W3	93,653.00	0.00	93,653.00
103	Nad Robertson	773 E 53rd Ave Vancouver BC V5X 1J7	52,153.00	0.00	52,153.00
104	New Generation Concrete Ltd.	3775 Avondale St Burnaby BC V5G 1N8	9,397.08	0.00	9,397.08
105	New Kingston Granite & Marble Design Ltd.	Unit 195-1991 Savage Road Richmond BC V6V 0A4	210.00	0.00	210.00
106	New Supreme Building Solutions Inc.	4189 Rumble Street Burnaby BC V5J 1Z9	15,087.50	0.00	15,087.50
107	Northwest Coast Development	7903 Elwell Street Burnaby BC V5E 1M3	41,956.00	0.00	41,956.00
108	Northwest Landscape Supply Ltd.	5883 Byrne Road Burnaby BC V5J 3J1	1,543.15	0.00	1,543.15
109	O.J. Electric Ltd.	9366 148 A Street Surrey BC V3R 3Y9	48,003.75	0.00	48,003.75
110	Olympia Tile	2350 Willingdon Ave Burnaby BC V5C 5J6	4,391.83	0.00	4,391.83
111	Orca Security Corp.	Unit #111 - 8988 Fraserton Crt. Burnaby BC V5J 5H8	25,638.84	0.00	25,638.84
112	Pacific Shower Doors	2927 Norland Ave Burnaby BC V5B 3A9	8,621.55	0.00	8,621.55
113	Pacific West Contracting	2875 St. George St. Vancouver BC V5T 3R8	3,753.75	0.00	3,753.75
114	Peretti Cabinetry & Countertops	215-4783 Dawson Street Burnaby BC V5C 0A8	92,705.90	0.00	92,705.90
115	Phoenix Structural Designs Ltd.	#200A - 1180 Kingsway Ave. Port Coquitlam BC V3C 6N7	504.00	0.00	504.00
116	Planet Paving Ltd	8621-Tulsey Crescent East Surrey BC V3W 7P6	5,985.00	0.00	5,985.00
117	Porcelec Ent. (COQ.) Ltd.	3307 Robson Drive Coquitlam BC V3E 2X8	183.75	0.00	183.75
118	Precision Stone Works Ltd.	220 - 1655 Broadway Street Port Coquitlam BC V3C 2M7	3,045.00	0.00	3,045.00
119	Pro-Edge Developments Ltd.	4663 Marine Dr. Burnaby BC V5J 3G4	4,433.05	0.00	4,433.05
120	Quality Door Sales Ltd	35084 Sward Road Mission BC V2V 7H2	840.00	0.00	840.00

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Date



Jagwinder S. Hundal

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FORM 78 -- Continued

List "A"
 Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
121	Raemeers Holdings Ltd	20412 41B Ave Langley BC V3A 5N4	392.00	0.00	392.00
122	Rafael Sageev	3476 W 23rd Ave Vancouver BC V6S 1K3	3,641.00	0.00	3,641.00
123	Richmond Building Supplies Co. Ltd.	12231 Bridgeport Road Richmond BC V6V 1J4	95.20	0.00	95.20
124	RMC Ready Mix Ltd.	PO Box 7415 Vancouver BC V6B 4E2	42,674.04	0.00	42,674.04
125	Robinson Lighting & Bath Center	2285 Cambie Street Vancouver BC V5Z 2T5	6,847.35	0.00	6,847.35
126	Rong Tian	3819 W 22 Ave Vancouver BC V6S 1J8	122,191.00	0.00	122,191.00
127	Savannah Heating Products Ltd	Unit 100 - 11091 Bridgeport Road Richmond BC V6X 1T3	5,825.84	0.00	5,825.84
128	Save More Plumbing & Lighting	1790 Kingsway Vancouver BC V5N 2S6	673.12	0.00	673.12
129	Sea to Sky Precision Construction Ltd.	8579 171 St. Surrey BC V4N 5J1	13,230.00	0.00	13,230.00
130	Sen Western Wholesale Lumber Ltd	8188 Manitoba St Vancouver BC V5X 3A2	3,663.17	0.00	3,663.17
131	Shaban Hauling & Disposal	16-12211 Cambie Rd Richmond BC V6V 2H8	3,662.50	0.00	3,662.50
132	Sierrasil Health Inc.	#530 - 1501 Broadway Ave Vancouver BC V6J 4Z6	19,476.00	0.00	19,476.00
133	Smart Garage Door Ltd.	7-7504 Vantage Place Delta BC V4G 1A5	3,025.00	0.00	3,025.00
134	Standard Building Supplies	4925 Still Creek Ave Burnaby BC V5C 5V1	143,265.26	0.00	143,265.26
135	Summit Engineering Corp	#200 - 4620 Sidney Street Vancouver BC V5N 5N8	5,512.50	0.00	5,512.50
136	Super Concrete Cutting & Coring Ltd.	6236 Arlington Street Vancouver BC V5S 4T7	399.00	0.00	399.00
137	SYNLawn Westcoast Ltd.	21650 50B Ave., Langley BC V3A 8W8	5,492.01	0.00	5,492.01
138	The Lighting Warehouse	12420 Bridgeport Rd Richmond BC V6V 1J5	23,593.08	0.00	23,593.08
139	The Other Room	1626 Lloyd Ave North Vancouver BC V7P 3M6	14,143.80	0.00	14,143.80
140	Tierra Sol Ceramic Tile Ltd	4121 Halifax Street Burnaby BC V5C 3X3	647.61	0.00	647.61
141	TReO Port Mann	P.O. Box 13107 Vancouver BC V6B 4W6	15.90	0.00	15.90
142	Trust Property Services	Suite 10 - 1160 Nicola Street Vancouver BC V6G 2E5	18,300.00	0.00	18,300.00
143	U.K. Stylish	1271 E. 64 Avenue Vancouver BC V5X 2N8	1,417.50	0.00	1,417.50
144	United Home Builders	4976 - 203 A Street Langley BC V3A 6E1	14,910.00	0.00	14,910.00

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FORM 78 -- Continued

List "A"
Unsecured Creditors

0409725 B.C. Ltd.

No.	Name of creditor	Address	Unsecured claim	Balance of claim	Total claim
145	Universal Supply Co. Inc	2835 East 12th Ave Vancouver BC V5M 4P9	28,455.80	0.00	28,455.80
146	Van Inked	Daye Nguyen Markham ON L6G 0C5	6,614.72	0.00	6,614.72
147	Vancouver Excavating & Contracting Ltd.	3328 Wellington Vancouver BC V5R 4Y2	53,666.28	0.00	53,666.28
148	Vanity Vancouver	#1135 - 11980 Hammersmith Way Richmond BC V7A 0A4	4,141.60	0.00	4,141.60
149	W.Jiang	2572 Parker St. Vancouver BC V5K 2T3	600.00	0.00	600.00
150	West Coast Fence Rentals	5676 Nanaimo Street Vancouver BC V6S 2G2	327.50	0.00	327.50
151	West Coast Home & Truss Ltd.	10230-120 Street Surrey BC V3V 4G1	6,975.00	0.00	6,975.00
152	Westcan Plaster & Stucco Ltd	9460 Bundell Rd Richmond BC V6Y 1K6	71,400.00	0.00	71,400.00
153	Westeck Windows Mfg Inc.	8104 Evans Parkway Chilliwack BC V2R 5R8	3,984.95	0.00	3,984.95
154	Woodhaven Kitchens Ltd.	2509 Kingsway Avenue Port Coquitlam BC V3C 1T5	3,381.00	0.00	3,381.00
155	Woodstop Building Supplies Ltd.	1335 Draycott Road North Vancouver BC V7J 1W1	677.60	0.00	677.60
156	Xin Qiang Li & Na Cao	1525 Acadia Rd Vancouver BC V6T 1P8	179,018.00	0.00	179,018.00
Total:			2,718,009.36	0.00	2,718,009.36

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Jagwinder S. Hundal

Form 31
Proof of Claim

(Section 50.1, Subsections 65.2(4), 81.2(1), 81.3(8), 81.4(8), 81.5, 81.6, 102(2),
124(2), 128(1), and Paragraphs 51(1)(e) and 66.14(b) of the Act)

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

In the matter of the bankruptcy (or the proposal or the receivership) of _____ (name of debtor) of _____ (city and province) and the claim of _____, creditor.

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

1. That I am a creditor of the above-named debtor (or that I am _____ (state position or title) of _____ (name of creditor or representative of the creditor).

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

3. That the debtor was, at the date of bankruptcy (or the date of the receivership, or, in the case of a proposal, the date of the notice of intention or of the proposal, if no notice of intention was filed), namely the _____ day of _____, and still is, indebted to the creditor in the sum of \$_____, as specified in the statement of account (or affidavit) 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 (or the above-named creditor is) (or am not or is not) related to the debtor within the meaning of section 4 of the Act, and have (or has) (or have not or 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, 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 subsection 2(1) of the Act: *(provide details of payments, credits and transfers at undervalue).*

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

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

Creditor (Individual or Corporation)

Telephone No.: _____

Fax No.: _____

Email address: _____

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

If a copy of this form is sent electronically by means such as email, the name and contact information of the sender, prescribed in Form 1.1, must be added at the end of the document.

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.

Appendix A

Checklist for Proof of Claims

This checklist is provided to assist you in preparing the proof of claim form and, where required, the proxy form, in a complete and accurate manner. Please specifically check each requirement.

General

- The signature of a witness is required.
- This document must be signed personally by the individual completing this declaration.
- Give the complete address where all notices or correspondence is to be forwarded.
- The amount on the statement of account must correspond to the amount indicated on the proof of claim.

Paragraph 1

- Creditor must state full and complete legal name of company or firm.
- If the individual completing the proof of claim is not the creditor himself, he must state his position or title.

Paragraph 3

- The statement of account (to be marked Schedule "A") must be complete.
- A detailed statement of account of the last three months must be attached to the proof of claim and must show the date, the number and the amount of all the invoices or charges, together with the date, the number and the amount of all credits or payments.

Paragraph 4

- Select appropriate category of claim.
- Provide additional supporting documentation as outlined in form (reference 4.B to H.), if necessary.

Paragraph 5

- All claimants must indicate if he or she is related or not to the debtor, as defined in Section 4 of the Bankruptcy Act.

Paragraph 6

- All claimants must attach a detailed list of all payments or credits received or granted, as follows:
 - a. within the three (3) months preceding the bankruptcy or the proposal, in the case where the claimant and the debtor are not related.
 - b. within the twelve (12) months preceding the bankruptcy or proposal, in the case where the claimant and the debtor are related.

Proxy

The Bankruptcy Act permits a proof of claim to be made by a duly authorized agent of a creditor but this does not give such a person power to vote at the first meeting of creditors or to act as the proxy of the creditors.

General

- A creditor may vote either in person or by proxy.
- A debtor may not be appointed a proxy to vote at any meeting of his creditors.
- The trustee may be appointed as a proxy for any creditor.
- A corporation may vote by an authorized agent at meeting of creditors.
- In order for a duly authorized person to have a right to vote he must himself be a creditor or be the holder of a properly executed proxy. The name of the creditor must appear in the proxy.

FORM 36

Proxy

(Subsection 102(2) and paragraphs 51(1)(e) and 66.15(3)(b) of the Act)

**In the Matter of the Bankruptcy of 0409725 B.C. Ltd.
dba Odenza Homes**

I/We, _____ (*name of creditor*), of _____ (*name of town or city*), 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.

Dated at _____, this _____ day of _____.

Witness

Individual Creditor

Name of Corporate Creditor

Witness

Per _____
Name and Title of Signing Officer



December 19, 2013

To the Creditors of 0409725 B.C. Ltd.
dba Odenza Homes ("Odenza")

G. Powroznik Group Inc.
780 – 333 Seymour Street
Vancouver, British Columbia
Canada V6B 5A6
Phone: 778.370.0003
Fax: 778.370.0043

(Please keep this letter for reference in dealing with Odenza or G-Force
regarding your claim)

Dear Sirs:

**In the matter of the bankruptcy of 0409725 B.C. Ltd. dba Odenza
"Trust Claim Settlement Program and Non-Trust Claims"**

In the enclosed letter dated December 19, 2013, we informed you that on December 16, 2013, Odenza made an assignment into bankruptcy for the general benefit of its creditors pursuant to section 49 of the *Bankruptcy and Insolvency Act* ("BIA") and G. Powroznik Group Inc. of G-Force Group ("G-Force") was appointed Trustee in bankruptcy (the "Trustee").

The bankruptcy process provides for the orderly realization of assets of a bankrupt company and distribution to its unsecured creditors. It does not however provide for a process to deal with trust and lien claims of its creditors (the "Trust Creditors" or trust funds and holdbacks as defined under the *Builders Lien Act* ("BLA") which applies to Odenza's contract to build or renovate houses on specific sites ("Job Sites") for its clients or owners of the Job Sites (the "Owners"). As a result, the Trustee applied to the Supreme Court of British Columbia for approval of a program that G-Force has used before to provide for an orderly and cost-efficient process to deal with trust and lien claims, trust funds and holdbacks to significantly improve the recovery for creditors, efficiently complete unfinished projects for owners and minimize overall costs for most stakeholders.

Trust Claim Settlement Program

We confirm that on December 19, 2013, the Supreme Court of British Columbia made an Order (the "Order") authorizing and approving a process to deal with trust and lien claims, trust funds and holdbacks and related matters (the "Trust Claim Settlement Program") and appointed G-Force as **Claims Administrator**. The Trust Claims Settlement Program includes the following key elements for the Trust Creditors and Owners involved with Odenza:

1. An efficient and timely process for Trust Creditors to prove their proper trust and lien claims with the Claims Administrator;
2. An option for the Trust Creditors to file their lien claims with the Claims Administrator instead of incurring the additional cost of filing liens against title to the Job Sites;
3. Authority for the Claims Administrator to collect all trust funds and holdbacks from the Owners and determine who is entitled to them;
4. Authority for the Owners to pay all amounts due to Odenza for work on the Job Sites to the Claims Administrator including balances due under their contracts with Odenza and holdbacks to properly discharge their responsibilities to Odenza, Odenza's Trust Creditors and those who hold lien rights against the Job Sites ("**Lien Creditors**");
5. A requirement of the Claims Administrator to obtain approval of the Court for distribution to the Trust and Lien Creditors of all trust funds and holdbacks it receives.

A copy of the Order is posted on the G-Force webpage dedicated to the Odenza matter. We encourage creditors to regularly monitor the webpage for updates. The URL for the website is:

<http://www.g-forcegroup.ca/bankruptcy-of-0409725-b-c-ltd/>

Am I a Trust Creditor?

G-Force is requesting Odenza's creditors to file proofs of claim (described below) to confirm the status of their claim (i.e. trust or non-trust) and their entitlement to the potential trust funds and holdbacks for each Odenza contract. A creditor who can prove that it supplied materials, work or equipment relating to an improvement¹ to a Job Site covered by an Odenza contract, in accordance with the BLA, may qualify its claim as a trust claim and lien claim. We expect that every creditor who has lien rights under the BLA for unpaid work and services will also have a trust claim for the same amount. Under the Trust Claim Settlement Program, creditors need not file liens on title relating to the Odenza contracts. Instead, creditors can file trust and lien claims with G-Force and this will be equivalent to the filing of a lien on title.

To support your Trust and Lien Claims, creditors should submit with the Proof of Trust Claim and Lien Claim Form, copies of any invoices, purchase orders and any other evidence that the direct supply of materials, labour and equipment to a specific Odenza Job Site. G-Force will review all Trust and Lien Claims submitted to confirm whether they qualify as proper trust and lien claims under the BLA, utilizing its independent legal counsel or consulting the Court as necessary.

What if I do not have a Trust Claim?

Some creditors will not have any Trust and Lien Claims or a portion of their claim will not be a trust and lien claim. However, concurrently, The Trustee is required to run a claims process for the unsecured creditors of Odenza (the "**BIA Claim Process**"). The BIA Claim Process is independent of the Trust Claim Settlement Program.

¹Creditors can review the definition of an Improvement in the BLA which can be found at the following website: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_97045_01

Creditors whose claims do not or do not entirely qualify as a Trust and Lien Claim should file a standard Form 31 Proof of Claim under the BIA for the non-trust portion of their claim. We anticipate that some creditors will file both types of claims. The two claim forms are explained in more detail below.

Forms for Proving Claims

To summarize, there are two separate claims that creditors may file:

- Proof of Trust Claim and Lien Claim for trust claimants; and/or
- Form 31 Proof of Claim for non-trust claims.

These claim forms are attached and available for downloading and printing from the G-Force's dedicated Odenza webpage (URL is above).

Proof of Trust Claim and Lien Claim: If you believe that you have a claim against the Potential Trust Funds and holdbacks, please complete this form, attach all relevant supporting documentation (e.g. invoices, purchase orders etc.) with a summary page displaying the particulars of the invoices broken down by Odenza Contract or Job Site, and send the claim to G-Force by e-mail (mail@g-forcegroup.ca) or ordinary mail.

Form 31 Proof of Claim: If you believe that you do not have a Trust and Lien Claim, or not all of your claim qualifies as a Trust and Lien Claim, please complete the standard BIA Proof of Claim form, Form 31, attach the required statement of account (marked as Schedule "A" to the claim) and e-mail or mail your claim to G-Force.

