

COURT FILE NUMBER 2001-03925  
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 **SEALING, DISTRIBUTION AND APPROVAL ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT  
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**DATE ON WHICH ORDER WAS PRONOUNCED: February 24, 2021**  
**LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton**  
**NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice Shelley**

**UPON THE APPLICATION** by **MNP Ltd.** in its capacity as the Court-appointed receiver and manager (the "Receiver") of the 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.

for an order temporarily sealing the Second Confidential Report of the Receiver dated February 18, 2021 (the "Second Confidential Report"), approving the Receiver's fees and disbursements, approving the Receiver's activities, and approving the distribution of certain funds in the Receiver's possession to Canada Revenue Agency ("CRA") on account of a deemed trust claim pursuant to the *Excise Tax Act*, R.S.C. 1985, c. E-15, as amended;

**AND UPON HAVING READ** the Interim Receivership Order dated December 20, 2019 granted in Court of Queen's Bench of Alberta Court File No. 1901-18029 appointing Alvarez & Marsal Canada Inc. as interim receiver of the Debtors; the Receivership Order dated March 20, 2020 (the "Receivership Order"), the Second Report of the Receiver to Court, dated February 18, 2021 (the "Second Report"), the Second Confidential Report and the Affidavit of Service; **AND UPON** the approval and vesting order (the "AVO") having been granted on February 24, 2021 in the within proceeding; **AND UPON HEARING** the submissions of counsel for the Receiver, the Purchaser, Trez Capital Limited Partnership, Connect First Credit Union Ltd. and Vancity Community Investment Bank, no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

**IT IS HEREBY ORDERED AND DECLARED THAT:****ABRIDGEMENT OF TIME**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

**TEMPORARY SEALING**

2. Division 4 of Part 6 of the Alberta Rules of Court does not apply to this application.
3. The Second Confidential Report shall, until the filing of the Receiver's Closing Certificate (as defined in the AVO), be sealed and kept confidential, to be shown only to a Justice of the Court of Queen's Bench of Alberta, and accordingly, shall be filed with the Clerk of the Court who shall keep the Second Confidential Report in a sealed envelope, which shall be clearly marked "SEALED PURSUANT TO THE ORDER OF THE HONOURABLE JUSTICE SHELLEY DATED FEBRUARY 24, 2021."

**APPROVAL OF ACTIVITIES**

4. The Receiver's activities as set out in the Second Report, and the Statement of Receipts and Disbursements as attached to the Second Report, are hereby ratified and approved.

**PROFESSIONAL FEES**

5. The Receiver's fees and disbursements, as set out in the Second Report, are hereby approved without the necessity of a formal passing of accounts.
6. The fees and disbursements of the Receiver's legal counsel, McMillan LLP, as set out in the Second Report, are hereby approved without the necessity of a formal assessment of accounts.
7. The Receiver is authorized and directed to pay any and all amount of the Receiver and its legal counsel up to and subsequent to the date of this Order respecting accrued or accruing fees and disbursements.

**DISTRIBUTION**

8. The Receiver is authorized and directed to distribute the sum of \$43,634.57 to Canada Revenue Agency on account of its deemed trust claim in respect of unremitted goods and services tax

pursuant to the *Excise Tax Act*, RSC 1985, c. E-15, as amended, as described at paragraph 67 of the Second Report.

## SERVICE

9. Service of this Order shall be deemed good and sufficient by:

(a) Serving the same on:


- (i) the persons listed on the service list created in these proceedings;
- (ii) any other person served with notice of the application for this Order;
- (iii) any other parties attending or represented at the application for this Order;
- (iv) the Purchaser or the Purchaser's solicitors; and

(b) Posting a copy of this Order on the Receiver's website at:

<https://mnpdebt.ca/en/corporate/corporate-engagements/louise-block-first-street-plaza-macleod-place>

and service on any other person is hereby dispensed with.

10. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

  
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Justice of the Court of Queen's Bench of Alberta