

COURT FILE NUMBER	QBG 1076 of 2021
COURT	COURT OF QUEEN'S BENCH OF SASKATCHEWAN IN BANKRUPTCY AND INSOLVENCY
JUDICIAL CENTRE	SASKATOON
IN THE MATTER OF THE DIVISION I PROPOSAL OF	CANADIAN DEVELOPMENT STRATEGIES INC., 1143402 ALBERTA LTD., CROSSROADS ONE INC., 1216699 ALBERTA LTD., OAK AND ASH FARM LTD., 2061778 ALBERTA LTD., LORI RUNZER AND DEAN RUNZER
DOCUMENT	TENTH REPORT OF THE PROPOSAL TRUSTEE, MNP LTD., DATED MARCH APRIL 26, 2023
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	W Law LLP Attention: Mike Russell Suite 300, 110 21 st St. E Saskatoon, SK S7K 0B6 Phone: 306.244.2242 Counsel to the Proposal Trustee, MNP Ltd.

Introduction and Purpose of the Report

1. Canadian Development Strategies Inc. ("**CDSI**"), 1143402 Alberta Ltd. ("**114**"), Crossroads One Inc. ("**Crossroads**"), 1216699 Alberta Ltd. ("**121**"), Oak and Ash Farm Ltd. ("**Oak and Ash**") and 2061778 Alberta Ltd. ("**206**") (collectively referred to as the "**FireSong Group**") each filed a Notice of Intention to Make a Proposal ("**NOI**") on September 29, 2021, and MNP Ltd. consented to act as proposal Trustee. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
2. Lori Runzer and Dean Runzer (the "**Runzers**"), both of whom are directors and shareholders of the FireSong Group (hereinafter referred to in this capacity as "**Management**"), also filed NOIs in their personal capacities on September 30, 2021, and MNP Ltd. consented to act as proposal Trustee for each. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
3. The Trustee has prepared the Trustee's Tenth Report to Court (the "**Tenth Report**") for the purpose of seeking an order directing the release of the proceeds related to the Pioneer Financing held in trust with the Trustee's counsel.
4. The Tenth Report should be read in conjunction with the Trustee's Fifth Report to Court dated June 30th, 2022 (the "**Fifth Report**"), and the Supplement to the Trustee's Fifth Report to Court dated July 7, 2022 (the "**Supplemental Report**").
5. All capitalized items not defined in the Tenth Report have the same meaning as defined in the Fifth Report and the Supplemental Report.

Pioneer Financing Proceeds

6. In accordance with the Fifth Report, and by Order of the Court dated December 22, 2021 (the "**December Order**"), the Trustee was required to review the circumstances surrounding the

Trust Declaration whereby 114 (as Trustee) agreed to hold legal title to the Cranbrook Property in trust for Benjamin Runzer.

7. As of the date of the 114 NOI filing, title to the Cranbrook Property remained in the name of 114. The review of the Trust Declaration was ordered so that a determination on entitlement to the remaining balance of the Pioneer Financing from the purchase of the Cranbrook Property (after the associated costs and mortgages were paid) could be made as between 114 and Benjamin Runzer.
8. As set out in the Supplemental Report, a review of the information supplied by Benjamin Runzer and/or 114 in support of the Trust Declaration resulted in the Trustee being unable to determine of the validity of the Trust Declaration as the information provided was not satisfactory in the circumstances.
9. As a result, and by further order of the Court dated July 14, 2022, the Court directed that the balance of the Pioneer Financing was to remain in trust with the Trustee's counsel pending further order of the Court. The amount of the Pioneer Proceeds held in trust as at the date hereof is \$39,949.58.
10. As of the date of the Tenth Report, Benjamin Runzer and/or 114 have had approximately 16 months to produce adequate information in support of the validity of the Trust Declaration and, despite repeated prompting and follow-up requests by the Trustee, they have failed to do so.
11. As of the date of the Tenth Report, the Trustee has not received adequate information relating to the Trust Declaration from Benjamin Runzer and/or 114 which would allow the Trustee to properly opine on its validity. Furthermore, the Trustee does not anticipate that any additional information is forthcoming which would allow the Trustee to make this determination at a later date.
12. 114 was subsequently deemed bankrupt on April 19, 2023.
13. Without evidence to the contrary, the Trustee is of the opinion and has determined that the Pioneer Financing is property of 114, given that 114 held legal title to the Cranbrook Property as of the date of filing the NOI.
14. Based on the foregoing, the Trustee is seeking an order of the Court directing the following:
 - a. a determination that the Pioneer Financing is property of 114; and,
 - b. approving payout of the Pioneer Financing, which will cause the Pioneer Financing to become subject to the administrative charge of the restructuring professionals granted previously in these proceedings.

All of which is respectfully submitted on this 26th day of April 2023.

MNP Ltd.

In its capacity as Trustee in the Division I Proposal of
**Canadian Development Strategies Inc., 1143402 Alberta Ltd., Oak and Ash Farms Ltd.,
2061778 Alberta Ltd., Lori Runzer and Dean Runzer**
and not in its personal capacity



Per: Karen Aylward, CIRP, Licensed Insolvency Trustee
Vice President