Creditors whose claim differs from the balance that appears in the initial list of creditors included in this package, or require clarification about whether their supply relates to a specific improvement or not, should contact npowroznik@g-forcegroup.ca or telephone (778) 370-0010).

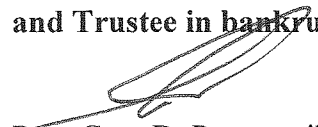
If you have any general questions regarding the matters referred to above, please contact Patricia Foster (778-370-0003) at G-Force.

Yours truly,

G. Powroznik Group Inc.

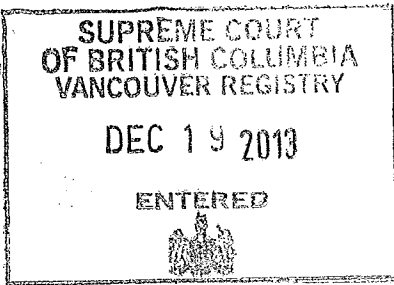
Claims Administrator for the Trust Claim Settlement Program

and Trustee in bankruptcy for the estate of 0409725 B.C. Ltd. dba Odenza Homes


Per: Gary D. Powroznik, FCA
Managing Director

GDP:pf

Enclosure



COURT NO. B-131552
ESTATE NO. 11-1820752
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY
IN THE MATTER OF THE BANKRUPTCY OF
0409725 B.C. LTD.**

TRUSTS CLAIMS SETTLEMENT PROGRAM ORDER

BEFORE THE HONOURABLE) 19/DEC/2013
MR. JUSTICE GRAUER)

UPON THE WITHOUT NOTICE APPLICATION of 0409725 B.C. Ltd. ("**Odenza**"), by G. Powroznik Group Inc. of G-Force Group ("G-Force") the Trustee in Bankruptcy of Odenza ("**Trustee**") coming on for hearing at Vancouver, British Columbia, on this day; AND UPON hearing Magnus Verbrugge and Matthew Swanson, counsel for the Trustee, and Bonita Lewis-Hand, counsel for Odenza and counsel for Odenza Homes Vancouver West Ltd., AND UPON reading the First Report of the Trustee dated December 18, 2013, and the pleadings and other materials filed herein; AND PURSUANT TO Sections 50, 50.4, 67.1, 69, 124, 127, 128, 135, 147, 149, 183 and 187 of the *Bankruptcy and Insolvency Act*, R.S.C., 1985, c. B-3 (the "**BIA**"), Sections 10 and 23 of the *Builders Lien Act*, S.B.C. 1997, c. 45 (the "**BLA**"), Section 10 of the *Law and Equity Act*, RSBC 1996, c. 253, and Rule 11 of the *Bankruptcy and Insolvency Act General Rules*, and the inherent jurisdiction of This Honourable Court.

THIS COURT ORDERS AND DECLARES THAT:

1. G. Powroznik Group Inc. of G-Force Group is hereby appointed as claims administrator of the Trust Claim Settlement Program (as defined below) (the "**Claims Administrator**").
2. The program developed by the Claims Administrator, as an officer of This Honourable Court, to

- (a) process trust claims relating specifically to work contracts of Odenza (the “**Contracts**”) for which funds have already been paid or are payable to Odenza (collectively, the “**Potential Trust Funds**”) that could, pursuant to Section 10 of the BLA, upon receipt by the Trustee or previously by Odenza be impressed with a trust in favour of certain statutory trust claimants (collectively, the “**Trust Claimants**”); and
- (b) process lien claims (collectively, the “**Lien Claims**”) arising in connection with projects where Odenza performed work or supplied materials (the “**Projects**”), asserted by lien claimants in respect of individual Projects (the “**Lien Claimants**”),

as set out in this Order (the “**Trust Claims Settlement Program**”), is hereby authorized and approved, and shall govern the adjudication and payment of claims to the Potential Trust Funds and to any statutory holdback (each, a “**Holdback**”, and collectively, the “**Holdbacks**”) required under the BLA in respect of the Contracts.

3. Subject to any right of set-off (save and except as prohibited by Section 6 of the BLA), and subject to paragraph 21 of this Order, all amounts owing to Odenza under each Contract, including Potential Trust Funds, shall be paid to the Claims Administrator by all "owners" and "contractors" (as such terms are defined in the BLA) who engaged Odenza and pursuant to which Odenza or any of Odenza's "subcontractors" or "material suppliers" performed "work" or supplied "materials" in relation to an "improvement" (as such terms are defined in the BLA) (collectively, the “**Owners and Contractors**”), together with the Holdbacks which, in accordance with paragraph 21 of this Order, may also be paid by the Owners and Contractors to the Claims Administrator for distribution in accordance with this Order under the Trust Claim Settlement Program.
4. The Claims Administrator shall create a separate consolidated trust account, or if more appropriate, individual trust accounts, (the “**Consolidated Trust Account**”) into which it shall deposit all amounts it receives from Owners and Contractors with respect to each “improvement” (as that term is defined in the BLA).

5. The Trustee will deposit any amounts received by the Trustee prior to this Order from Owners and Contractors or from Odenza upon filing its assignment in bankruptcy into the Consolidated Trust Account, excluding any such amount that the Trustee determines is not Potential Trust Funds (the “**Non-Trust Funds**”), and the Non-Trust Funds shall be retained by the Trustee for use in the administration of the bankruptcy of Odenza.
6. The Claims Administrator shall not deal with the Potential Trust Funds or Holdbacks, other than to place them into the Consolidated Trust Account, or to purchase a suitable interest bearing contract with such amounts, except as provided in paragraph 30 of this Order, or until and except as directed by further Order of This Honourable Court.
7. The sending by the Claims Administrator of the letters and package of materials attached Schedule "A", Schedule "B", Schedule "C", Schedule "D" and Schedule "E", attached to this Order, to creditors, clients and customers of Odenza is hereby authorized and approved;
8. The form of proof of trust and/or lien claim developed by the Claims Administrator (the “**Proof of Trust and Lien Claim Form**”), attached as Schedule "A" to this Order, is hereby authorized and approved for use in the Trust Claims Settlement Program.;
9. Notwithstanding the preceding paragraph of this Order, where a Lien Claimant is not also a Trust Claimant because it does not have a direct contract with Odenza (“**Third Party Lien Claimant**”), the form to be used by such Third Party Lien Claimant for purposes of this Order shall be the proof of lien claim form (“**Proof of Lien Claim**”) attached as Schedule "B" to this Order, which is hereby authorized and approved for use on the basis set out in the preceding paragraph of this Order.
10. The Claims Administrator is authorized and directed to send to each potential Lien Claimants and Trust Claimants by regular mail or email to its last known address in Odenza's books and records, a notice of the Trust Claim Settlement Program (the “**Initial Notice**”) which shall attach a Proof of Trust and Lien Claim Form, and/or Proof of Lien Claim (as appropriate) (each, a “**Claim Form**”). The Claims Administrator is hereby authorized and directed to send by registered mail a notice (the “**Notice to Prove**”

Claim”) attached as Schedule “C” to this Order, attaching the appropriate Claim Form, to each potential Lien Claimant and Trust Claimant (each, a “**Claimant**”) that does not respond to the Initial Notice of the Trust Claim Settlement Program by filing a Claim Form within 28 days of the date the Initial Notice was sent to it by the Claims Administrator;

11. Each person asserting a claim to the Potential Trust Funds or Holdbacks (each, a “**Claim**”), including Claimants and any other creditors of Odenza, is hereby authorized to prove such Claim by delivery of a Claim Form to the Claims Administrator.
12. If any Claimant does not deliver to the Claims Administrator, by registered mail or by personal service, a Claim Form properly completed and executed within 30 days of the date the Notice to Prove Claim was sent to the Claimant by the Claims Administrator, and provided all relevant periods for filing a claim of lien against title to the applicable property in connection with each contract with Odenza have expired, the Claims Administrator shall be at liberty to apply to This Honourable Court for approval and authorization to make a distribution of Potential Trust Funds and Holdback (as hereinafter defined) as the case may be without such Claimant having any entitlement to such distribution;
13. Claims of Claimants to any Holdback or Potential Trust Funds shall be determined in accordance with this Order;
14. The Claims Administrator, as officer of the court and in consultation with the Trustee, is hereby authorized to allow in whole or in part, or disallow in whole or in part, the claims of Claimants, within the bankruptcy proceedings of Odenza, in conjunction and together with the review and adjudication of all other claims of creditors of Odenza. The Claims Administrator is authorized to request further information from Claimants in the adjudication of the Claims;
15. The Claims Administrator, as officer of the court and in consultation with the Trustee, is authorized to rely upon the provisions of the BLA with respect to the adjudication of the Claims of all Claimants;

16. If the Claims Administrator, as officer of the court and in consultation with the Trustee, makes a determination to disallow, in whole or in part, a Claim of a Claimant to the Potential Trust Funds or any Holdback asserted pursuant to a completed Claim Form, the Claims Administrator shall send by registered mail to such Claimant, at the address of the Claimant as set out in the completed Claim Form, and in the manner provided for herein, a notice (a "**Notice of Disallowance**"), the form of which is attached as Schedule "D" to this Order, within 40 days after the Claims Administrator receives the completed and executed Claim Form of the Claimant;
17. The Claims Administrator, as an officer of the court, and in consultation with the Trustee, is authorized to issue an amended Notice of Disallowance in respect of any Claim, *nunc pro tunc* (an "**Amended Notice of Disallowance**"), substantially in the form attached hereto as Schedule "E" to this Order, in any circumstances where the Claims Administrator determines that it is warranted, and if the Claims Administrator issues an Amended Notice of Disallowance then the Notice of Disallowance previously issued by the Claims Administrator will be of no force and effect.
18. If the Claims Administrator delivers a Notice of Disallowance or an Amended Notice of Disallowance to a Claimant, then the Notice of Disallowance or the Amended Notice of Disallowance shall be final and conclusive unless such Claimant appeals the decision of the Claims Administrator to This Honourable Court within a 30-day period after the date on which the Notice of Disallowance or Amended Notice of Disallowance is delivered to it, or within such further time as This Honourable Court may allow upon an application made by the Claimant within the original 30-day period;
19. Any appeal brought by a Claimant from a Notice of Disallowance or Amended Notice of Disallowance shall be adjudicated by This Honourable Court in accordance with Section 135(4) of the BIA;
20. Any payment or distribution made by the Claims Administrator to a Claimant as a result of the Trust Claim Settlement Program and this Order shall not be subject to the levy provided for in Section 147 of the BIA;

21. Each of the Owners and Contractors is authorized to pay to the Claims Administrator the full amount of the Holdback required pursuant to the BLA in respect of its contract with Odenza. Payment to the Claims Administrator of the Holdback shall have the same effect as payment into court pursuant to Section 23 of the BLA;
22. The Claims Administrator, each of the Owners and Contractors, each Lien Claimant, and the Trustee are hereby authorized to apply to This Honourable Court in this proceeding to determine the amount of the applicable Holdback, to obtain cancellation from land title of all claims of builder's lien and certificates of pending litigation filed by Odenza or persons engaged by or under Odenza, and/or to obtain any and all other relief which could be available under Sections 23 or 24 of the BLA. All applications made pursuant to this paragraph shall be made on notice to the Claims Administrator, the applicable Owner and Contractor, the Trustee and any Lien Claimant in respect of the applicable contract with Odenza. The Claims Administrator shall provide to such applicant, on request, a list of all Lien Claimants to the applicable Holdback;
23. The Claims Administrator shall hold each Holdback as an officer of This Honourable Court, in trust for persons entitled to valid claims of lien against the improvements (as defined in the BLA) for which each Holdback was maintained, or valid claims against each of the Holdbacks themselves, subject to further Order of This Honourable Court;
24. The Claims Administrator is authorized and directed to deliver all materials to Claimants in connection with the Trust Claim Settlement Program to the last known address for the Claimants according to Odenza's books and records, by email, facsimile, or regular mail (except for any Notice to Prove Claim, Notice of Disallowance or Amended Notice of Disallowance, each of which shall be delivered by way of registered mail), as deemed appropriate in the circumstances by the Claims Administrator (and in the case of Third Party Lien Claimants, all such materials may be delivered to the address for delivery set out in the Claim of such Third Party Lien Claimant);
25. Any person claiming a lien against a Holdback may deliver notice of that lien in writing to the Claims Administrator by completing Part B of the Proof of Trust and Lien Claim. Once delivered to the Claims Administrator, such notice shall have the same effect for

purposes of Section 8(4) of the BLA as the filing of a claim of lien or the commencement of an action to enforce a lien against the Holdback. Following receipt by the Claims Administrator of such notice or notices, the Claims Administrator shall, on behalf of all persons who have claimed a lien, deliver written notice to the respective Owner or Contractor of such claim or claims of lien;

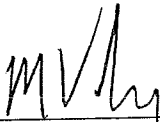
26. The Claims Administrator shall be entitled to reasonable compensation for its administration of the Trust Claims Settlement Program, and shall be entitled to be reimbursed for its reasonable fees and expenses (including fees and expenses of its counsel) from the Potential Trust Funds and Holdbacks, in an amount to be determined by further Order of This Honourable Court.
27. The Claims Administrator and its legal counsel shall be entitled to and are hereby granted a charge (“**Claims Administrator’s Charge**”) on the Potential Trust Funds and the Holdback, as security for their reasonable legal fees and disbursements incurred, both before and after the making of this Order, in respect of the Trust Claim Settlement Program, and the Claims Administrator’s Charge shall form a first charge on the Potential Trust Funds and Holdback in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any creditor of Odenza, Trust Claimant or Lien Claimant, but subject to Section 14.06(7) of the BIA;
28. No security agreement or other documentation evidencing, or the filing, registration or perfection of the Claims Administrator’s Charge shall be required, and the Claims Administrator’s Charge shall be effective against the Potential Trust Funds and Holdback and shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered or perfected subsequent to the Claims Administrator’s Charge coming into existence, notwithstanding any failure to file, register or perfect the Claims Administrator’s Charge;
29. The Claims Administrator and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Claims Administrator and its legal counsel are hereby referred to a judge of the Supreme Court of British Columbia and may be heard on a summary basis;

30. Prior to passing of its accounts, the Claims Administrator shall be at liberty from time to time to apply reasonable amounts, out of the Potential Trust Funds and Holdback, against its fees and disbursements, including legal fees and disbursements, incurred at the normal rates and charges of the Claims Administrator or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by This Honourable Court;
31. Any creditor of Odenza, any Claimant, or the Trustee may apply to This Honourable Court on notice to the Claims Administrator and to any other party likely to be affected, for an order allocating the Claims Administrator's Charge amongst the Potential Trust Funds and Holdbacks for individual Projects;
32. The Claims Administrator shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except in respect of any gross negligence or wilful misconduct on its part;
33. No proceeding or enforcement process in any court or tribunal shall be commenced or continued against the Claims Administrator except with the written consent of the Claims Administrator or with leave of This Honourable Court;
34. Nothing in this Order shall derogate from the protections afforded the Trustee by Section 14.06 of the BIA or by any other applicable legislation;
35. The Claims Administrator may from time to time apply to This Honourable Court for advice and directions arising from the terms of this Order or generally with respect to the administration of the Trust Claim Settlement Program;
36. Nothing in this Order shall operate to prevent or disqualify G-Force from continuing to act as Trustee of Odenza;
37. The Claims Administrator shall post a copy of this Order on its website <http://www.g-forcegroup.ca/bankruptcy-of-0409725-b-c-ltd/> and shall, as soon as reasonably practicable, send a copy of this Order, electronically or by mail, to all of Odenza's creditors listed in Odenza's Statement of Affairs sworn by Jag Hundal,

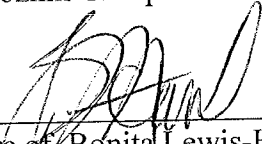
President of Odenza on December 15, 2013 as part of Odenza's assignment into bankruptcy and any other of Odenza's creditors who may have been inadvertently left off the Statement of Affairs.

- 38. This Order may be set aside or varied, in whole or in part, by any creditor of Odenza or any Claimant, provided its application to set aside or vary this Order is served on the Trustee and the Claims Administrator within ten (10) days after the date upon which this Order is sent by email, facsimile or regular mail to such creditor by the Claims Administrator.

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:



Signature of Magnus Verbrugge
 party lawyer for the Trustee,
G. Powroznik Group Inc. of G-Force Group



Signature of Bonita Lewis-Hand
 party lawyer for 0409725 B.C. Ltd. and
Odenza Homes Vancouver West Ltd.

graw J.
By the Court.

Registrar

SCHEDULE "A"

G. Powroznik Group Inc. of G-Force Group
#780 - 333 Seymour St., Vancouver, BC V6B 5A6
Telephone (778) 370-0003; Fax (778) 370-0043
mail@g-forcegroup.ca

PROOF OF TRUST CLAIM and LIEN CLAIM

0409725 B.C. Ltd. dba Odenza Homes - Trust Claim Settlement Program

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

In the matter of the Trust Claim Settlement Program of 0409725 B.C. Ltd. dba Odenza Homes (the "Debtor") of the City of Vancouver in the Province of British Columbia and the trust and/or lien claim of _____, Creditor.

I, _____ (name of Creditor or representative of the Creditor),
of the City of _____ in the Province of _____, do hereby certify:

A. TRUST CLAIMS

1. That I am a trust claimant of the above named Debtor (or I am _____
(position/title) of _____ (Creditor), as contemplated under
s. 10 of the Builders Lien Act.

