

COURT FILE NUMBER **2303-07739**
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF /
APPLICANT ADDENDA CAPITAL INC.



DEFENDANTS /
RESPONDENTS 112 STREET NW EDMONTON PARTNERS LP
BY ITS GENERAL PARTNER 112 STREET
NW EDMONTON PARTNERS GP INC., 112
STREET NW EDMONTON PARTNERS GP
INC., and CANDEREL ENTERPRISES INC.

DOCUMENT **AFFIDAVIT**

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION
OF PARTY FILING
THIS DOCUMENT Jack R. Maslen / Myles Fish
Borden Ladner Gervais LLP
1900, 520 – 3rd Avenue SW
Calgary, AB T2P 0R3
Telephone: (403) 232-9790 / 9764
Facsimile: (403) 266-1395
Email: jmaslen@blg.com / mfish@blg.com
File No. 292493.000083

AFFIDAVIT OF JENNIFER GORRIE

SWORN ON MAY 8, 2023


I, Jennifer Gorrie, of the City of Calgary, in the Province of Alberta, Legal Assistant, MAKE OATH AND SAY THAT:

1. I am a Legal Assistant employed by the law firm Borden Ladner Gervais LLP (“**BLG**”), counsel to the Plaintiff/Applicant, Addenda Capital Inc. (“**Addenda**”), and as such I have personal knowledge of the matters hereinafter deposed to, except where stated to be upon information and belief and where so stated, I believe the same to be true.

2. I am informed by Myles Fish, counsel for Addenda, and do verily believe that, on May 8, 2023, Canderel Management (West) Inc. ("**Canderel Management**") served Addenda with a notice of termination of Canderel Management's property management contract with respect to the office building located on the Mortgaged Lands (as defined in Addenda's Application for Receiver, filed May 2, 2023 in this Action). Attached hereto and marked as **Exhibit "A"** is a true copy of the email and notice of termination sent by Canderel Management.

3. I swear this Affidavit in support of Addenda's Application for Receiver and for no improper purpose.

SWORN BEFORE ME at Calgary, Alberta, this)
8th day of May, 2023.)



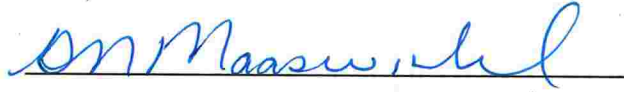
A Commissioner for Oaths in and for Alberta)



JENNIFER GORRIE)

DEBORAH NORINE MAASWINKEL
Expiry Date September 24, 2025

This is Exhibit "A" referred to
in the Affidavit of Jennifer Gorrie
Sworn before me this 8th day of May 2023.



A Commissioner for Oaths in and for Alberta

DEBORAH NORINE MAASWINKEL
Expiry Date September 24, 2025

Gorrie, Jennifer

From: Ardi Pradana <a.pradana@addendacapital.com>
Sent: May 8, 2023 2:35 PM
To: Maslen, Jack; Fish, Myles
Cc: Adam Kot
Subject: FW: Compass Place - Termination of PMA
Attachments: Manager - Notice of Compass Place PMA Termination (May 8th, 2022).pdf

[External / Externe]

Hi Jack and Myles,

Please see attached.



Ardi Pradana, CFA
Manager, Commercial Mortgages
a.pradana@addendacapital.com
T. 306-994-6539

1874 Scarth Street, Suite 1900, Regina (SK) S4P 4B3
addendacapital.com

From: Bryce Margetts <BMargetts@canderel.com>
Sent: May 8, 2023 1:30 PM
To: Adam Kot <a.kot@addendacapital.com>; Savvas Pallaris <s.pallaris@addendacapital.com>
Cc: Jonathan Wener <wenerj@canderel.com>; Brett Miller <bmillier@canderel.com>; Ben Rogowski <BRogowski@canderel.com>; Andrejs Mistiuk <amistiouk@canderel.com>; Pete Morrish <pete@canadaicivancouver.com>
Subject: RE: Compass Place - Termination of PMA

Dear Adam and Savvas,

Please find attached notice that Canderel Management (West) Inc. has served notice to terminate its property management contract on Compass Place to the current partnership 112 Street NW Edmonton Partners.

We will do our best to provide an orderly transition over the next 60 days.

Regards, Bryce



Bryce Margetts
Senior Vice-President, Investment & Development, Western Canada

Canderel
bmargetts@canderel.com
T +1 604-639-5987, ext. 7201
D +1 604 639-5988
C +1 604 808-6506

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Notice of Termination of Property Management Agreement

May 8th, 2023

Personal Delivery with a copy by Electronic Mail

To: 112 STREET NW EDMONTON PARTNERS GP INC. (the "Owner")

400, 2695 Granville Street
Vancouver, BC V6H 3H4
Attention: Bryce Margetts
Facsimile: (604) 738-1948
BMargetts@canderel.com

With a copy to:

2000 Peel Street, Suite 900
Montreal Quebec H3A 2W5
Attention: General Counsel
Facsimile: (514) 282-8074

RE: Management agreement (the "**Agreement**") dated August 9th, 2012 between the Owner, as registered owner of the lands municipally known as 10050- 112 Street, Edmonton, Alberta (the "**Property**") and Humford Management Inc. (name predecessor to Canderel Management (West) Inc.) as property manager (the "**Manager**")

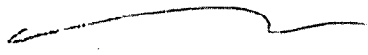
AND RE: Notice of Termination of the Agreement

This notice in writing is being delivered in accordance with the Agreement.

The Manager hereby provides its written notice that the Agreement is terminated in accordance with Section 4(c)(iii) with such termination effective as of the date that is sixty (60) days following the date of this written notice.

CANDEREL MANAGEMENT (WEST) INC.


Per:


Name: Ben Rogowski
Title: ASO

The Owner hereby acknowledges receipt of the written notice of the termination of the Agreement as of the date first written above.

112 STREET NW EDMONTON PARTNERS
GP INC.

Per:


Name: CHARLES FLITKEN
Title: AUTHORIZED REPRESENTATIVE