

**IN THE MATTER OF THE RECEIVERSHIP OF
Louise Block Limited Partnership
by its general partner Louise Block Capital Corp.**

FORM 87

**NOTICE AND STATEMENT OF THE RECEIVER
(Subsection 245(1) of the Bankruptcy and Insolvency Act (Canada))**

THE RECEIVER GIVES NOTICE AND DECLARES THAT:

1. On the 8th day of May, 2020, the undersigned, MNP Ltd. became the Receiver and Manager (the "**Receiver**") in respect of Lands and Premises and all personal property used in the business affairs carried on at the Land and Premises of Louise Block Limited Partnership by its general partner Louise Block Capital Corp., (the "**insolvent person**"), and which is described below:

Description	Estimated Value
Cash	\$ 1,380
Accounts Receivable	Unknown
Inventory	Unknown
Real Property	3,030,000
Equipment	Unknown
Prepays	Unknown
Other	Unknown
	<u>Unknown</u>

NOTES:

- a. Legal description of the Real Property is set out in the Receivership Order
 - b. Real Property value was obtained from City of Calgary 2020 property tax assessed value and does not necessarily reflect market value
 - c. All assets are subject to registered security interests. The Receiver has not yet obtained a legal opinion as to the validity and enforceability of these security agreements.
2. We became a Receiver by virtue of an Order granted by the Court of Queen's Bench of Alberta (the "**Court**") on March 20, 2020 and effective May 8, 2020 upon filing a Termination Certificate with the Clerk of the Court.
 3. The undersigned took possession or control of the Real Property described above on May 8th, 2020.
 4. The following information relates to the receivership appointment:
 - a) Addresses of insolvent person:

Registered & Records Address
400, 630 – 8th Avenue SW
Calgary, AB T2P 1G6

- b) Principal line of business:
Lessor of commercial property
- c) Location(s) of business:
1018 Macleod Trail SE
Calgary, AB
- d) Amount owed by insolvent person to each creditor who holds security on the Assets described above:

Charge Holders	Charge	Amount
Vancity Community Investment Bank	Mortgage and GSA	\$ 2,913,414
7 Construction Inc.	Builder's Lien	32,605
City of Calgary	Property Tax (2020)	59,716
Canada Revenue Agency	Statutory	Unknown
		<u>\$ Unknown</u>

- e) List of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is as follows:

As per list attached as Appendix "A"

- f) The intended plan of action of the Receiver during the Receivership, to the extent that such a plan has been determined, is as follows:

Secure Assets subject to Court Order;
Manage the business of the insolvent person;
Obtain current market valuation of Assets;
Market and sell Assets; and
Distribute proceeds in accordance with legal requirement.

- g) Contact person for the Receivership:

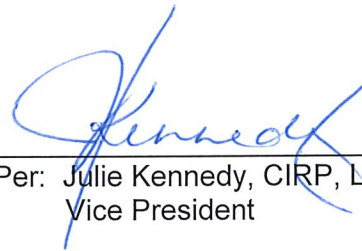
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MNP Ltd.
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1021 West Hastings Street
Vancouver, B.C. V6E 0C3
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- h) The Receiver will maintain and update a website for the receivership proceedings at: <https://mnpdebt.ca/en/corporate/Engagements/louise-block-first-street-plaza-macleod-place> where additional documents and reports can be found.

Dated at Vancouver, this 15th day of May, 2020.

MNP Ltd.

In its capacity as Receiver and Manager of
Louise Block Limited Partnership
by its general partner Louise Block Capital Corp.
and not in its personal capacity



Per: Julie Kennedy, CIRP, LIT
Vice President

Appendix A - List of Creditors

In the matter of the receivership of
Louise Block Limited Partnership

Name	Claim \$
12th Avenue Property General Partner Ltd, 12th Avenue Property Limited Partnership, TRL Capital Inc. c/o Pittman MacIsaac & Roy	Unknown
Aboe Lockworks Ltd.	236.25
Adler Firestopping Ltd	996.58
ADT Security Services Canada Inc.	275.63
Air Condition & Mechanical Maintenance L	6,633.92
Altus Group Limited	2,471.03
Analog Mechanical Ltd.	17,395.52
Camfil Canada Inc	295.86
CCS Contracting Ltd.	393.75
Eclipse Maintenance Services Ltd.	998.34
Enmax	883.60
GUNN Consultants Inc.	276.15
Japco Pest Control Ltd.	504.00
JLC Electric Ltd.	32,405.10
KBM Commercial Floor Coverings	35,213.85
Lazaro Renovation and Restoration Inc.	3,138.53
Nu-Mun Contracting Ltd.	6,114.81
Nu-Vue Glass Co., Ltd.	430.50
Park Place Manufacturing Ltd	25,088.70
Perfect Fit Plumbing	727.15
Reggin Industries Inc.	5,048.40
Stampede Elevator Inc.	640.50
Strategic Maintenance Ltd.	3,723.32
Strategic Realty Management Corp.	5,707.61
Tam Window Cleaning Ltd.	420.00
United Roofing Inc	2,625.00
Viking Fire Protection Inc.	610.65
Waste Connections of Canada Inc.	454.28

Total of unsecured creditors \$ 153,709.03
Total of secured and unsecured creditors \$ unknown