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

3. That the Debtor is indebted to the Creditor in the sum of \$ _____, after
deducting any counterclaims to which the Debtor is entitled.

4. I hereby declare that I/we have a trust claim(s) in the amount(s) and with respect to the
Improvement(s) (as defined in s. 10 of the Builders Lien Act) by the Debtor as contractor or
subcontractor as indicated in Schedule "A" hereto. (The attached Schedule "A" must be supported by
individual vouchers, invoices, purchase orders or other evidence in support of the claim that the direct
supply of materials, work and/or equipment was made to the project site referred to in the Schedule.)

5. That the Creditor has received no payments from the Debtor or any other party in relation to the
amount claimed in paragraph 4 above other than:

(provide details of amount received and by whom if applicable)

6. That the Creditor has not made a claim against any other party except (list any other parties against whom a claim has been made, e.g. the project owner, etc.):

(List party and amount of claim, if applicable)

B. LIEN CLAIMS

7. That the Creditor hereby asserts a claim of lien against the holdback retained from the Debtor in connection with the Improvement as required by s.4 of the Builders Lien Act (British Columbia) (the "Holdback"), the amount of which does not include interest or charges other than those relating strictly to the price of work or materials supplied to the Improvement. **Unless otherwise noted, it is assumed the lien claim(s) amount in this paragraph will be the same as the trust claim amount(s) referenced in paragraph 4 and in the related Schedule "A" hereto.** The Creditor hereby declares that it is entitled to a claim of lien in the said amount(s).

8. The Creditor hereby authorizes and appoints G. Powroznik Group Inc. of G-Force Group as its agent to deliver a notice in writing of the Creditor's lien against the Holdback, on the Creditor's behalf, to the owner of the Improvement.

Dated at _____, this _____ day of
(City, Province) (Date)

_____, _____
(Month) (Year)

Witness

Signature (Name of person completing form)

E-mail Address: _____

Fax Number: _____

Phone Number: _____

G. Powroznik Group Inc. of G-Force Group
#780 - 333 Seymour St., Vancouver, BC V6B 5A6
Telephone (778) 370-0003; Fax (778) 370-0043
mail@g-forcegroup.ca

SCHEDULE "A"

Statement of Account

Improvement name/location/address	Amount of trust claim (note 1)
	\$
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Note 1: Unless otherwise noted, it is assumed the lien claim(s) referenced in paragraph 7 will be the same as the trust claim amount(s) referenced above.

Please ensure that all invoices and/or other supporting documents relating to your claim(s) are attached.

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

Vancouver Registry
Estate No. 11-820752
Court No. B-131552

SCHEDULE "B"

G. Powroznik Group Inc. of G-Force Group
#780 - 333 Seymour St., Vancouver, BC V6B 5A6
Telephone (778) 370-0003; Fax (778) 370-0043
mail@g-forcegroup.ca

**PROOF OF LIEN CLAIM
AGAINST THE HOLDBACK – FOR THIRD PARTY LIEN CLAIMANTS**

0409725 B.C. Ltd. dba Odenza Homes – Trust Claim Settlement Program

Note: This form is for use by persons without a direct contract with 0409725 B.C. Ltd. dba Odenza Homes. Persons with a direct contract with the Debtor should use the "Proof of Trust Claim and Lien Claim" form.

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

In the matter of the Trust Claim Settlement Program of 0409725 B.C. Ltd. dba Odenza Homes ("the Debtor") of the City of Vancouver in the Province of British Columbia and the trust claimant of _____, Lien Claimant.

I, _____ (name of Lien Claimant or representative of the Lien Claimant), of the City of _____ in the Province of _____, do hereby certify:

1. That I am a lien claimant in connection with a project where the Debtor was a contractor or subcontractor (a "Project") (or I am _____ (position/title) of _____, Lien Claimant) as contemplated under s.10 of the Builders Lien Act.
2. That I have knowledge of all the circumstances connected with the lien claim referred to below.
3. I was engaged by a person engaged by or under the Debtor in connection with one or more Projects and I am owed the sum of \$ _____ in connection with that Project(s), as specified in the statement of account (or affidavit) attached and marked Schedule "A", after deducting any valid counterclaims. (The attached statement

of account or affidavit must be supported by individual vouchers, invoices, purchase orders or other evidence in support of the claim that the direct supply of materials, labour and/or equipment was made to the site referred to in paragraph 4).

4. I was engaged for the Project or Projects by _____ (attach subcontract, purchaser order or other sufficient proof of engagement).

5. I hereby declare that I/we have a lien claim in the amount of:

\$ _____

and that in respect of this debt, the Lien Claimant was engaged in connection with the Improvement(s) (as defined in the Builders Lien Act) by the Debtor as contractor or subcontractor for the following Project(s):

(provide specific address/location of project site)

6. That Lien Claimant has received no payments from any party in relation to the amount claimed in paragraph 4 above other than:

(provide details of amount received and by whom if applicable)

7. That the Lien Claimant has not made a claim against any other party except (list any other parties against whom a claim has been made, e.g. the project owner, etc.):

(List party and amount of claim, if applicable)

Dated at _____, this _____ day of _____
(City, Province) (Date)
_____, _____
(Month) (Year)

Witness _____

Signature _____
(Person completing form)

E-mail _____

Address _____

Fax Number _____

Phone Number _____

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

Vancouver Registry
Estate No. 11-820752
Court No. B-131552

SCHEDULE "C"

NOTICE REQUIRING PERSON TO PROVE CLAIM

In the Matter of the Bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes ("the Debtor")

[Name of Creditor]

[Address of Creditor in Proof of Trust and Lien Claim Form or Proof of Lien Claim Form]

TAKE NOTICE that the Claims Administrator in the above matter has developed and is co-ordinating a Trust Claim Settlement Program and that if you do not prove your claim on or before the ____ day of _____, _____ or within such further time as the Court may allow, we shall proceed to finalize the determination of the Trust Claims against monies owed on the Debtor's projects and the development of a Settlement Plan for the Court's approval without regard to claims which have not been filed.

Dated at Vancouver, British Columbia, this ____ day of _____, _____.

G. Powroznik Group Inc.
Claims Administrator

Per: _____

Vancouver Registry
Estate No. 11-820752
Court No. B-131552

SCHEDULE "D"

NOTICE OF DISALLOWANCE OF CLAIM

In the Matter of the Bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes (the "Debtor")

[Name of Creditor]

[Address of Creditor in Proof of Trust and Lien Claim Form or Proof of Lien Claim Form]

Take notice that:

As Claims Administrator acting in the matter of the bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes ("the Debtor"), and in consultation with the Debtor, I have disallowed your trust claim to Potential Trust Funds (*and/or* your lien claim to the Holdbacks) in whole (*or* to the extent of \$ _____), pursuant to the provisions of the *Builders Lien Act*, for the following reasons:

(Set out the reasons for the disallowance.)

And further take notice that if you are dissatisfied with my decision in disallowing your claim(s) in whole or in part, you may appeal to the court within the 30-day period after the day on which this notice is served, or within such other period as the court may, on application made within the same 30-day period, allow.

Dated at Vancouver, British Columbia this _____ day of _____, _____.

G. Powroznik Group Inc.
Claims Administrator

Per: _____

Vancouver Registry
Estate No. 11-820752
Court No. B-131552

SCHEDULE "E"

AMENDED NOTICE OF DISALLOWANCE OF CLAIM

In the Matter of the Bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes (the "Debtor")

[Name of Creditor]

[Address of Creditor in Proof of Trust and Lien Claim Form or Proof of Lien Claim Form]

Take notice that:

As Trustee acting in the matter of the bankruptcy of 0409725 B.C. Ltd. dba Odenza Homes ("the Debtor"), and in consultation with the Debtor, we have partially disallowed your trust claim to Potential Trust Funds (and/or your lien claim to the Holdbacks) to the extent of \$ _____ pursuant to the provisions of the Builders Lien Act, for the following reasons:

•

And further take notice that if you are dissatisfied with our decision in disallowing your claim(s) in whole or in part, you may appeal to the court within the 30-day period after the day on which this notice is served, or within such period as the court may, on application made within the same 30-day period, allow.

Please note that this Notice supersedes our previous Notice of Disallowance dated _____.

Dated at Vancouver, British Columbia this _____ day of _____, _____

G. Powroznik Group Inc.
Claims Administrator

Per: _____

Vancouver Registry
Court No. B-131552
Estate No. 11-1820752

**IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY**

**IN THE MATTER OF THE BANKRUPTCY OF
0409725 B.C. LTD.**

TRUST CLAIMS SETTLEMENT PROGRAM ORDER

MCV

BORDEN LADNER GERVAIS LLP
1200 Waterfront Centre
200 Burrard Street
P.O. Box 48600
Vancouver, British Columbia
V7X 1T2
Telephone: (604) 687-5744
Attn: Magnus C. Verbrugge
Client/Matter 545180/00

G. Powroznik Group Inc. of G-Force Group
#780 - 333 Seymour St., Vancouver, BC V6B 5A6
Telephone (778) 370-0003; Fax (778) 370-0043
mail@g-forcegroup.ca

PROOF OF TRUST CLAIM and LIEN CLAIM

0409725 B.C. Ltd. dba Odenza Homes - Trust Claim Settlement Program

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

In the matter of the Trust Claim Settlement Program of 0409725 B.C. Ltd. dba Odenza Homes (the "Debtor") of the City of Vancouver in the Province of British Columbia and the trust and/or lien claim of _____, Creditor.

I, _____ (name of Creditor or representative of the Creditor), of the City of _____ in the Province of _____, do hereby certify:

A. TRUST CLAIMS

1. That I am a trust claimant of the above named Debtor (or I am _____ (position/title) of _____ (Creditor), as contemplated under s. 10 of the Builders Lien Act.
2. That I have knowledge of all the circumstances connected with the trust claim referred to below.
3. That the Debtor is indebted to the Creditor in the sum of \$ _____, after deducting any counterclaims to which the Debtor is entitled.
4. I hereby declare that I/we have a trust claim(s) in the amount(s) and with respect to the Improvement(s) (as defined in s. 10 of the Builders Lien Act) by the Debtor as contractor or subcontractor as indicated in Schedule "A" hereto. (The attached Schedule "A" must be supported by individual vouchers, invoices, purchase orders or other evidence in support of the claim that the direct supply of materials, work and/or equipment was made to the project site referred to in the Schedule.)
5. That the Creditor has received no payments from the Debtor or any other party in relation to the amount claimed in paragraph 4 above other than:

(provide details of amount received and by whom if applicable)

6. That the Creditor has not made a claim against any other party except (list any other parties against whom a claim has been made, e.g. the project owner, etc.):

(List party and amount of claim, if applicable)

B. LIEN CLAIMS

7. That the Creditor hereby asserts a claim of lien against the holdback retained from the Debtor in connection with the Improvement as required by s.4 of the Builders Lien Act (British Columbia) (the "Holdback"), the amount of which does not include interest or charges other than those relating strictly to the price of work or materials supplied to the Improvement. **Unless otherwise noted, it is assumed the lien claim(s) amount in this paragraph will be the same as the trust claim amount(s) referenced in paragraph 4 and in the related Schedule "A" hereto.** The Creditor hereby declares that it is entitled to a claim of lien in the said amount(s).

8. The Creditor hereby authorizes and appoints G. Powroznik Group Inc. of G-Force Group as its agent to deliver a notice in writing of the Creditor's lien against the Holdback, on the Creditor's behalf, to the owner of the Improvement.

Dated at _____, this _____ day of
(City, Province) (Date)

_____/_____
(Month) (Year)

Witness

Signature (Name of person completing form)

E-mail Address: _____

Fax Number: _____

Phone Number: _____

SCHEDULE "A"

Statement of Account

Improvement name/location/address	Amount of trust claim (note 1)
	\$
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Note 1: Unless otherwise noted, it is assumed the lien claim(s) referenced in paragraph 7 will be the same as the trust claim amount(s) referenced above.

Please ensure that all invoices and/or other supporting documents relating to your claim(s) are attached.

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

APPENDIX D

**Mailing to Odenza's Home Owner Clients on December 20, 2013 Advising Them of
Benefits from the TCSP**



December 20, 2013

G. Powroznik Group Inc.
780 – 333 Seymour Street
Vancouver, British Columbia
Canada V6B 5A6
Phone: 778.370.0003
Fax: 778.370.0043

*To the Home Owner Clients of 0409725 B.C. Ltd. dba Odenza Homes
("Odenza")*

**In the Matter of the Bankruptcy of Odenza -
Trust Claim Settlement Program and Effect on Finishing Your Home**

You have been advised separately in our letter of December 19, 2013 that on December 16, 2013, Odenza made an assignment into bankruptcy and G. Powroznik Group Inc. of G-Force Group ("**G-Force**") was appointed Trustee in Bankruptcy (the "**Trustee**").

You have also been advised that G-Force has been appointed Claims Administrator by the Court to manage a Trust Claims Settlement Program which provides for an orderly process to deal with trust and lien claims, trust funds and holdbacks with the objective of facilitating the timely and efficient completion of the contracts with Odenza's home owners (the "**Owners**"), maximize the net recovery for creditors, and minimize overall costs for most Owners and creditors. **This letter is to specifically address objectives relating to the options for the Owners to finish the work on their homes on an efficient and timely manner that will minimize any additional costs.**

We have had previous successful experience in managing a similar program for an insolvent construction company which had several stalled projects that needed to be completed with many trade creditors who had not been paid. In that case, most of the projects were completed on budget and on time and there was a much higher and faster recovery to the unpaid creditors than there would have occurred under the ad hoc manner normally followed in these circumstances. The only exceptions were when the parties got bogged down on entrenched legal positions that added no practical value but rather impaired the value of the assets and complicated completion of the projects. The key to success was to obtain co-operation by all key stakeholders and take advantage of the process and approach supported by the Trust Claim Settlement Program. Here is what we see as the key co-operative actions to maximize benefits to all Owners and creditors:

1. In accordance with the Trust Claims Settlement Program, the Claims Administrator will adjudicate claims from creditors who have worked on all of the Owners' projects and will manage the payment to them from the funds it collects from Odenza and each Owner;

2. The Claims Administrator will ask all potential trust and lien claimants (the “**Claimants**”) to refrain from placing liens on the title of the Owners’ projects and to remove any that have already been placed to reduce costs and unnecessary complications;
3. The Claims Administrator will work with former management of Odenza and firms chosen to complete the Owners’ projects to determine the balance due to Odenza on each contract with the Owners and the amount needed to fund completion of the project. Please note that there is a new company that is prepared to complete existing projects with the Owners (“**Newco**”) and, as indicated in the attached letter, it thinks it can likely finish the projects quicker and cheaper than third parties who do not have the same access to Odenza’s project files, history or personnel;
4. The Claims Administrator will co-operate with the Owners and firms chosen to complete their projects;
5. The Claims Administrator will attempt to collect all amounts due from the Owners including:
 - a. The balances due on each contract with the Owner;
 - b. Any approved extras on each contract with the Owner; and
 - c. Any statutory holdback held by the Owner.

Overall, the key issue for the Owners is to get their projects finished on a timely basis at a reasonable cost and to minimize the complexities caused by the bankruptcy of Odenza. The Trustee and Claims Administrator will help the Owners achieve their objectives with the expectation that the Owners will:

1. Pay the balances due to Odenza for work completed;
2. Minimize any undue delay or costs that may reduce the recoveries for the creditors since two of the primary objectives of the Trust Claim Settlement Program were to eliminate any unnecessary costs or time delays through use and reliance on the tools and process provided by the Trust Claim Settlement Program to maximize the return to creditors. Accordingly, we will be recommending to the Court that any attempts to offset amounts that could have been avoided against amounts otherwise due under its contracts with Odenza be disallowed and borne solely by that Owner.

We would like to point out three additional important elements of this process that help to obtain co-operation by all parties to the common objective of maximizing the return to creditors and minimizing unnecessary costs and losses.

First, we have effectively provided the Owners with an opportunity to quickly resolve the issue of completion of their projects with minimal impact of the insolvency of Odenza through:

1. The availability of Newco to finish the project for a competitive price and with a warranty;
2. The use of the Trust Claim Settlement Program to consolidate the processing and payment of all claims to minimize any negative impact to the Owners;

3. Facilitation by the Trustee and Claims Administrator to minimize unnecessary cost and loss – this includes access to senior independent experienced home construction personnel if required to assess any impasses that might exist on technical construction issues between Odenza, Newco and an Owner (used very successfully in the previous use of the Trust Claim Settlement Program).
4. Active co-operation of many of the unpaid trades to help finish the project and earn revenue on the completion phase and maximize the recovery on their pre-bankruptcy claim.

Second, the Owners will take on unnecessary risk if they do not consult with the Claims Administrator before:

- a. Making any assumptions on what monies they owe or may be owed by Odenza for overpayments;
- b. Dealing with any holdbacks they may hold due to the statutory holdback provisions of the Builder's Lien Act ("BLA") with which many are unfamiliar; or
- c. Dealing directly with any trade or new builder to finish a portion or all of their Project.

It is important that the Owners first obtain an accounting for their obligations with Odenza from the Trustee or Claims Administrator and understand how Newco assesses the cost of completion and other issues relating to their project. We have already seen that the Owners could have unknowingly paid twice for work that either has, or has yet to be done if they proceeded without first checking with us.

