

**FORM 87**

**NOTICE AND STATEMENT OF RECEIVER**

Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*

**IN THE MATTER OF THE RECEIVERSHIP OF  
CENTRE ELEVEN CAPITAL CORP AND CENTRE ELEVEN LIMITED PARTNERSHIP**  
of the City of Calgary, in the Province of Alberta

**THE RECEIVER GIVES NOTICE AND DECLARES THAT:**

On February 13, 2020, the Court of Queen's Bench of Alberta granted an Order (the "Receivership Order") appointing MNP Ltd. as Receiver (the "Receiver") over the following property of Centre Eleven Capital Corp and Centre Eleven Limited Partnership (collectively, "Centre Eleven"):

1. Lands municipally located at 1121 – Centre St. NW in Calgary (the "Centre Street Property");
2. Lands municipally described as 110 – 10 Ave NW in Calgary (the "10 Ave Property"); and
3. All of the current and future assets and undertakings and properties of every nature and kind whatsoever of Centre Eleven situated on the Centre Street Property and the 10 Ave Property including all proceeds thereof (collectively, the "Property").

A copy of the Receivership Order can be found on the Receiver's website at

<https://mnpdebt.ca/en/corporate/Engagements/centre-eleven-capital-corp-and-centre-eleven-limited-partnership>

**BACKGROUND**

Centre Eleven Limited Partnership was a limited partnership formed under the laws of Alberta on October 30, 2006. Centre Eleven Capital Corp was incorporated under the *Alberta Business Corporations Act* on October 10, 2006. Both entities were owned by the Strategic Group of Companies that held real estate throughout Calgary and Alberta generally. Alvarez & Marsal Canada Inc. ("A&M") acts as Interim Receiver for the Strategic Group of Companies pursuant to an Order granted on December 19, 2019. MCAP Financial Limited Partnership ("MCAP") is the first secured creditor over the Property. In order for MCAP to advance its claims over the Property, a separate receivership appointment was made to allow the Receiver to conduct an independent sale process for the Property.

**ASSETS**

Following its appointment, the Receiver took possession and control of the Property. The Receiver notes as follows with respect to the Property:

1. All of the Property is subject to registered security interests. The Receiver has not yet obtained a legal opinion as to the validity and enforceability of these security agreements.
2. The Centre Street Property consists of a five-story office building that is currently leased to four tenants, with a 92-stall underground parking garage that it shares with the 10 Ave Property.
3. The 10 Ave Property is a two-story commercial property that is currently leased to one tenant.
4. One floor in the Centre Street Property is currently vacant and will be marketed for lease by Colliers International, who is engaged as the Receiver's property manager.
5. The main floor of the 10 Ave Property is currently unoccupied, but subject to a lease agreement arrangement with the current 10 Ave Property tenant for additional space.
6. The additional assets located at the Property comprised mainly the buildings' operating equipment such as boilers, HVAC units, and air circulation systems.

#### **CREDITORS**

The Receivership Order was granted pursuant to an application by MCAP, who is owed approximately \$10.3 million pursuant to a mortgage facility. In addition to MCAP, the following creditors have registered interests that appear in searches of the Alberta personal property registry or on title for the Centre Street Property or the 10 Ave Property:

1. Nu-mun Contracting Ltd., a builder's lien,
2. Perfect Fit Plumbing & Mechanical Inc., a builder's lien, and
3. The Interim Receivership Order in favor of A&M.

In addition to MCAP, the books and records of Centre Eleven suggest that they have unsecured creditors with claims of approximately \$230,100. A listing of known creditors is attached.

#### **PLAN OF ACTION**

The Receiver is working with A&M on the transition of the books and records for Centre Eleven. The Receiver has issued a request for proposal ("RFP") to several commercial real estate brokers to list and market the Property for sale. The RFP has a deadline of February 25, 2020 with the marketing process to begin immediately thereafter. Any corresponding sale(s) will be subject to Court approval.

The contact person for the Receiver is as follows:

MNP Ltd.  
1500, 640 – 5<sup>th</sup> Avenue SW  
Calgary, AB T2P 3G4  
Rick.anderson@mnp.ca

**Attention: Rick Anderson**

This Notice is provided for information purposes only. The Receiver has not yet implemented a process to deal with creditors' claims and, as such, no further action is required by creditors at this time. Further information with respect to the receivership proceedings will be posted to the Receiver's Website as it becomes available.

