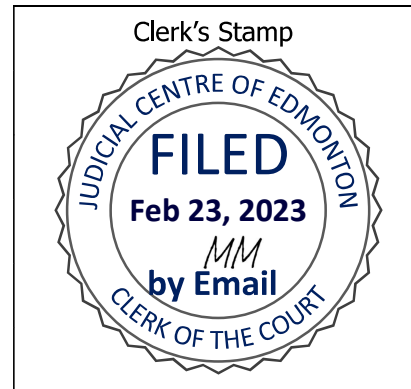


COURT FILE NO. 2203 19336
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON



PLAINTIFFS MIKE PRIESTNER REAL ESTATE INC. and MPRE GP DEV INC.
DEFENDANTS 2399430 ALBERTA LTD., 2399449 ALBERTA LTD., TURNIP HOMES INC., and HENOK KASSAYE

DOCUMENT **ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	McLENNAN ROSS LLP 600 West Chambers 12220 Stony Plain Road Edmonton, AB T5N 3Y3	Lawyer: Ryan Trainer, Telephone: 780-482-9153 Fax: 780-733-9790 Email: ryan.trainer@mross.com File No.: 20225092
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DATE ON WHICH ORDER WAS PRONOUNCED: February 21, 2023

LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Mr. Justice G.S. Dunlop

UPON THE APPLICATION of MNP Ltd. in its capacity as Court-appointed Receiver (the "Receiver") of the 2399430 Alberta Ltd. and 2399449 Alberta Ltd.; **AND UPON HAVING READ** the Application, the Receivership Order granted December 13, 2022, and the Receiver's First Report to the Court dated February 10, 2023 (the "First Report"), filed; **AND UPON HEARING** the submissions of counsel for the Receiver and all other interested parties;

IT IS HEREBY ORDERED THAT:

1. Service of the application and materials in support thereof are deemed good and sufficient on all interested parties and the time for service is abridged to the time actually given.
2. The Receiver's activities, conduct and actions as set out in the First Report are ratified and approved.
3. The Receiver is authorized to assign 2399430 Alberta Ltd. ("**430 Alberta**") and 2399449 Alberta Ltd. ("**449 Alberta**") (collectively the "**Companies**") into bankruptcy pursuant to section 49 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3.

4. The Companies and Henok Kassaye ("**Kassaye**") are required to provide the Receiver with the following information within 20 business days of the date of this Order:
 - (a) a summary of any amounts paid directly to Kassaye or related parties during the 2022 calendar year by the Companies;
 - (b) an accounting or explanation in writing for each and every transaction listed in the Companies' bank statements for ATB accounts 00270163478 and 00270176678 (collectively the "**Accounts**") from the date the Accounts were opened to December 20, 2022;
 - (c) an explanation and any supporting correspondence to-date with EPCOR regarding the power and water utility bill (Account #34452751) for the property municipally described 10053 Jasper Avenue NW, Edmonton, Alberta ("**Jasper Ave**");
 - (d) the floorplans or drawings for Jasper Ave;
 - (e) the Building Construction Assessment Report, Environmental Site Assessment Report, floorplans or drawings and Real Property Report for the property municipally described as 10507 Saskatchewan Drive NW, Edmonton, Alberta ("**Sask Drive**");
 - (f) an explanation of whether Turnip Homes Ltd. is seeking to remain in the Sask Drive property;
 - (g) an explanation or timeline on when the Companies will be getting Fawkes Doughnuts, a current tenant of Sask Drive, into their leased space in the Saddlery Building and information as to who will be paying market rent for the space occupied by Fawkes Doughnuts;
 - (h) the Building Construction Assessment Report for the property municipally described as 10315 109 Street NW, Edmonton, Alberta; and
 - (i) the Real Property Report for the property municipally described as 10503 81 Avenue NW, Edmonton, Alberta.
5. 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; and

- (iv) Posting a copy of this Order on the Receiver's website at <https://mnpdebt.ca/en/corporate/corporate-engagements/2399430-alberta-ltd-and-2399449-alberta-ltd>.

6. Rule 9.4.2(c) is hereby invoked.



The Honourable Mr. Justice G.S. Dunlop
Justice of the Court of King's Bench of Alberta