Third, the Trustee and Claims Administrator must each file reports with the Court which will be copied to all creditors affected by their actions. These reports, particularly the one required by the Claims Administrator, will provide detailed reporting on each Owner's Project and the results of the Claims Administrator's activities to recover the monies due on each contract for the trust and lien creditors. Accordingly, this process will be transparent as the Court must approve the ultimate distribution recommended by its officer of the Court, the Claims Administrator.

Overall, the Owners are in a variety of situations. Some are close to having their Project completed and others have barely started. Some have large amounts due to Odenza. Each situation must be looked at by the Claims Administrator and reviewed with each Owner.

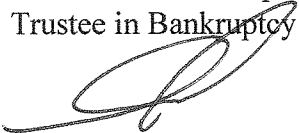
Scott Ashton, CA of G-Force will be primarily responsible for working with the Owners to determine their position with Odenza and look at the options for the Owners suggested by Newco. Scott will be in touch with you but if you have a pressing matter that you would like addressed, please contact him at sashton@g-forcegroup.ca or 778-229-5696 or Chris Sinclair at csinclair@g-forcegroup.ca or 778-371-0013.

We have also included a letter from Jag Hundal of Newco that he asked us to forward with our letter. He will also be in touch with you but feel free to contact him directly at jag@odenzahomes.com or 604-764-1100.

If you have any initial questions on this letter, please contact me at gpowroznik@g-forcegroup.ca or 604 377 8545. I will be working this weekend. We look forward to working with you to help resolve these matters as expeditiously and economically as possible.

Yours truly,

G. Powroznik Group Inc.
Trustee in Bankruptcy and Claims Administrator



Per: Gary D. Powroznik Managing Director

GDP:pf

APPENDIX E

Summary of Trust Asset Collections from Owners

Odenza Homes Ltd.

Summary of Trust Asset Collections from Owners

Priorit	Property	Name	Amounts due (overpaid) per Odenza Records	Amount due (overpaid) for Actual Cost of Work Completed	Holdback Amount due under BLA	Target (Max) Collection Amount	Collected
1	3636 Pt Grey	David Lavoie	94,052	109,405	42,547	109,405	109,405
2	3539 W 10	Rashid Nizamov	22,107	149,943	64,608	149,943	90,804
3	1522 W 68 (House + Laneway)	Chang Cheng Inv. Ltd. (John & May Yang)	36,851	128,824	88,000	128,824	97,000
4	6233 Gibbons	Peggy & Winfield Lui	36,406	158,222	99,480	158,222	114,921
5	3229 Colwood	Ian Webb	116,659	155,847	85,263	155,847	77,500
6	1431 W 58	William Liu	129,063	111,347	96,316	111,347	
7	2208 W 23	Adelene Walden	(5,986)	19,475	26,961	26,961	26,961
8	4452 W 11	C. Whyte & Nicole Heighington	18,462	45,480	83,267	83,267	83,267
9	4538 James St	Patrick Weeks & Jenny Booth	59,630	58,532	58,532	58,532	58,531
10	3540 W 21	Northwest Properties	24,942	-	-	-	n/a
11	986 E 20	Paul & Aideen Clery	62,942	62,942	-	62,942	
12	3572 E 48 (Main house + Laneway)	Joe & Vicki Mergens	(190,511)	(179,307)	51,802	51,802	40,000
13	3939 Heather	Andrea Lynch & Richard Bonn	-	(2,030)	15,444	15,444	15,771
14	5561 Highburry St (House)	John Morgan	-	-	-	-	n/a
15	773 E 53	Bryan Robertson	(52,153)	25,099	65,825	65,825	65,825
16	2942 W 28	Alec MacInnes	59,129	38,681	-	38,681	-
17	579 W 29	Derek & Carol Soong	(37,443)	(5,178)	33,328	33,328	-
18	2645 King Ed	Angel Moy & Christine Mak	27,917	18,000	18,000	18,000	18,000
19	653 W 26	Colin and Alice Lo	(74,405)	(40,369)	23,582	23,582	23,582
20	3819 W 22	Rong Tian	(122,191)	(6,773)	47,715	47,715	47,915
21	2996 W 28	Edmond Woo & Dorothy Yung	(62,071)	15,473	56,224	56,224	-
22	1525 Acadia Rd	Xinqiang Li & Na Cao	(179,018)	(187,539)	65,217	65,217	7,000
23	3887 St Georges	Nelson & Sharon D'Souza	(93,653)	(20,164)	42,826	42,826	38,337
24	3476 W 23	Rafael Sageev & Elvira Sageeva	(3,641)	35,520	35,888	35,888	32,336
25	5911 Selkirk St	Sam Lu	303,710	303,710	67,651	303,710	96,000
26	1080 E 12	Hisako & Chris Stobbe	-	(24,399)	4,778	4,778	4,778
27	1008 Beach	Chris Boyd	-	(2,752)	3,100	3,100	-
28	530-1501 W Broadway	Sierra Sil Health	-	(20,454)	5,476	5,476	-
29	4443 W13	4443 W13	-	(12,561)	2,405	2,405	-
30	6120 Crown	Hui Lim	-	(43,572)	7,652	7,652	-
			170,798	891,402	1,191,886	1,866,942	1,047,934

APPENDIX F

Summary of all Trust Funds Collected

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Summary of All Trust Funds Collected
Prepared as at November 3, 2017

Nature of Funds Collected	Funds received (\$)
General Trust Funds:	
Initial Cash Balance	527,506.22
Interest on all funds	11,138.00
Subtotal - General Trust Funds	538,644.22
Specific Collections for Owner Accounts:	
653 W 26th Ave	23,581.62
773 E 53rd Ave	65,824.52
1080 E 12th Ave	4,778.43
1522/1528 W 68th Ave	97,000.00
1525 Acadia Rd	7,000.00
2208 W 23rd Ave	26,961.01
2645 King Edward Ave	18,000.00
3229 Colwood Dr	77,500.00
3476 W 23rd Ave	32,335.70
3539 W 10th Ave	90,804.40
3572 E 48th Ave	40,000.00
3636 Point Grey Rd	109,404.65
3819 W 22nd Ave	47,915.42
3887 St. Georges Ave	38,337.00
3939 Heather St	15,771.08
4452 W 11th Ave	83,267.18
4538 James St	58,531.41
5911 Selkirk St	96,000.00
6233 Gibbons Dr	114,921.49
Subtotal - Specific Collections	1,047,933.91
TOTAL - ALL COLLECTIONS	1,586,578.13

APPENDIX G

Statement of Receipts and Disbursements and Distribution of the Claims Administrator

Trust Claim Settlement Program of 0409725 B.C. Ltd. (formerly dba Odenza Homes)
Statement of Receipts and Disbursements and Distribution of the Claims Administrator
Prepared as at September 16, 2018

\$

Receipts of Trust Assets

Receipt of Initial Cash Balance from Odenza's bank accounts	527,506.22
Collections of Owner Accounts (Receivables and Holdbacks)	655,030.09
Collections of Owner Accounts (Held in Trust by BLG)	395,078.85
Interest earned	8,962.97
Total receipts	1,586,578.13

Disbursements

Bookkeeping, supplies, rent, other	19,477.84
Advances to Claims Administrator for fees	775,000.00
Advances to Border Ladner Gervais LLP for fees	406,508.00
Advances to GD Law for fees	95,997.56
Total disbursements	1,296,983.40

Cash in Trust as at September 16, 2018 (note)	289,594.73
--	-------------------

Less: Outstanding Professional Fees	189,595.00
--	-------------------

Balance Available for Distribution	100,000.00
---	-------------------

Note: The available cash in bank is held in two separate trust accounts as follows:

Claims Administrator's trust account	124,218.47
Borden Ladner Gervais' trust account	165,376.26
Total	289,594.73

APPENDIX H

Summary of Trust Claims, Collections and Net Allocations to Projects

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Summary of Trust Claims, Collections and Net Allocations to Projects
Prepared as at September 16, 2018.**

Contract/Project	See Schedule	Value of all admitted claims (\$)	% of total Trust Claims	Allocation of "General Trust Funds" to this project (\$)	Add: Specific Collections for this project (\$)	Total Trust Funds (\$)	Less: Professional Fees attributable to this project (\$)	Net Trust Fund Allocation to Project (\$)
Miscellaneous contracts *		7,757.16	0.27%	1,441.25	-	1,441.25	1,350.41	90.84
251 W 18th Ave		1,741.82	0.06%	323.62	-	323.62	303.23	20.40
579 W 29th Ave		151,628.69	5.23%	28,172.00	-	28,172.00	26,396.35	1,775.65
653 W 26th Ave		110,243.91	3.80%	20,482.87	23,581.62	44,064.49	41,287.16	2,777.33
773 E 53rd Ave		179,178.00	6.18%	33,290.55	-	33,290.55	31,192.29	2,098.26
986 E 20th Ave		62,459.75	2.15%	11,604.77	65,824.52	77,429.29	72,549.02	4,880.27
1008 Beach Ave		6,656.56	0.23%	1,236.76	-	1,236.76	1,158.81	77.95
1080 E 12th Ave		9,418.82	0.32%	1,749.98	4,778.43	6,528.41	6,116.93	411.48
1431 W 58th Ave		115,309.11	3.98%	21,423.97	-	21,423.97	20,073.64	1,350.33
1501 W Broadway, Unit 530		20,772.67	0.72%	3,859.48	-	3,859.48	3,616.22	243.26
1522/1528 W 68th Ave		131,010.10	4.52%	24,341.15	97,000.00	121,341.15	113,693.17	7,647.98
1525 Acadia Rd		123,725.31	4.27%	22,987.66	7,000.00	29,987.66	28,097.58	1,890.08
2208 W 23rd Ave		97,352.72	3.36%	18,087.74	26,961.01	45,048.75	42,209.39	2,839.37
2645 King Edward Ave		4,033.14	0.14%	749.34	18,000.00	18,749.34	17,567.59	1,181.75
2996 W 28th Ave		119,181.99	4.11%	22,143.53	-	22,143.53	20,747.85	1,395.68
3229 Colwood Dr		249,968.31	8.62%	46,443.10	77,500.00	123,943.10	116,131.12	7,811.98
3476 W 23rd Ave		76,554.51	2.64%	14,223.52	32,335.70	46,559.22	43,624.65	2,934.57
3539 W 10th Ave		207,727.63	7.17%	38,594.95	90,804.40	129,399.35	121,243.48	8,155.88
3540 W 21st Ave		85,866.18	2.96%	15,953.59	-	15,953.59	14,948.05	1,005.53
3572 E 48th Ave		86,326.46	2.98%	16,039.11	40,000.00	56,039.11	52,507.03	3,532.07
3636 Point Grey Rd		143,974.70	4.97%	26,749.92	109,404.65	136,154.57	127,572.92	8,581.65
3819 W 22nd Ave		140,985.13	4.86%	26,194.47	47,915.42	74,109.89	69,438.83	4,671.05
3887 St. Georges Ave		99,139.21	3.42%	18,419.66	38,337.00	56,756.66	53,179.36	3,577.30
3939 Heather St		101,890.08	3.51%	18,930.76	15,771.08	34,701.84	32,514.63	2,187.21
4443 W 13th Ave		2,404.50	0.08%	446.75	-	446.75	418.59	28.16
4452 W 11th Ave		139,110.62	4.80%	25,846.19	83,267.18	109,113.37	102,236.09	6,877.28
4538 James St		54,856.83	1.89%	10,192.18	58,531.41	68,723.59	64,392.03	4,331.56
5561 Highbury St		4,968.44	0.17%	923.12	-	923.12	864.93	58.18
5911 Selkirk St		47,526.13	1.64%	8,830.16	96,000.00	104,830.16	98,222.85	6,607.31
6120 Crown St		27,206.93	0.94%	5,054.94	-	5,054.94	4,736.33	318.61
6233 Gibbons Dr		290,141.73	10.01%	53,907.16	114,921.49	168,828.65	158,187.59	10,641.05
TOTAL		2,899,117.14	100.00%	538,644.22	1,047,933.91	1,586,578.13	1,486,578.13	100,000.00

* Note: See 12 projects in the Schedule of Claims and Distributions for Miscellaneous Projects

APPENDIX I

Schedules of Trust and Lien Claims and Distribution to Claimants by Project

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
Miscellaneous Projects

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Midland Appliance Ltd.	1235 E 55th Ave	396.48
Global Carpets & Hardwood Ltd	1866 Southmere Cres	2,150.00
Mundo Tile	2407 W 47th Ave	420.00
Dynamite Concrete Pumping Ltd.	3322 West 15th Ave	782.04
B & B Roofing Ltd	3340 W26th detached garage	619.50
Dynamite Concrete Pumping Ltd.	3651 West 5th	481.82
Dynamite Concrete Pumping Ltd.	3946 West 47th Ave	596.96
Roger Fuchs	4093 W 27th	50.00
Dynamite Concrete Pumping Ltd.	4178 West 14th Ave	1,226.68
Dynamite Concrete Pumping Ltd.	7007 Quebec Street	473.31
Standard Building Supplies	Memorial Cemetary 39th and Fraser	354.49
Standard Building Supplies	Odenza office reno (2751 Main St)	205.88
		<u>7,757.16</u>

b) Distributions

Net Trust Fund Allocation 90.84

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Midland Appliance Ltd.	396.48	4.64
Global Carpets & Hardwood Ltd	2,150.00	25.18
Mundo Tile	420.00	4.92
Dynamite Concrete Pumping Ltd.	782.04	9.16
B & B Roofing Ltd	619.50	7.25
Dynamite Concrete Pumping Ltd.	481.82	5.64
Dynamite Concrete Pumping Ltd.	596.96	6.99
Roger Fuchs	50.00	0.59
Dynamite Concrete Pumping Ltd.	1,226.68	14.37
Dynamite Concrete Pumping Ltd.	473.31	5.54
Standard Building Supplies	354.49	4.15
Standard Building Supplies	205.88	2.41
	<u>7,757.16</u>	<u>90.84</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
251 W 18th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	251 West 18th	68.32
Decor Bath & Lighting Ltd.	251 West 18th	\$82.88
Dynamite Concrete Pumping Ltd.	251 West 18th	\$750.62
M&A Painting Ltd	251 West 18th	\$840.00
		<u>1,741.82</u>

b) Distributions

Net Trust Fund Allocation 20.40

Creditor Name	Claim admitted (from section a)	Distribution amount
		\$
A & B Tool Rentals	68.32	0.80
Decor Bath & Lighting Ltd.	82.88	0.97
Dynamite Concrete Pumping Ltd.	750.62	8.79
M&A Painting Ltd	840.00	9.84
	<u>1,741.82</u>	<u>20.40</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
579 W 29th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Alara Environmental Health & Safety Ltd.	579 W 29th	2,635.50
Arco Plumbing & Heating Ltd.	579 W 29th	13,650.00
B & B Roofing Ltd	579 W 29th	9,019.50
Burnaby Concrete Placing Ltd.	579 W 29th	2,548.90
Cloverdale Concrete Form Rentals	579 W 29th	678.29
Dynamite Concrete Pumping Ltd.	579 W 29th	1,424.33
EcoSource Ventilation Services Ltd.	579 W 29th	2,646.00
J & H Rebars Ltd (check WCB)	579 W 29th	3,116.40
J & H Rebars Ltd (check WCB)	579 W 29th	2,624.16
Jiffy John Rentals Ltd	579 W 29th	486.89
O.J. Electric Ltd.	579 W 29th	3,937.50
RMC Ready Mix Ltd.	579 W 29th	7,612.30
Sea to Sky Precision Construction Ltd.	579 W 29th	17,955.00
Sen Western Wholesale Lumber Ltd	579 W 29th	668.02
Shaban Hauling & Disposal	579 W 29th	87.50
Standard Building Supplies	579 W 29th	56,298.90
Vancouver Excavating & Contracting Ltd.	579 W 29th	26,239.50
		<u>151,628.69</u>

b) Distributions

Net Trust Fund Allocation

1,775.65

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Alara Environmental Health & Safety Ltd.	2,635.50	30.86
Arco Plumbing & Heating Ltd.	13,650.00	159.85
B & B Roofing Ltd	9,019.50	105.62
Burnaby Concrete Placing Ltd.	2,548.90	29.85
Cloverdale Concrete Form Rentals	678.29	7.94
Dynamite Concrete Pumping Ltd.	1,424.33	16.68
EcoSource Ventilation Services Ltd.	2,646.00	30.99
J & H Rebars Ltd (check WCB)	3,116.40	36.49
J & H Rebars Ltd (check WCB)	2,624.16	30.73
Jiffy John Rentals Ltd	486.89	5.70
O.J. Electric Ltd.	3,937.50	46.11
RMC Ready Mix Ltd.	7,612.30	89.14