Dated at Calgary, Alberta this 21<sup>st</sup> day of February 2020.

MNP Ltd. in their capacity as the Receiver and Manager  
for Centre Eleven Capital Corp. and Centre Eleven  
Limited Partnership. and not in its personal or corporate  
capacity



Vanessa Allen, B. Comm, CIRP, LIT  
Senior Vice President

**IN THE MATTER OF THE RECEIVERSHIP OF CENTRE ELEVEN CAPITAL CORP AND CENTRE ELEVEN LIMITED PARTNERSHIP  
CREDITOR LISTING**

<b>Secured Creditors</b>	<b>Address</b>	<b>City</b>	<b>Prov.</b>	<b>Postal Code</b>	<b>Amount</b>
Computershare Trust Company of Canada c/o MCAP Financial Limited Partnership	400, 200 King Street W	Toronto	ON	M5H 3T4	\$ 10,359,974
<b>Total Secured creditors</b>					<u>\$ 10,359,974</u>

<b>Unsecured Creditors</b>	<b>Address</b>	<b>City</b>	<b>Prov.</b>	<b>Postal Code</b>	<b>Amount</b>
Aboe Lockworks Ltd.	1308 Centre St N	Calgary	AB	T2E 2R7	\$109
Air Condition & Mechanical Maintenance L	141, 2750 3 Ave NE	Calgary	AB	T2A 2L5	43,713
Altus Group Limited	126 Don Hillock Drive	Aurora	ON	L4G 0G9	3,986
Camfil Canada Inc	2785 Francis-Hughes Ave	Laval	QC	H7L 3J6	2,067
CCS Contracting Ltd.	18039, 114 Ave	Edmonton	AB	T5S 1T8	111,929
Chem-Aqua	PO Box 2413T	Toronto	ON	M5W 2K6	650
CRA - GST	9755 King George Blvd	Surrey	BC	V3T 5E1	-
CRA - Source deductions	9756 King George Blvd	Surrey	BC	V3T 5E2	1
Goodbye Graffiti Calgary	Bay G, 1155 44 Ave SE	Calgary	AB	T2G 4X4	467
GUNN Consultants Inc.	166 1020 Mainland St	Vancouver	BC	V6B 2T5	552
Japco Pest Control Ltd.	1550, 246 Stewart Green SW	Calgary	AB	T3H 3C8	499
JLC Electric Ltd.	7, 215 39 Ave NE	Calgary	AB	T2E 7E3	1,122
Kydrid Door Systems Inc.	903 28 St NE	Calgary	AB	T2A 7X1	3,553
Lazaro Renovation and Restoration Inc.	127 Seagreen Way	Chestermere	AB	T1X 0E8	21,440
Madden Matthews Engineering Ltd.	401, 234 5149 Country Hills Blvd	Calgary	AB	T3A 5K8	6,300
Minister of Finance	9811 - 109 Street 6 floor	Edmonton	AB	T5K 2L5	-
Nu-Mun Contracting Ltd.	Bay 7, 4312 Ogden Road SE	Calgary	AB	T2G 4V3	1,557
Perfect Fit Plumbing	6020 3 St SE	Calgary	AB	T2H 1K2	2,947
Quality Maintenance Inc.	264 Riverbend Dr SE	Calgary	AB	T2C 3X8	620
Strategic Maintenance Ltd.	400, 630 8 Ave SW	Calgary	AB	T2P 1G6	9,208
Strategic Realty Management Corp.	400, 630 8 Ave SW	Calgary	AB	T2P 1G6	13,378
Tam Window Cleaning Ltd.	4820 8 Ave SE	Calgary	AB	T2A 0A9	2,993
Viking Fire Protection Inc.	1935 Lionel-Bertrand Blvd	Boisbriand	QC	J7H 1N8	2,613
Waste Connections of Canada Inc.	285122 Bluegrass Drive	Rocky View	AB	T1X 0P5	419
WCB	PO Box 2415	Edmonton	AB	T5J 2S5	-
<b>Total unsecured creditors</b>					<u>\$230,123</u>