

COURT FILE NUMBER 2001-03925<sup>3</sup>

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

APPLICANT VANCITY COMMUNITY INVESTMENT BANK  
CONNECT FIRST CREDIT UNION LTD. and  
TREZ CAPITAL LIMITED PARTNERSHIP by its  
General Partner TREZ CAPITAL (2011)  
CORPORATION

RESPONDENTS FIRST STREET PLAZA (2006) LIMITED  
PARTNERSHIP by its general partner FIRST  
STREET PLAZA GP LTD.; LOUISE BLOCK  
LIMITED PARTNERSHIP by its general partner  
LOUISE BLOCK CAPITAL CORP.; MACLEOD  
PLACE LIMITED PARTNERSHIP by its general  
partner MACLEOD PLACE LTD.; RIAZ MAMDANI;  
and IEC LTD.



DOCUMENT **RECEIVER'S CERTIFICATE**

ADDRESS FOR SERVICE  
AND CONTACT  
INFORMATION OF PARTY  
FILING THIS DOCUMENT

Counsel

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**RECITALS**

- A. Pursuant to an Order of the Honourable Justice K.M. Horner of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "Court") dated March 20, 2020, MNP Ltd. was appointed as the receiver and manager (the "Receiver") of following land and premises, and all property used in the business or affairs carried on by Macleod Place Limited Partnership by its general partner Macleod Place Ltd. (together, the "Macleod Place Debtors"), Louise Block Limited Partnership by its general partner Louise Block Capital Corp., and First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd. (collectively, the "Debtors") at those lands and premises, namely:

Title #: 131062248

Legal Description:

PLAN 4269HS

BLOCK 1

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 5920 and 5940 Macleod Trail SW, Calgary, Alberta

Titleholder: Macleod Place Ltd.

Title #: 051392048

Legal Description:

PLAN "A"

BLOCK 72

LOTS 37 TO 40 INCLUSIVE

Civic Address: 1018 Macleod Trail SE, Calgary Alberta

Titleholder: Louise Block Capital Corp.

Title #: 071146388

Legal Description:

PLAN C

BLOCK 16

LOTS 21 TO 24

EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 138 – 4<sup>th</sup> Avenue SE, Calgary, Alberta

Titleholder: First Street Plaza GP Ltd.

- B. Pursuant to an Order of the Court dated February 24, 2021, the Court approved the agreement of purchase and sale made as of February 10, 2021 (the "Sale Agreement") between the Receiver and Macleod Place 1 & 2 Capital Corp., as general partner for and on behalf of Macleod Place 1 & 2 Limited Partnership (together, the "Purchaser") and provided for the vesting in the Purchaser of the Macleod Place Debtors' right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the satisfaction by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 4 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its nominee); and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Sale Agreement.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser (or its nominee) has satisfied and the Receiver has received the Purchase Price for the Purchased Assets payable or otherwise to be satisfied on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 4 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser (or its nominee); and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at 17 on March, 2021.

**MNP Ltd., in its capacity as Receiver  
of the undertakings, property and  
assets of the Macleod Place Debtors,  
and not in its personal capacity.**

Per: \_\_\_\_\_

**Name: Patty E. Wood**

**Title: Senior Vice President**