Sea to Sky Precision Construction Ltd.	17,955.00	210.26
Sen Western Wholesale Lumber Ltd	668.02	7.82
Shaban Hauling & Disposal	87.50	1.02
Standard Building Supplies	56,298.90	659.29
Vancouver Excavating & Contracting Ltd.	26,239.50	307.28
	<hr/>	<hr/>
	151,628.69	1,775.65
	<hr/>	<hr/>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
653 W 26th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
ABC Tree Men	653 West 26th	714.00
Arco Plumbing & Heating Ltd.	653 West 26th	8,400.00
B & B Roofing Ltd	653 West 26th	4,819.50
Colin Lo (Assigned by West Coast Home/Truss)	653 West 26th	2,285.00
Dynamite Concrete Pumping Ltd.	653 West 26th	698.25
GSS Rebar	653 West 26th	4,063.00
Jiffy John Rentals Ltd	653 West 26th	359.59
Northwest Coast Development	653 West 26th	20,601.00
O.J. Electric Ltd.	653 West 26th	1,890.00
RMC Ready Mix Ltd.	653 West 26th	5,798.80
Sen Western Wholesale Lumber Ltd	653 West 26th	914.54
Standard Building Supplies	653 West 26th	30,951.23
Vancouver Excavating & Contracting Ltd.	653 West 26th	28,749.00
		<u>110,243.91</u>

b) Distributions

Net Trust Fund Allocation

2,777.33

Creditor Name	Claim admitted (from section a)	Distribution amount \$
ABC Tree Men	714.00	17.99
Arco Plumbing & Heating Ltd.	8,400.00	211.62
B & B Roofing Ltd	4,819.50	121.42
Colin Lo (Assigned by West Coast Home/Truss)	2,285.00	57.57
Dynamite Concrete Pumping Ltd.	698.25	17.59
GSS Rebar	4,063.00	102.36
Jiffy John Rentals Ltd	359.59	9.06
Northwest Coast Development	20,601.00	518.99
O.J. Electric Ltd.	1,890.00	47.61
RMC Ready Mix Ltd.	5,798.80	146.09
Sen Western Wholesale Lumber Ltd	914.54	23.04
Standard Building Supplies	30,951.23	779.74
Vancouver Excavating & Contracting Ltd.	28,749.00	724.26
	<u>110,243.91</u>	<u>2,777.33</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
773 E 53rd Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Arco Plumbing & Heating Ltd.	773 E 53rd Ave	12,178.75
B & B Roofing Ltd	773 E 53rd Ave	9,439.50
B.C. Brick Supplies Ltd	773 E 53rd Ave	966.55
BA Robinson Co Ltd	773 E 53rd Ave	9,042.81
Burnaby Concrete Placing Ltd.	773 E 53rd Ave	577.50
Chris Milner	773 E 53rd Ave	2,362.96
Closet Craft Ltd.	773 E 53rd Ave	1,890.00
Coast Building Supplies Ltd	773 E 53rd Ave	5,629.00
Coastal Building Products	773 E 53rd Ave	7,586.88
Continental Stone World	773 E 53rd Ave	845.25
Dynamite Concrete Pumping Ltd.	773 E 53rd Ave	463.05
E3 Eco Group Inc.	773 E 53rd Ave	787.50
EcoSource Ventilation Services Ltd.	773 E 53rd Ave	1,921.50
F.A.F.A. Trucking Ltd.	773 E 53rd Ave	67.80
Global Carpets & Hardwood Ltd	773 E 53rd Ave	16,000.00
Globalview Home Technology/Leeder	773 E 53rd Ave	7,675.85
Han Appliances & Refrigeration Ltd.	773 E 53rd Ave	2,074.80
Infinite Drywall Ltd	773 E 53rd Ave	472.50
Intercity Woodcraft	773 E 53rd Ave	3,967.00
J & H Rebars Ltd (check WCB)	773 E 53rd Ave	1,732.50
Jiffy John Rentals Ltd	773 E 53rd Ave	432.21
Lai's Renovation	773 E 53rd Ave	7,032.50
LS Vancouver Custom Glass Ltd.	773 E 53rd Ave	5,166.00
M&A Painting Ltd	773 E 53rd Ave	1,627.50
Maple Landscaping & Maintenance Ltd.	773 E 53rd Ave	8,644.50
Midland Appliance Ltd.	773 E 53rd Ave	386.40
Mundo Tile	773 E 53rd Ave	4,533.50
Murka Holdings Corp	773 E 53rd Ave	22,518.04
O.J. Electric Ltd.	773 E 53rd Ave	24,542.50
Peretti Cabinetry & Countertops	773 E 53rd Ave	739.20
Planet Paving Ltd	773 E 53rd Ave	1,522.00
Preet Plumbing, Heating & Sprinklers	773 E 53rd Ave	5,145.00
RMC Ready Mix Ltd.	773 E 53rd Ave	1,540.00
Sen Western Wholesale Lumber Ltd	773 E 53rd Ave	701.70
Shaban Hauling & Disposal	773 E 53rd Ave	170.00
Standard Building Supplies	773 E 53rd Ave	7,220.25
Wonderclean	773 E 53rd Ave	1,575.00
		179,178.00

b) Distributions**Net Trust Fund Allocation****2,098.26**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Arco Plumbing & Heating Ltd.	12,178.75	142.62
B & B Roofing Ltd	9,439.50	110.54
B.C. Brick Supplies Ltd	966.55	11.32
BA Robinson Co Ltd	9,042.81	105.90
Burnaby Concrete Placing Ltd.	577.50	6.76
Chris Milner	2,362.96	27.67
Closet Craft Ltd.	1,890.00	22.13
Coast Building Supplies Ltd	5,629.00	65.92
Coastal Building Products	7,586.88	88.85
Continental Stone World	845.25	9.90
Dynamite Concrete Pumping Ltd.	463.05	5.42
E3 Eco Group Inc.	787.50	9.22
EcoSource Ventilation Services Ltd.	1,921.50	22.50
F.A.F.A. Trucking Ltd.	67.80	0.79
Global Carpets & Hardwood Ltd	16,000.00	187.37
Globalview Home Technology/Leeder	7,675.85	89.89
Han Appliances & Refrigeration Ltd.	2,074.80	24.30
Infinite Drywall Ltd	472.50	5.53
Intercity Woodcraft	3,967.00	46.46
J & H Rebars Ltd (check WCB)	1,732.50	20.29
Jiffy John Rentals Ltd	432.21	5.06
Lai's Renovation	7,032.50	82.35
LS Vancouver Custom Glass Ltd.	5,166.00	60.50
M&A Painting Ltd	1,627.50	19.06
Maple Landscaping & Maintenance Ltd.	8,644.50	101.23
Midland Appliance Ltd.	386.40	4.52
Mundo Tile	4,533.50	53.09
Murka Holdings Corp	22,518.04	263.70
O.J. Electric Ltd.	24,542.50	287.40
Peretti Cabinetry & Countertops	739.20	8.66
Planet Paving Ltd	1,522.00	17.82
Preet Plumbing, Heating & Sprinklers	5,145.00	60.25
RMC Ready Mix Ltd.	1,540.00	18.03
Sen Western Wholesale Lumber Ltd	701.70	8.22
Shaban Hauling & Disposal	170.00	1.99
Standard Building Supplies	7,220.25	84.55
Wonderclean	1,575.00	18.44
	179,178.00	2,098.26

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 986 E 20th Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	986 E 20th Ave	70.34
Arco Plumbing & Heating Ltd.	986 E 20th Ave	18,900.00
Burley Boys Enterprises	986 E 20th Ave	504.00
Decor Bath & Lighting Ltd.	986 E 20th Ave	448.00
Global Carpets & Hardwood Ltd	986 E 20th Ave	10,185.00
Groundwork Construction Cleaning	986 E 20th Ave	1,409.63
Jiffy John Rentals Ltd	986 E 20th Ave	192.42
Maple Landscaping & Maintenance Ltd.	986 E 20th Ave	21,400.05
Midland Appliance Ltd.	986 E 20th Ave	54.88
Peretti Cabinetry & Countertops	986 E 20th Ave	8,869.08
Roger Fuchs	986 E 20th Ave	300.00
Sen Western Wholesale Lumber Ltd	986 E 20th Ave	11.19
Standard Building Supplies	986 E 20th Ave	115.16
		62,459.75

b) Distributions

Net Trust Fund Allocation

4,880.27

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	70.34	5.50
Arco Plumbing & Heating Ltd.	18,900.00	1,476.74
Burley Boys Enterprises	504.00	39.38
Decor Bath & Lighting Ltd.	448.00	35.00
Global Carpets & Hardwood Ltd	10,185.00	795.80
Groundwork Construction Cleaning	1,409.63	110.14
Jiffy John Rentals Ltd	192.42	15.03
Maple Landscaping & Maintenance Ltd.	21,400.05	1,672.09
Midland Appliance Ltd.	54.88	4.29
Peretti Cabinetry & Countertops	8,869.08	692.98
Roger Fuchs	300.00	23.44
Sen Western Wholesale Lumber Ltd	11.19	0.87
Standard Building Supplies	115.16	9.00
	62,459.75	4,880.27

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 1008 Beach Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	1008 Beach Ave	13.44
H.D. Paintings Ltd	1008 Beach Ave	2,625.00
Krane Electric	1008 Beach Ave	3,392.50
Richmond Building Supplies Co. Ltd.	1008 Beach Ave	625.62
		<u>6,656.56</u>

b) Distributions

Net Trust Fund Allocation

77.95

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	13.44	0.16
H.D. Paintings Ltd	2,625.00	30.74
Krane Electric	3,392.50	39.73
Richmond Building Supplies Co. Ltd.	625.62	7.33
	<u>6,656.56</u>	<u>77.95</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
1080 E12th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	1080 E12th Ave	1,963.75
Chris & Hisako Stobbe	1080 E12th Ave	4,147.50
Richmond Building Supplies Co. Ltd.	1080 E12th Ave	972.52
RMC Ready Mix Ltd.	1080 E12th Ave	666.40
Sen Western Wholesale Lumber Ltd	1080 E12th Ave	40.35
Standard Building Supplies	1080 E12th Ave	1,628.30
		<u>9,418.82</u>

b) Distributions

Net Trust Fund Allocation

411.48

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	1,963.75	85.79
Chris & Hisako Stobbe	4,147.50	181.19
Richmond Building Supplies Co. Ltd.	972.52	42.49
RMC Ready Mix Ltd.	666.40	29.11
Sen Western Wholesale Lumber Ltd	40.35	1.76
Standard Building Supplies	1,628.30	71.14
	<u>9,418.82</u>	<u>411.48</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
1431 W 58th Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Arco Plumbing & Heating Ltd.	1431 W 58th Ave	16,590.00
Burnaby Concrete Placing Ltd.	1431 W 58th Ave	1,417.50
Dynamite Concrete Pumping Ltd.	1431 W 58th Ave	929.25
E3 Eco Group Inc.	1431 W 58th Ave	787.50
Global Carpets & Hardwood Ltd	1431 W 58th Ave	19,060.65
Graybar Metal Works Ltd.	1431 W 58th Ave	5,717.25
Groundwork Construction Cleaning	1431 W 58th Ave	1,932.00
Han Appliances & Refrigeration Ltd.	1431 W 58th Ave	1,297.45
Intercity Woodcraft	1431 W 58th Ave	450.00
Jiffy John Rentals Ltd	1431 W 58th Ave	84.87
Langley Door Crazy	1431 W 58th Ave	663.04
LS Vancouver Custom Glass Ltd.	1431 W 58th Ave	5,279.40
M & M Lawn Sprinklers	1431 W 58th Ave	3,150.00
Midland Appliance Ltd.	1431 W 58th Ave	11,917.41
Mundo Tile	1431 W 58th Ave	2,817.88
Orca Security Corp.	1431 W 58th Ave	25,638.84
Peretti Cabinetry & Countertops	1431 W 58th Ave	6,607.54
Planet Paving Ltd	1431 W 58th Ave	3,465.00
Precision Stone Works Ltd.	1431 W 58th Ave	3,045.00
RMC Ready Mix Ltd.	1431 W 58th Ave	2,363.20
The Lighting Warehouse	1431 W 58th Ave	311.20
Universal Supply Co. Inc	1431 W 58th Ave	316.93
Vanity Vancouver	1431 W 58th Ave	1,467.20
		115,309.11

b) Distributions

Net Trust Fund Allocation

1,350.33

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Arco Plumbing & Heating Ltd.	16,590.00	194.28
Burnaby Concrete Placing Ltd.	1,417.50	16.60
Dynamite Concrete Pumping Ltd.	929.25	10.88
E3 Eco Group Inc.	787.50	9.22
Global Carpets & Hardwood Ltd	19,060.65	223.21
Graybar Metal Works Ltd.	5,717.25	66.95

Groundwork Construction Cleaning	1,932.00	22.62
Han Appliances & Refrigeration Ltd.	1,297.45	15.19
Intercity Woodcraft	450.00	5.27
Jiffy John Rentals Ltd	84.87	0.99
Langley Door Crazy	663.04	7.76
LS Vancouver Custom Glass Ltd.	5,279.40	61.82
M & M Lawn Sprinklers	3,150.00	36.89
Midland Appliance Ltd.	11,917.41	139.56
Mundo Tile	2,817.88	33.00
Orca Security Corp.	25,638.84	300.24
Peretti Cabinetry & Countertops	6,607.54	77.38
Planet Paving Ltd	3,465.00	40.58
Precision Stone Works Ltd.	3,045.00	35.66
RMC Ready Mix Ltd.	2,363.20	27.67
The Lighting Warehouse	311.20	3.64
Universal Supply Co. Inc	316.93	3.71
Vanity Vancouver	1,467.20	17.18
	<hr/>	
	115,309.11	1,350.33
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 1501 W Broadway, unit #530**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Global Carpets & Hardwood Ltd	1501 W Broadway, Unit 530	8,862.00
H.D. Paintings Ltd	1501 W Broadway, Unit 530	5,355.00
Infinite Drywall Ltd	1501 W Broadway, Unit 530	1,522.50
Island Glass Ltd.	1501 W Broadway, Unit 530	677.25
Krane Electric (99373)	1501 W Broadway, Unit 530	625.00
Richmond Building Supplies Co. Ltd.	1501 W Broadway, Unit 530	1,824.91
Sen Western Wholesale Lumber Ltd	1501 W Broadway, Unit 530	38.22
Standard Building Supplies	1501 W Broadway, Unit 530	1,867.79
		<u>20,772.67</u>

b) Distributions

Net Trust Fund Allocation

	243.26
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Creditor Name	Claim admitted (from section a)	Distribution amount \$
Global Carpets & Hardwood Ltd	8,862.00	103.78
H.D. Paintings Ltd	5,355.00	62.71
Infinite Drywall Ltd	1,522.50	17.83
Island Glass Ltd.	677.25	7.93
Krane Electric (99373)	625.00	7.32
Richmond Building Supplies Co. Ltd.	1,824.91	21.37
Sen Western Wholesale Lumber Ltd	38.22	0.45
Standard Building Supplies	1,867.79	21.87
	<u>20,772.67</u>	<u>243.26</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
1522 & 1528 W 68th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
ABC Tree Men	1522 W 68th	682.50
Arco Plumbing & Heating Ltd.	1522 W 68th	11,891.25
B & B Roofing Ltd	1522 W 68th	3,286.50
Coast Building Supplies Ltd	1522 W 68th	4,650.00
Colonial Countertops Ltd.	1522 W 68th	515.55
Dynamite Concrete Pumping Ltd.	1522 W 68th	199.71
E3 Eco Group Inc.	1522 W 68th	682.50
Global Carpets & Hardwood Ltd	1522 W 68th	18,060.00
Global Carpets & Hardwood Ltd	1522 W 68th	2,940.00
Graybar Metal Works Ltd.	1522 W 68th	6,951.00
H.D. Paintings Ltd	1522 W 68th	7,875.00
Han Appliances & Refrigeration Ltd.	1522 W 68th	654.85
Infinite Drywall Ltd	1522 W 68th	806.40
Jiffy John Rentals Ltd	1522 W 68th	259.72
Lai's Renovation	1522 W 68th	630.00
LS Vancouver Custom Glass Ltd.	1522 W 68th	5,202.75
Maple Landscaping & Maintenance Ltd.	1522 W 68th	9,450.00
Midland Appliance Ltd.	1522 W 68th	5,323.55
Olympia Tile	1522 W 68th	222.43
Peretti Cabinetry & Countertops	1522 W 68th	7,893.26
Peretti Cabinetry & Countertops	1522 W 68th	6,212.30
Standard Building Supplies	1522 W 68th	1,380.72
The Lighting Warehouse	1522 W 68th	106.02
Universal Supply Co. Inc	1522 W 68th	263.87
Vanity Vancouver	1522 W 68th	705.60
Arco Plumbing & Heating Ltd.	1528 W 68th	7,875.00
Burnaby Concrete Placing Ltd.	1528 W 68th	525.00
Decor Bath & Lighting Ltd.	1528 W 68th	200.48
Dynamite Concrete Pumping Ltd.	1528 W 68th	728.91
E3 Eco Group Inc.	1528 W 68th	630.00
Fraserview Insulation Ltd.	1528 W 68th	2,625.00
H.D. Paintings Ltd	1528 W 68th	5,250.00
Infinite Drywall Ltd	1528 W 68th	532.00
Lai's Renovation	1528 W 68th	1,890.00
LS Vancouver Custom Glass Ltd.	1528 W 68th	1,260.00
Maple Landscaping & Maintenance Ltd.	1528 W 68th	5,145.00
Mundo Tile	1528 W 68th	2,545.70
Olympia Tile	1528 W 68th	685.70
Precision Stone Works Ltd.	1528 W 68th	2,625.00
Richmond Building Supplies Co. Ltd.	1528 W 68th	486.51
Sen Western Wholesale Lumber Ltd	1528 W 68th	92.01
The Lighting Warehouse	1528 W 68th	768.31
Vanity Vancouver	1528 W 68th	300.00
		131,010.10

b) Distributions**Net Trust Fund Allocation****7,647.98**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
ABC Tree Men	682.50	39.84
Arco Plumbing & Heating Ltd.	11,891.25	694.18
B & B Roofing Ltd	3,286.50	191.86
Coast Building Supplies Ltd	4,650.00	271.45
Colonial Countertops Ltd.	515.55	30.10
Dynamite Concrete Pumping Ltd.	199.71	11.66
E3 Eco Group Inc.	682.50	39.84
Global Carpets & Hardwood Ltd	18,060.00	1,054.29
Global Carpets & Hardwood Ltd	2,940.00	171.63
Graybar Metal Works Ltd.	6,951.00	405.78
H.D. Paintings Ltd	7,875.00	459.72
Han Appliances & Refrigeration Ltd.	654.85	38.23
Infinite Drywall Ltd	806.40	47.08
Jiffy John Rentals Ltd	259.72	15.16
Lai's Renovation	630.00	36.78
LS Vancouver Custom Glass Ltd.	5,202.75	303.72
Maple Landscaping & Maintenance Ltd.	9,450.00	551.66
Midland Appliance Ltd.	5,323.55	310.77
Olympia Tile	222.43	12.98
Peretti Cabinetry & Countertops	7,893.26	460.78
Peretti Cabinetry & Countertops	6,212.30	362.66
Standard Building Supplies	1,380.72	80.60
The Lighting Warehouse	106.02	6.19
Universal Supply Co. Inc	263.87	15.40
Vanity Vancouver	705.60	41.19
Arco Plumbing & Heating Ltd.	7,875.00	459.72
Burnaby Concrete Placing Ltd.	525.00	30.65
Decor Bath & Lighting Ltd.	200.48	11.70
Dynamite Concrete Pumping Ltd.	728.91	42.55
E3 Eco Group Inc.	630.00	36.78
Fraserview Insulation Ltd.	2,625.00	153.24
H.D. Paintings Ltd	5,250.00	306.48
Infinite Drywall Ltd	532.00	31.06
Lai's Renovation	1,890.00	110.33
LS Vancouver Custom Glass Ltd.	1,260.00	73.56
Maple Landscaping & Maintenance Ltd.	5,145.00	300.35
Mundo Tile	2,545.70	148.61
Olympia Tile	685.70	40.03
Precision Stone Works Ltd.	2,625.00	153.24
Richmond Building Supplies Co. Ltd.	486.51	28.40
Sen Western Wholesale Lumber Ltd	92.01	5.37
The Lighting Warehouse	768.31	44.85
Vanity Vancouver	300.00	17.51
	131,010.10	7,647.98

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 1525 Acadia Road**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Burritt Bros.	1525 Acadia Road	4,331.94
Chris Milner	1525 Acadia Road	1,575.00
Domain Creative Design Services	1525 Acadia Road	2,487.98
EMCO Corporation	1525 Acadia Road	1,455.97
F.A.F.A. Trucking Ltd.	1525 Acadia Road	169.50
Infinite Drywall Ltd	1525 Acadia Road	3,507.07
Jiffy John Rentals Ltd	1525 Acadia Road	241.38
Jones Plumbing and Heating	1525 Acadia Road	3,095.25
New Generation Concrete Ltd.	1525 Acadia Road	35,799.33
Standard Building Supplies	1525 Acadia Road	981.89
Trust Property Services	1525 Acadia Road	70,080.00
		123,725.31

b) Distributions

Net Trust Fund Allocation 1,890.08

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Burritt Bros.	4,331.94	66.18
Chris Milner	1,575.00	24.06
Domain Creative Design Services	2,487.98	38.01
EMCO Corporation	1,455.97	22.24
F.A.F.A. Trucking Ltd.	169.50	2.59
Infinite Drywall Ltd	3,507.07	53.58
Jiffy John Rentals Ltd	241.38	3.69
Jones Plumbing and Heating	3,095.25	47.28
New Generation Concrete Ltd.	35,799.33	546.89
Standard Building Supplies	981.89	15.00
Trust Property Services	70,080.00	1,070.57
	123,725.31	1,890.08

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
2208 W 23rd Ave (including Laneway home)

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Avi Masonry Ltd.	2208 W 23rd Ave	4,357.50
B & B Roofing Ltd	2208 W 23rd Ave	3,801.00
Decor Bath & Lighting Ltd.	2208 W 23rd Ave	1,332.80
F.A.F.A. Trucking Ltd.	2208 W 23rd Ave	192.00
Jiffy John Rentals Ltd	2208 W 23rd Ave	486.89
New Supreme Building Solutions Inc.	2208 W 23rd Ave	4,250.00
O.J. Electric Ltd.	2208 W 23rd Ave	10,098.38
Peretti Cabinetry & Countertops	2208 W 23rd Ave	16,040.85
Vancouver Excavating & Contracting Ltd.	2208 W 23rd Ave	11,949.00
Alade Construction Services	2208 W 23rd Ave	619.35
Arco Plumbing & Heating Ltd.	2208 W 23rd Ave	4,200.00
Dynamite Concrete Pumping Ltd.	2208 W 23rd Ave	463.05
EcoSource Ventilation Services Ltd.	2208 W 23rd Ave	1,239.00
Fraserview Insulation Ltd.	2208 W 23rd Ave	3,360.00
Genesis Security Group	2208 W 23rd Ave	829.50
H.D. Paintings Ltd	2208 W 23rd Ave	6,795.00
Infinite Drywall Ltd	2208 W 23rd Ave	6,090.00
J & H Rebars Ltd (check WCB)	2208 W 23rd Ave	1,246.35
Northwest Coast Development	2208 W 23rd Ave	15,130.65
Preet Plumbing, Heating & Sprinklers	2208 W 23rd Ave	1,974.00
Savannah Heating Products Ltd	2208 W 23rd Ave	2,147.40
Shaban Hauling & Disposal	2208 W 23rd Ave	750.00
		97,352.72

b) Distributions

Net Trust Fund Allocation

2,839.37

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Avi Masonry Ltd.	4,357.50	127.09
B & B Roofing Ltd	3,801.00	110.86
Decor Bath & Lighting Ltd.	1,332.80	38.87
F.A.F.A. Trucking Ltd.	192.00	5.60
Jiffy John Rentals Ltd	486.89	14.20
New Supreme Building Solutions Inc.	4,250.00	123.95
O.J. Electric Ltd.	10,098.38	294.53

Peretti Cabinetry & Countertops	16,040.85	467.84
Vancouver Excavating & Contracting Ltd.	11,949.00	348.50
Alade Construction Services	619.35	18.06
Arco Plumbing & Heating Ltd.	4,200.00	122.50
Dynamite Concrete Pumping Ltd.	463.05	13.51
EcoSource Ventilation Services Ltd.	1,239.00	36.14
Fraserview Insulation Ltd.	3,360.00	98.00
Genesis Security Group	829.50	24.19
H.D. Paintings Ltd	6,795.00	198.18
Infinite Drywall Ltd	6,090.00	177.62
J & H Rebars Ltd (check WCB)	1,246.35	36.35
Northwest Coast Development	15,130.65	441.30
Preet Plumbing, Heating & Sprinklers	1,974.00	57.57
Savannah Heating Products Ltd	2,147.40	62.63
Shaban Hauling & Disposal	750.00	21.87
	<hr/>	<hr/>
	97,352.72	2,839.37
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In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
2645 King Edward Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Alade Construction Services	2645 King Edward	1,157.32
J & H Rebars Ltd (check WCB)	2645 King Edward	313.11
Midland Appliance Ltd.	2645 King Edward	882.56
Planet Paving Ltd	2645 King Edward	1,260.00
The Lighting Warehouse	2645 King Edward	420.15
		<u>4,033.14</u>

b) Distributions

Net Trust Fund Allocation 1,181.75

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Alade Construction Services	1,157.32	339.11
J & H Rebars Ltd (check WCB)	313.11	91.74
Midland Appliance Ltd.	882.56	258.60
Planet Paving Ltd	1,260.00	369.19
The Lighting Warehouse	420.15	123.11
	<u>4,033.14</u>	<u>1,181.75</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
2996 W 28th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Adroit Construction Co. Ltd	2996 W 28th Ave	3,045.00
Allied Ready Mix Concrete Limited	2996 W 28th Ave	1,240.51
Andrew Sheret Limited	2996 W 28th Ave	2,913.97
Arco Plumbing & Heating Ltd.	2996 W 28th Ave	5,250.00
B & B Roofing Ltd	2996 W 28th Ave	14,091.00
Burnaby Concrete Placing Ltd.	2996 W 28th Ave	2,950.50
Dynamite Concrete Pumping Ltd.	2996 W 28th Ave	2,783.34
Fencelink Construction Rentals	2996 W 28th Ave	160.13
Jiffy John Rentals Ltd	2996 W 28th Ave	356.48
O.J. Electric Ltd.	2996 W 28th Ave	16,527.00
RMC Ready Mix Ltd.	2996 W 28th Ave	6,599.90
Sen Western Wholesale Lumber Ltd	2996 W 28th Ave	709.87
South Fraser Heating and Cooling Ltd.	2996 W 28th Ave	14,421.75
Standard Building Supplies	2996 W 28th Ave	4,049.29
United Home Builders	2996 W 28th Ave	29,105.00
Vancouver Excavating & Contracting Ltd.	2996 W 28th Ave	14,978.25
		<u>119,181.99</u>

b) Distributions

Net Trust Fund Allocation

1,395.68

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Adroit Construction Co. Ltd	3,045.00	35.66
Allied Ready Mix Concrete Limited	1,240.51	14.53
Andrew Sheret Limited	2,913.97	34.12
Arco Plumbing & Heating Ltd.	5,250.00	61.48
B & B Roofing Ltd	14,091.00	165.01
Burnaby Concrete Placing Ltd.	2,950.50	34.55
Dynamite Concrete Pumping Ltd.	2,783.34	32.59
Fencelink Construction Rentals	160.13	1.88
Jiffy John Rentals Ltd	356.48	4.17
O.J. Electric Ltd.	16,527.00	193.54
RMC Ready Mix Ltd.	6,599.90	77.29
Sen Western Wholesale Lumber Ltd	709.87	8.31
South Fraser Heating and Cooling Ltd.	14,421.75	168.89

Standard Building Supplies	4,049.29	47.42
United Home Builders	29,105.00	340.83
Vancouver Excavating & Contracting Ltd.	14,978.25	175.40
	<hr/>	<hr/>
	119,181.99	1,395.68
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3229 Colwood Dr**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	3229 Colwood Dr	1,420.16
Arco Plumbing & Heating Ltd.	3229 Colwood Dr	27,300.00
B & B Roofing Ltd	3229 Colwood Dr	2,614.50
BA Robinson Co Ltd	3229 Colwood Dr	206.05
Coast Building Supplies Ltd	3229 Colwood Dr	5,773.00
Coastal Building Products	3229 Colwood Dr	7,985.27
Continental Stone World	3229 Colwood Dr	3,937.50
Continental Stone World	3229 Colwood Dr	3,937.50
E3 Eco Group Inc.	3229 Colwood Dr	840.00
EcoSource Ventilation Services Ltd.	3229 Colwood Dr	2,282.70
F.A.F.A. Trucking Ltd.	3229 Colwood Dr	198.60
Fontile Corporation Ltd	3229 Colwood Dr	1,170.33
Global Carpets & Hardwood Ltd	3229 Colwood Dr	23,436.00
Graybar Metal Works Ltd.	3229 Colwood Dr	11,845.50
Groundwork Construction Cleaning	3229 Colwood Dr	1,855.88
Han Appliances & Refrigeration Ltd.	3229 Colwood Dr	1,310.05
Infinite Drywall Ltd	3229 Colwood Dr	20,272.35
J & H Rebars Ltd (check WCB)	3229 Colwood Dr	3,368.40
Jiffy John Rentals Ltd	3229 Colwood Dr	384.81
Lai's Renovation	3229 Colwood Dr	7,665.00
LS Vancouver Custom Glass Ltd.	3229 Colwood Dr	3,312.75
M&A Painting Ltd	3229 Colwood Dr	892.00
Midland Appliance Ltd.	3229 Colwood Dr	25,173.40
Mundo Tile	3229 Colwood Dr	5,246.15
Murka Holdings Corp	3229 Colwood Dr	16,743.48
Peretti Cabinetry & Countertops	3229 Colwood Dr	20,920.66
Richmond Building Supplies Co. Ltd.	3229 Colwood Dr	218.01
Roger Fuchs	3229 Colwood Dr	1,006.00
Sen Western Wholesale Lumber Ltd	3229 Colwood Dr	53.46
Smart Garage Door Ltd.	3229 Colwood Dr	3,025.00
Standard Building Supplies	3229 Colwood Dr	6,337.94
The Lighting Warehouse	3229 Colwood Dr	3,837.62
Universal Supply Co. Inc	3229 Colwood Dr	5,998.24
Westcan Plaster & Stucco Ltd	3229 Colwood Dr	29,400.00
		<u>249,968.31</u>

b) Distributions

Net Trust Fund Allocation**7,811.98**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	1,420.16	44.38
Arco Plumbing & Heating Ltd.	27,300.00	853.18
B & B Roofing Ltd	2,614.50	81.71
BA Robinson Co Ltd	206.05	6.44
Coast Building Supplies Ltd	5,773.00	180.42
Coastal Building Products	7,985.27	249.55
Continental Stone World	3,937.50	123.05
Continental Stone World	3,937.50	123.05
E3 Eco Group Inc.	840.00	26.25
EcoSource Ventilation Services Ltd.	2,282.70	71.34
F.A.F.A. Trucking Ltd.	198.60	6.21
Fontile Corporation Ltd	1,170.33	36.57
Global Carpets & Hardwood Ltd	23,436.00	732.42
Graybar Metal Works Ltd.	11,845.50	370.19
Groundwork Construction Cleaning	1,855.88	58.00
Han Appliances & Refrigeration Ltd.	1,310.05	40.94
Infinite Drywall Ltd	20,272.35	633.55
J & H Rebars Ltd (check WCB)	3,368.40	105.27
Jiffy John Rentals Ltd	384.81	12.03
Lai's Renovation	7,665.00	239.55
LS Vancouver Custom Glass Ltd.	3,312.75	103.53
M&A Painting Ltd	892.00	27.88
Midland Appliance Ltd.	25,173.40	786.72
Mundo Tile	5,246.15	163.95
Murka Holdings Corp	16,743.48	523.26
Peretti Cabinetry & Countertops	20,920.66	653.81
Richmond Building Supplies Co. Ltd.	218.01	6.81
Roger Fuchs	1,006.00	31.44
Sen Western Wholesale Lumber Ltd	53.46	1.67
Smart Garage Door Ltd.	3,025.00	94.54
Standard Building Supplies	6,337.94	198.07
The Lighting Warehouse	3,837.62	119.93
Universal Supply Co. Inc	5,998.24	187.46
Westcan Plaster & Stucco Ltd	29,400.00	918.80
	249,968.31	7,811.98

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3476 W 23rd Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Allied Ready Mix Concrete Limited	3476 W 23rd	1,947.68
B & B Roofing Ltd	3476 W 23rd	8,190.00
Burnaby Concrete Placing Ltd.	3476 W 23rd	2,493.75
Dynamite Concrete Pumping Ltd.	3476 W 23rd	1,104.71
EcoSource Ventilation Services Ltd.	3476 W 23rd	5,512.50
Fencelink Construction Rentals	3476 W 23rd	313.00
Jiffy John Rentals Ltd	3476 W 23rd	486.89
Langley Door Crazy	3476 W 23rd	4,460.40
Luxor Manufacturing	3476 W 23rd	2,311.57
O.J. Electric Ltd.	3476 W 23rd	23,034.38
Preet Plumbing, Heating & Sprinklers	3476 W 23rd	3,192.00
RMC Ready Mix Ltd.	3476 W 23rd	4,036.54
Standard Building Supplies	3476 W 23rd	3,115.60
Universal Supply Co. Inc	3476 W 23rd	3,488.79
Vancouver Excavating & Contracting Ltd.	3476 W 23rd	12,866.70
		<u>76,554.51</u>

b) Distributions

Net Trust Fund Allocation

2,934.57

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Allied Ready Mix Concrete Limited	1,947.68	74.66
B & B Roofing Ltd	8,190.00	313.95
Burnaby Concrete Placing Ltd.	2,493.75	95.59
Dynamite Concrete Pumping Ltd.	1,104.71	42.35
EcoSource Ventilation Services Ltd.	5,512.50	211.31
Fencelink Construction Rentals	313.00	12.00
Jiffy John Rentals Ltd	486.89	18.66
Langley Door Crazy	4,460.40	170.98
Luxor Manufacturing	2,311.57	88.61
O.J. Electric Ltd.	23,034.38	882.98
Preet Plumbing, Heating & Sprinklers	3,192.00	122.36
RMC Ready Mix Ltd.	4,036.54	154.73
Standard Building Supplies	3,115.60	119.43
Universal Supply Co. Inc	3,488.79	133.74
Vancouver Excavating & Contracting Ltd.	12,866.70	493.22
	<u>76,554.51</u>	<u>2,934.57</u>

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3539 W 10th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Alade Construction Services	3539 W 10th	1,333.10
Arco Plumbing & Heating Ltd.	3539 W 10th	22,101.25
Avi Masonry Ltd.	3539 W 10th	4,095.00
B & B Roofing Ltd	3539 W 10th	7,476.00
BA Robinson Co Ltd	3539 W 10th	4,409.98
Burnaby Concrete Placing Ltd.	3539 W 10th	1,076.25
Closet Craft Ltd.	3539 W 10th	2,100.00
Decor Bath & Lighting Ltd.	3539 W 10th	10,906.56
Dynamite Concrete Pumping Ltd.	3539 W 10th	1,015.36
EcoSource Ventilation Services Ltd.	3539 W 10th	2,016.00
Genesis Security Group	3539 W 10th	3,362.10
Global Carpets & Hardwood Ltd	3539 W 10th	8,400.00
Graybar Metal Works Ltd.	3539 W 10th	4,422.50
H.D. Paintings Ltd	3539 W 10th	16,800.00
Intercity Woodcraft	3539 W 10th	4,382.00
J & H Rebars Ltd (check WCB)	3539 W 10th	2,159.84
Jiffy John Rentals Ltd	3539 W 10th	617.30
Lai's Renovation	3539 W 10th	9,082.50
Langley Door Crazy	3539 W 10th	11,423.76
Life Space Interior Design Ltd	3539 W 10th	4,179.00
Maple Landscaping & Maintenance Ltd.	3539 W 10th	12,534.95
Midland Appliance Ltd.	3539 W 10th	15,680.49
Murka Holdings Corp	3539 W 10th	8,085.73
New Supreme Building Solutions Inc.	3539 W 10th	6,195.00
Northwest Coast Development	3539 W 10th	3,000.00
Olympia Tile	3539 W 10th	2,901.16
Pacific Shower Doors	3539 W 10th	771.84
Planet Paving Ltd	3539 W 10th	1,470.00
Preet Plumbing, Heating & Sprinklers	3539 W 10th	3,647.50
RMC Ready Mix Ltd.	3539 W 10th	3,104.64
Shaban Hauling & Disposal	3539 W 10th	100.00
Standard Building Supplies	3539 W 10th	1,173.57
Woodhaven Kitchens Ltd.	3539 W 10th	27,704.25
		<u>207,727.63</u>

b) Distributions

Net Trust Fund Allocation**8,155.88**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Alade Construction Services	1,333.10	52.34
Arco Plumbing & Heating Ltd.	22,101.25	867.75
Avi Masonry Ltd.	4,095.00	160.78
B & B Roofing Ltd	7,476.00	293.53
BA Robinson Co Ltd	4,409.98	173.15
Burnaby Concrete Placing Ltd.	1,076.25	42.26
Closet Craft Ltd.	2,100.00	82.45
Decor Bath & Lighting Ltd.	10,906.56	428.22
Dynamite Concrete Pumping Ltd.	1,015.36	39.87
EcoSource Ventilation Services Ltd.	2,016.00	79.15
Genesis Security Group	3,362.10	132.00
Global Carpets & Hardwood Ltd	8,400.00	329.80
Graybar Metal Works Ltd.	4,422.50	173.64
H.D. Paintings Ltd	16,800.00	659.61
Intercity Woodcraft	4,382.00	172.05
J & H Rebars Ltd (check WCB)	2,159.84	84.80
Jiffy John Rentals Ltd	617.30	24.24
Lai's Renovation	9,082.50	356.60
Langley Door Crazy	11,423.76	448.52
Life Space Interior Design Ltd	4,179.00	164.08
Maple Landscaping & Maintenance Ltd.	12,534.95	492.15
Midland Appliance Ltd.	15,680.49	615.65
Murka Holdings Corp	8,085.73	317.46
New Supreme Building Solutions Inc.	6,195.00	243.23
Northwest Coast Development	3,000.00	117.79
Olympia Tile	2,901.16	113.91
Pacific Shower Doors	771.84	30.30
Planet Paving Ltd	1,470.00	57.72
Preet Plumbing, Heating & Sprinklers	3,647.50	143.21
RMC Ready Mix Ltd.	3,104.64	121.90
Shaban Hauling & Disposal	100.00	3.93
Standard Building Supplies	1,173.57	46.08
Woodhaven Kitchens Ltd.	27,704.25	1,087.73
	<u>207,727.63</u>	<u>8,155.88</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3540 W 21st Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	3540 W 21st	49.93
Alade Construction Services	3540 W 21st	2,693.92
Arco Plumbing & Heating Ltd.	3540 W 21st	10,867.50
B & B Roofing Ltd	3540 W 21st	1,722.00
E3 Eco Group Inc.	3540 W 21st	682.50
Genesis Security Group	3540 W 21st	3,294.95
Graybar Metal Works Ltd.	3540 W 21st	4,785.90
Groundwork Construction Cleaning	3540 W 21st	1,861.13
H.D. Paintings Ltd	3540 W 21st	2,107.50
Intercity Woodcraft	3540 W 21st	2,209.00
Intercity Woodcraft	3540 W 21st	2,686.00
Jiffy John Rentals Ltd	3540 W 21st	110.95
Maple Landscaping & Maintenance Ltd.	3540 W 21st	23,571.45
Midland Appliance Ltd.	3540 W 21st	25,831.61
Murka Holdings Corp	3540 W 21st	1,470.00
Planet Paving Ltd	3540 W 21st	1,470.60
Save More Plumbing & Lighting	3540 W 21st	226.24
Shaban Hauling & Disposal	3540 W 21st	225.00
		<u>85,866.18</u>

b) Distributions

Net Trust Fund Allocation

1,005.53

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	49.93	0.58
Alade Construction Services	2,693.92	31.55
Arco Plumbing & Heating Ltd.	10,867.50	127.26
B & B Roofing Ltd	1,722.00	20.17
E3 Eco Group Inc.	682.50	7.99
Genesis Security Group	3,294.95	38.59
Graybar Metal Works Ltd.	4,785.90	56.05
Groundwork Construction Cleaning	1,861.13	21.79
H.D. Paintings Ltd	2,107.50	24.68
Intercity Woodcraft	2,209.00	25.87
Intercity Woodcraft	2,686.00	31.45

Jiffy John Rentals Ltd	110.95	1.30
Maple Landscaping & Maintenance Ltd.	23,571.45	276.03
Midland Appliance Ltd.	25,831.61	302.50
Murka Holdings Corp	1,470.00	17.21
Planet Paving Ltd	1,470.60	17.22
Save More Plumbing & Lighting	226.24	2.65
Shaban Hauling & Disposal	225.00	2.63
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	85,866.18	1,005.53
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In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3572 E 48th Ave

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Arco Plumbing & Heating Ltd.	3572 E 48th	15,225.00
B & B Roofing Ltd	3572 E 48th	4,410.00
Burnaby Concrete Placing Ltd.	3572 E 48th	2,283.75
Danson Fong	3572 E 48th	1,080.00
Dynamite Concrete Pumping Ltd.	3572 E 48th	648.90
EcoSource Ventilation Services Ltd.	3572 E 48th	2,646.00
J & H Rebars Ltd (check WCB)	3572 E 48th	5,142.27
Jiffy John Rentals Ltd	3572 E 48th	486.89
O.J. Electric Ltd.	3572 E 48th	14,795.02
Preet Plumbing, Heating & Sprinklers	3572 E 48th	4,284.00
RMC Ready Mix Ltd.	3572 E 48th	6,635.44
Sen Western Wholesale Lumber Ltd	3572 E 48th	154.10
Standard Building Supplies	3572 E 48th	15,935.09
Standard Framing Ltd	3572 E 48th	12,600.00
		<u>86,326.46</u>

b) Distributions

Net Trust Fund Allocation

3,532.07

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Arco Plumbing & Heating Ltd.	15,225.00	622.94
B & B Roofing Ltd	4,410.00	180.44
Burnaby Concrete Placing Ltd.	2,283.75	93.44
Danson Fong	1,080.00	44.19
Dynamite Concrete Pumping Ltd.	648.90	26.55
EcoSource Ventilation Services Ltd.	2,646.00	108.26
J & H Rebars Ltd (check WCB)	5,142.27	210.40
Jiffy John Rentals Ltd	486.89	19.92
O.J. Electric Ltd.	14,795.02	605.34
Preet Plumbing, Heating & Sprinklers	4,284.00	175.28
RMC Ready Mix Ltd.	6,635.44	271.49
Sen Western Wholesale Lumber Ltd	154.10	6.31
Standard Building Supplies	15,935.09	651.99
Standard Framing Ltd	12,600.00	515.53
	<u>86,326.46</u>	<u>3,532.07</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3636 Point Grey Road**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Alade Construction Services	3636 Point Grey	4,008.03
Apex Disposal Ltd	3636 Point Grey	9,925.00
Arco Plumbing & Heating Ltd.	3636 Point Grey	9,095.10
B & B Roofing Ltd	3636 Point Grey	4,138.25
Coast Building Supplies Ltd	3636 Point Grey	4,417.00
Diamond Carpet Centre Ltd	3636 Point Grey	6,205.34
Dynamite Concrete Pumping Ltd.	3636 Point Grey	466.20
EcoSource Ventilation Services Ltd.	3636 Point Grey	6,163.50
Fraserview Insulation Ltd.	3636 Point Grey	7,350.00
Genesis Security Group	3636 Point Grey	1,091.48
Graybar Metal Works Ltd.	3636 Point Grey	2,992.50
Groundwork Construction Cleaning	3636 Point Grey	1,053.94
H.D. Paintings Ltd	3636 Point Grey	5,722.50
Infinite Drywall Ltd	3636 Point Grey	18,079.75
Jiffy John Rentals Ltd	3636 Point Grey	546.71
Lai's Renovation	3636 Point Grey	6,195.00
Langley Door Crazy	3636 Point Grey	4,649.63
Murka Holdings Corp	3636 Point Grey	11,371.50
New Supreme Building Solutions Inc.	3636 Point Grey	5,145.00
O.J. Electric Ltd.	3636 Point Grey	21,737.63
Pacific Shower Doors	3636 Point Grey	2,861.25
Savannah Heating Products Ltd	3636 Point Grey	3,678.44
Shaban Hauling & Disposal	3636 Point Grey	2,822.50
Standard Building Supplies	3636 Point Grey	1,434.65
Vanity Vancouver	3636 Point Grey	1,668.80
Westcan Plaster & Stucco Ltd	3636 Point Grey	1,155.00
		<u>143,974.70</u>

b) Distributions

Net Trust Fund Allocation

8,581.65

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Alade Construction Services	4,008.03	238.90
Apex Disposal Ltd	9,925.00	591.58
Arco Plumbing & Heating Ltd.	9,095.10	542.12

B & B Roofing Ltd	4,138.25	246.66
Coast Building Supplies Ltd	4,417.00	263.28
Diamond Carpet Centre Ltd	6,205.34	369.87
Dynamite Concrete Pumping Ltd.	466.20	27.79
EcoSource Ventilation Services Ltd.	6,163.50	367.38
Fraserview Insulation Ltd.	7,350.00	438.10
Genesis Security Group	1,091.48	65.06
Graybar Metal Works Ltd.	2,992.50	178.37
Groundwork Construction Cleaning	1,053.94	62.82
H.D. Paintings Ltd	5,722.50	341.09
Infinite Drywall Ltd	18,079.75	1,077.65
Jiffy John Rentals Ltd	546.71	32.59
Lai's Renovation	6,195.00	369.25
Langley Door Crazy	4,649.63	277.14
Murka Holdings Corp	11,371.50	677.80
New Supreme Building Solutions Inc.	5,145.00	306.67
O.J. Electric Ltd.	21,737.63	1,295.68
Pacific Shower Doors	2,861.25	170.55
Savannah Heating Products Ltd	3,678.44	219.25
Shaban Hauling & Disposal	2,822.50	168.24
Standard Building Supplies	1,434.65	85.51
Vanity Vancouver	1,668.80	99.47
Westcan Plaster & Stucco Ltd	1,155.00	68.84
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	143,974.70	8,581.65
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3819 W 22nd Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
B & B Roofing Ltd	3819 W 22nd	8,620.50
BA Robinson Co Ltd	3819 W 22nd	2,224.30
Burnaby Concrete Placing Ltd.	3819 W 22nd	2,283.75
Coast Building Supplies Ltd	3819 W 22nd	350.00
Coastal Building Products	3819 W 22nd	6,440.00
Dynamite Concrete Pumping Ltd.	3819 W 22nd	461.16
EcoSource Ventilation Services Ltd.	3819 W 22nd	5,659.50
F.A.F.A. Trucking Ltd.	3819 W 22nd	169.50
Fraserview Insulation Ltd.	3819 W 22nd	8,820.00
Globalview Home Technology/Leeder	3819 W 22nd	3,970.05
Infinite Drywall Ltd	3819 W 22nd	18,870.60
J & H Rebars Ltd (check WCB)	3819 W 22nd	4,288.62
Jiffy John Rentals Ltd	3819 W 22nd	486.89
M&A Painting Ltd	3819 W 22nd	1,575.00
Murka Holdings Corp	3819 W 22nd	18,913.65
O.J. Electric Ltd.	3819 W 22nd	20,338.50
Preet Plumbing, Heating & Sprinklers	3819 W 22nd	3,192.00
Sen Western Wholesale Lumber Ltd	3819 W 22nd	170.35
Standard Building Supplies	3819 W 22nd	5,243.35
Vancouver Excavating & Contracting Ltd.	3819 W 22nd	12,180.00
Westcan Plaster & Stucco Ltd	3819 W 22nd	13,440.00
Woodstop Building Supplies Ltd.	3819 W 22nd	3,287.41
		140,985.13

b) Distributions

Net Trust Fund Allocation

4,671.05

Creditor Name	Claim admitted (from section a)	Distribution amount \$
B & B Roofing Ltd	8,620.50	285.61
BA Robinson Co Ltd	2,224.30	73.69
Burnaby Concrete Placing Ltd.	2,283.75	75.66
Coast Building Supplies Ltd	350.00	11.60
Coastal Building Products	6,440.00	213.37
Dynamite Concrete Pumping Ltd.	461.16	15.28
EcoSource Ventilation Services Ltd.	5,659.50	187.51

F.A.F.A. Trucking Ltd.	169.50	5.62
Fraserview Insulation Ltd.	8,820.00	292.22
Globalview Home Technology/Leeder	3,970.05	131.53
Infinite Drywall Ltd	18,870.60	625.21
J & H Rebars Ltd (check WCB)	4,288.62	142.09
Jiffy John Rentals Ltd	486.89	16.13
M&A Painting Ltd	1,575.00	52.18
Murka Holdings Corp	18,913.65	626.64
O.J. Electric Ltd.	20,338.50	673.85
Preet Plumbing, Heating & Sprinklers	3,192.00	105.76
Sen Western Wholesale Lumber Ltd	170.35	5.64
Standard Building Supplies	5,243.35	173.72
Vancouver Excavating & Contracting Ltd.	12,180.00	403.54
Westcan Plaster & Stucco Ltd	13,440.00	445.29
Woodstop Building Supplies Ltd.	3,287.41	108.92
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	140,985.13	4,671.05
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3887 St. Georges St**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	3887 St Georges	236.67
A & G Concrete	3887 St Georges	1,125.60
Arco Plumbing & Heating Ltd.	3887 St Georges	7,875.00
B & B Roofing Ltd	3887 St Georges	18,910.50
Burnaby Concrete Placing Ltd.	3887 St Georges	525.00
Cloverdale Concrete Form Rentals	3887 St Georges	1,911.84
Dynamite Concrete Pumping Ltd.	3887 St Georges	1,244.25
J & H Rebars Ltd (check WCB)	3887 St Georges	6,977.88
Jiffy John Rentals Ltd	3887 St Georges	486.89
LNG Studios	3887 St Georges	630.00
Maple Landscaping & Maintenance Ltd.	3887 St Georges	744.45
Mountain Maple Ltd.	3887 St Georges	259.87
Northwest Coast Development	3887 St Georges	4,941.67
O.J. Electric Ltd.	3887 St Georges	2,424.45
RMC Ready Mix Ltd.	3887 St Georges	5,296.48
Standard Building Supplies	3887 St Georges	45,548.66
		<u>99,139.21</u>

b) Distributions

Net Trust Fund Allocation

3,577.30

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	236.67	8.54
A & G Concrete	1,125.60	40.62
Arco Plumbing & Heating Ltd.	7,875.00	284.16
B & B Roofing Ltd	18,910.50	682.36
Burnaby Concrete Placing Ltd.	525.00	18.94
Cloverdale Concrete Form Rentals	1,911.84	68.99
Dynamite Concrete Pumping Ltd.	1,244.25	44.90
J & H Rebars Ltd (check WCB)	6,977.88	251.79
Jiffy John Rentals Ltd	486.89	17.57
LNG Studios	630.00	22.73
Maple Landscaping & Maintenance Ltd.	744.45	26.86
Mountain Maple Ltd.	259.87	9.38
Northwest Coast Development	4,941.67	178.31

O.J. Electric Ltd.	2,424.45	87.48
RMC Ready Mix Ltd.	5,296.48	191.12
Standard Building Supplies	45,548.66	1,643.56
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	99,139.21	3,577.30
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
3939 Heather St**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Coast Building Supplies Ltd	3939 Heather St	957.00
Continental Stone World	3939 Heather St	9,450.00
Dreamcast Design and Product	3939 Heather St	1,985.50
EMCO Corporation	3939 Heather St	5,988.87
F.A.F.A. Trucking Ltd.	3939 Heather St	310.00
H.D. Paintings Ltd	3939 Heather St	9,753.43
Infinite Drywall Ltd	3939 Heather St	7,507.50
Intercity Woodcraft	3939 Heather St	3,424.00
Island Glass Ltd.	3939 Heather St	2,362.50
Jones Plumbing and Heating	3939 Heather St	4,877.25
Krane Electric (99373)	3939 Heather St	3,625.00
Lai's Renovation	3939 Heather St	3,150.00
Monarch Floor & Window Coverings	3939 Heather St	25,202.16
New Supreme Building Solutions Inc.	3939 Heather St	2,675.00
Peretti Cabinetry & Countertops	3939 Heather St	14,827.50
Roger Fuchs	3939 Heather St	320.00
Standard Building Supplies	3939 Heather St	1,001.37
Woodstop Building Supplies Ltd.	3939 Heather St	4,473.00
		101,890.08

b) Distributions

Net Trust Fund Allocation

2,187.21

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Coast Building Supplies Ltd	957.00	20.54
Continental Stone World	9,450.00	202.86
Dreamcast Design and Product	1,985.50	42.62
EMCO Corporation	5,988.87	128.56
F.A.F.A. Trucking Ltd.	310.00	6.65
H.D. Paintings Ltd	9,753.43	209.37
Infinite Drywall Ltd	7,507.50	161.16
Intercity Woodcraft	3,424.00	73.50
Island Glass Ltd.	2,362.50	50.71
Jones Plumbing and Heating	4,877.25	104.70
Krane Electric (99373)	3,625.00	77.82

Lai's Renovation	3,150.00	67.62
Monarch Floor & Window Coverings	25,202.16	541.00
New Supreme Building Solutions Inc.	2,675.00	57.42
Peretti Cabinetry & Countertops	14,827.50	318.29
Roger Fuchs	320.00	6.87
Standard Building Supplies	1,001.37	21.50
Woodstop Building Supplies Ltd.	4,473.00	96.02
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	101,890.08	2,187.21
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 4443 W 13th Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Infinite Drywall Ltd	4443 W 13th	2,005.50
Island Glass Ltd.	4443 W 13th	399.00
		<u>2,404.50</u>

b) Distributions

Net Trust Fund Allocation 28.16

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Infinite Drywall Ltd	2,005.50	23.49
Island Glass Ltd.	399.00	4.67
	<u>2,404.50</u>	<u>28.16</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
4452 W 11th Ave**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Alade Construction Services	4452 W 11th	4,580.27
Arco Plumbing & Heating Ltd.	4452 W 11th	787.50
Avi Masonry Ltd.	4452 W 11th	3,045.00
B & B Roofing Ltd	4452 W 11th	3,874.50
Closet Craft Ltd.	4452 W 11th	3,885.00
Coast Building Supplies Ltd	4452 W 11th	5,693.00
Colonial Countertops Ltd.	4452 W 11th	6,237.20
Diamond Carpet Centre Ltd	4452 W 11th	9,275.00
Dynamite Concrete Pumping Ltd.	4452 W 11th	1,020.60
E3 Eco Group Inc.	4452 W 11th	682.50
EcoSource Ventilation Services Ltd.	4452 W 11th	5,932.50
EMCO Corporation	4452 W 11th	971.69
Fontile Corporation Ltd	4452 W 11th	2,324.00
Genesis Security Group	4452 W 11th	16,065.50
Global Carpets & Hardwood Ltd	4452 W 11th	1,065.33
Gordon Gingras Painting	4452 W 11th	2,510.00
Graybar Metal Works Ltd.	4452 W 11th	9,502.50
Han Appliances & Refrigeration Ltd.	4452 W 11th	1,461.60
Hollandia Concrete Ltd.	4452 W 11th	1,837.50
Infinite Drywall Ltd	4452 W 11th	626.85
Jiffy John Rentals Ltd	4452 W 11th	238.69
Lai's Renovation	4452 W 11th	8,001.00
Langley Door Crazy	4452 W 11th	759.39
M & M Lawn Sprinklers	4452 W 11th	2,730.00
Maple Landscaping & Maintenance Ltd.	4452 W 11th	15,645.00
Murka Holdings Corp	4452 W 11th	4,305.00
New Kingston Granite & Marble Design Ltd.	4452 W 11th	210.00
New Supreme Building Solutions Inc.	4452 W 11th	7,180.00
Pacific Shower Doors	4452 W 11th	6,731.55
Planet Paving Ltd	4452 W 11th	1,470.00
RMC Ready Mix Ltd.	4452 W 11th	4,354.56
Shaban Hauling & Disposal	4452 W 11th	465.00
Standard Building Supplies	4452 W 11th	1,668.85
The Lighting Warehouse	4452 W 11th	3,973.54
		<u>139,110.62</u>

b) Distributions

Net Trust Fund Allocation**6,877.28**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Alade Construction Services	4,580.27	226.44
Arco Plumbing & Heating Ltd.	787.50	38.93
Avi Masonry Ltd.	3,045.00	150.54
B & B Roofing Ltd	3,874.50	191.55
Closet Craft Ltd.	3,885.00	192.06
Coast Building Supplies Ltd	5,693.00	281.45
Colonial Countertops Ltd.	6,237.20	308.35
Diamond Carpet Centre Ltd	9,275.00	458.53
Dynamite Concrete Pumping Ltd.	1,020.60	50.46
E3 Eco Group Inc.	682.50	33.74
EcoSource Ventilation Services Ltd.	5,932.50	293.29
EMCO Corporation	971.69	48.04
Fontile Corporation Ltd	2,324.00	114.89
Genesis Security Group	16,065.50	794.24
Global Carpets & Hardwood Ltd	1,065.33	52.67
Gordon Gingras Painting	2,510.00	124.09
Graybar Metal Works Ltd.	9,502.50	469.78
Han Appliances & Refrigeration Ltd.	1,461.60	72.26
Hollandia Concrete Ltd.	1,837.50	90.84
Infinite Drywall Ltd	626.85	30.99
Jiffy John Rentals Ltd	238.69	11.80
Lai's Renovation	8,001.00	395.55
Langley Door Crazy	759.39	37.54
M & M Lawn Sprinklers	2,730.00	134.96
Maple Landscaping & Maintenance Ltd.	15,645.00	773.45
Murka Holdings Corp	4,305.00	212.83
New Kingston Granite & Marble Design Ltd.	210.00	10.38
New Supreme Building Solutions Inc.	7,180.00	354.96
Pacific Shower Doors	6,731.55	332.79
Planet Paving Ltd	1,470.00	72.67
RMC Ready Mix Ltd.	4,354.56	215.28
Shaban Hauling & Disposal	465.00	22.99
Standard Building Supplies	1,668.85	82.50
The Lighting Warehouse	3,973.54	196.44
	139,110.62	6,877.28

In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
4538 James St

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	4538 James St	67.24
Allied Ready Mix Concrete Limited	4538 James St	696.42
Arco Plumbing & Heating Ltd.	4538 James St	4,055.00
Burnaby Concrete Placing Ltd.	4538 James St	367.50
E3 Eco Group Inc.	4538 James St	682.50
F.A.F.A. Trucking Ltd.	4538 James St	45.20
Fontile Corporation Ltd	4538 James St	429.77
Global Carpets & Hardwood Ltd	4538 James St	16,535.00
Graybar Metal Works Ltd.	4538 James St	3,034.50
Groundwork Construction Cleaning	4538 James St	950.25
Jiffy John Rentals Ltd	4538 James St	102.25
Lai's Renovation	4538 James St	4,681.50
LS Vancouver Custom Glass Ltd.	4538 James St	3,089.10
M&A Painting Ltd	4538 James St	735.00
Murka Holdings Corp	4538 James St	6,168.75
New Supreme Building Solutions Inc.	4538 James St	2,582.50
Olympia Tile	4538 James St	90.19
Peretti Cabinetry & Countertops	4538 James St	6,186.04
Roger Fuchs	4538 James St	3,000.00
Standard Building Supplies	4538 James St	911.24
Universal Supply Co. Inc	4538 James St	446.88
		<u>54,856.83</u>

b) Distributions

Net Trust Fund Allocation

4,331.56

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	67.24	5.31
Allied Ready Mix Concrete Limited	696.42	54.99
Arco Plumbing & Heating Ltd.	4,055.00	320.19
Burnaby Concrete Placing Ltd.	367.50	29.02
E3 Eco Group Inc.	682.50	53.89
F.A.F.A. Trucking Ltd.	45.20	3.57
Fontile Corporation Ltd	429.77	33.94
Global Carpets & Hardwood Ltd	16,535.00	1,305.62

Graybar Metal Works Ltd.	3,034.50	239.61
Groundwork Construction Cleaning	950.25	75.03
Jiffy John Rentals Ltd	102.25	8.07
Lai's Renovation	4,681.50	369.66
LS Vancouver Custom Glass Ltd.	3,089.10	243.92
M&A Painting Ltd	735.00	58.04
Murka Holdings Corp	6,168.75	487.09
New Supreme Building Solutions Inc.	2,582.50	203.92
Olympia Tile	90.19	7.12
Peretti Cabinetry & Countertops	6,186.04	488.46
Roger Fuchs	3,000.00	236.88
Standard Building Supplies	911.24	71.95
Universal Supply Co. Inc	446.88	35.29
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	54,856.83	4,331.56
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**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 5561 Highbury St**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Jiffy John Rentals Ltd	5561 Highbury	232.69
Sen Western Wholesale Lumber Ltd	5561 Highbury	359.25
Standard Building Supplies	5561 Highbury	4,376.50
		<u>4,968.44</u>

b) Distributions

Net Trust Fund Allocation 58.18

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Jiffy John Rentals Ltd	232.69	2.72
Sen Western Wholesale Lumber Ltd	359.25	4.21
Standard Building Supplies	4,376.50	51.25
	<u>4,968.44</u>	<u>58.18</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
 Schedule of Claims and Distributions
 5911 Selkirk St**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
Arco Plumbing & Heating Ltd.	5911 Selkirk	5,040.00
B & B Roofing Ltd	5911 Selkirk	8,788.50
Burnaby Concrete Placing Ltd.	5911 Selkirk	682.50
Fencelink Construction Rentals	5911 Selkirk	94.40
Jiffy John Rentals Ltd	5911 Selkirk	193.54
O.J. Electric Ltd.	5911 Selkirk	32,727.19
		<u>47,526.13</u>

b) Distributions

Net Trust Fund Allocation

6,607.31

Creditor Name	Claim admitted (from section a)	Distribution amount \$
Arco Plumbing & Heating Ltd.	5,040.00	700.69
B & B Roofing Ltd	8,788.50	1,221.82
Burnaby Concrete Placing Ltd.	682.50	94.88
Fencelink Construction Rentals	94.40	13.12
Jiffy John Rentals Ltd	193.54	26.91
O.J. Electric Ltd.	32,727.19	4,549.89
	<u>47,526.13</u>	<u>6,607.31</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
6120 Crown St**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	6120 Crown	301.28
Coast Building Supplies Ltd	6120 Crown	1,213.00
Fontile Corporation Ltd	6120 Crown	3,337.82
Infinite Drywall Ltd	6120 Crown	5,718.30
Jones Plumbing and Heating	6120 Crown	7,321.75
Olympia Tile	6120 Crown	390.70
Sen Western Wholesale Lumber Ltd	6120 Crown	108.69
Universal Supply Co. Inc	6120 Crown	8,815.39
		<u>27,206.93</u>

b) Distributions

Net Trust Fund Allocation

318.61

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	301.28	3.53
Coast Building Supplies Ltd	1,213.00	14.20
Fontile Corporation Ltd	3,337.82	39.09
Infinite Drywall Ltd	5,718.30	66.96
Jones Plumbing and Heating	7,321.75	85.74
Olympia Tile	390.70	4.58
Sen Western Wholesale Lumber Ltd	108.69	1.27
Universal Supply Co. Inc	8,815.39	103.23
	<u>27,206.93</u>	<u>318.61</u>

**In the matter of the Trust Claim Settlement Program of Odenza Homes Ltd.
Schedule of Claims and Distributions
6233 Gibbons Dr**

a) Trust and lien claims admitted

Creditor Name	Project/Address	Claim admitted (\$)
A & B Tool Rentals	6233 Gibbons Drive	89.60
Allied Ready Mix Concrete Limited	6233 Gibbons Drive	892.64
Andrew Sheret Limited	6233 Gibbons Drive	105.59
Arco Plumbing & Heating Ltd.	6233 Gibbons Drive	30,240.00
B & B Roofing Ltd	6233 Gibbons Drive	1,884.75
Dynamite Concrete Pumping Ltd.	6233 Gibbons Drive	563.85
Fontile Corporation Ltd	6233 Gibbons Drive	10,400.58
Fraserview Insulation Ltd.	6233 Gibbons Drive	1,905.00
Global Carpets & Hardwood Ltd	6233 Gibbons Drive	28,077.00
GSS Rebar	6233 Gibbons Drive	1,278.00
Infinite Drywall Ltd	6233 Gibbons Drive	6,134.00
Jiffy John Rentals Ltd	6233 Gibbons Drive	444.83
Lai's Renovation	6233 Gibbons Drive	18,700.50
LS Vancouver Custom Glass Ltd.	6233 Gibbons Drive	4,446.75
Luxor Manufacturing	6233 Gibbons Drive	945.00
M&A Painting Ltd	6233 Gibbons Drive	16,015.00
Midland Appliance Ltd.	6233 Gibbons Drive	31,462.53
Murka Holdings Corp	6233 Gibbons Drive	17,034.67
Olympia Tile	6233 Gibbons Drive	153.17
Pebo Stones Corp.	6233 Gibbons Drive	21,787.50
Peretti Cabinetry & Countertops	6233 Gibbons Drive	787.50
Quality Door Sales Ltd	6233 Gibbons Drive	840.00
Richmond Building Supplies Co. Ltd.	6233 Gibbons Drive	1,932.21
RMC Ready Mix Ltd.	6233 Gibbons Drive	3,818.08
Roger Fuchs	6233 Gibbons Drive	1,880.00
Save More Plumbing & Lighting	6233 Gibbons Drive	446.88
Sen Western Wholesale Lumber Ltd	6233 Gibbons Drive	1,288.49
South Fraser Heating and Cooling Ltd.	6233 Gibbons Drive	7,348.43
Standard Building Supplies	6233 Gibbons Drive	8,119.12
SYNLawn Westcoast Ltd.	6233 Gibbons Drive	5,492.01
The Lighting Warehouse	6233 Gibbons Drive	14,504.00
Universal Supply Co. Inc	6233 Gibbons Drive	16,999.05
Westcan Plaster & Stucco Ltd	6233 Gibbons Drive	34,125.00
		<u>290,141.73</u>

b) Distributions

Net Trust Fund Allocation**10,641.05**

Creditor Name	Claim admitted (from section a)	Distribution amount \$
A & B Tool Rentals	89.60	3.29
Allied Ready Mix Concrete Limited	892.64	32.74
Andrew Sheret Limited	105.59	3.87
Arco Plumbing & Heating Ltd.	30,240.00	1,109.06
B & B Roofing Ltd	1,884.75	69.12
Dynamite Concrete Pumping Ltd.	563.85	20.68
Fontile Corporation Ltd	10,400.58	381.45
Fraserview Insulation Ltd.	1,905.00	69.87
Global Carpets & Hardwood Ltd	28,077.00	1,029.73
GSS Rebar	1,278.00	46.87
Infinite Drywall Ltd	6,134.00	224.97
Jiffy John Rentals Ltd	444.83	16.31
Lai's Renovation	18,700.50	685.85
LS Vancouver Custom Glass Ltd.	4,446.75	163.09
Luxor Manufacturing	945.00	34.66
M&A Painting Ltd	16,015.00	587.36
Midland Appliance Ltd.	31,462.53	1,153.90
Murka Holdings Corp	17,034.67	624.75
Olympia Tile	153.17	5.62
Pebo Stones Corp.	21,787.50	799.06
Peretti Cabinetry & Countertops	787.50	28.88
Quality Door Sales Ltd	840.00	30.81
Richmond Building Supplies Co. Ltd.	1,932.21	70.86
RMC Ready Mix Ltd.	3,818.08	140.03
Roger Fuchs	1,880.00	68.95
Save More Plumbing & Lighting	446.88	16.39
Sen Western Wholesale Lumber Ltd	1,288.49	47.26
South Fraser Heating and Cooling Ltd.	7,348.43	269.51
Standard Building Supplies	8,119.12	297.77
SYNLawn Westcoast Ltd.	5,492.01	201.42
The Lighting Warehouse	14,504.00	531.94
Universal Supply Co. Inc	16,999.05	623.45
Westcan Plaster & Stucco Ltd	34,125.00	1,251.55
	<u>290,141.73</u>	<u>10,641.05</u>

APPENDIX J

Summary of Professional Accounts for the TCSP

Odenza Homes TCSP
Summary of Professional Accounts¹
As at September 16, 2018

Firm	Fees	Advances	Discount²	Outstanding
	\$	\$	\$	\$
G. Powroznik Group Inc.				
Claims Administrator	895,711.17	- 775,000.00		120,711.17
Trustee	115,700.00		- 95,279.35	20,420.65
BLG LLP	431,591.65	- 406,508.16		25,083.49
GD Law	119,376.98	- 95,997.56		23,379.42
TOTALS	1,562,379.80	- 1,277,505.72	- 95,279.35	189,594.73

Notes:

¹ The figures include professional fees, disbursements and taxes. A full breakdown will be provided on taxation.

² The Claims Administrator and Trustee are providing a courtesy discount to enable a distribution to the Trust and Lien Claimants of \$100,000.