

COURT FILE NUMBER 2303 06910
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF SERVUS CREDIT UNION LTD.
DEFENDANTS CHATEAU INN LTD., BECA
INTERNATIONAL LTD., ALBERT
DAVID MESSIER, and JOHN or
JANE DOE as the Litigation
Representative of THE ESTATE OF
ALBERT DAVID MESSIER,
deceased.

DOCUMENT

AFFIDAVIT OF RECIEVER

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT

Dentons Canada LLP
Suite 2500 Stantec Tower
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Edmonton, AB T5J 0K4
Attention: Dean Hitesman/Kurtis Letwin
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Solicitors for the Receiver, MNP Ltd.

AFFIDAVIT OF ERIC SIRRS

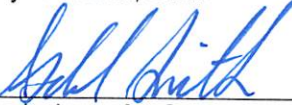
Sworn on March 5, 2024

I, Eric Sirrs, of the City of Edmonton, Province of Alberta, Licensed Insolvency Trustee, MAKE OATH AND SAY THAT:

- 1) I am a Senior Vice President and Licensed Insolvency Trustee at MNP Ltd., the Court Appointed Receiver of Chateau Inn Ltd. (referred to herein as the "Company") (hereinafter the "Receiver") and as such I have personal knowledge of the matters hereinafter deposed to except where stated to be based upon information and belief.
- 2) On February 7, 2024 Justice T. Neilson granted an Order for, *inter alia*, final distribution and discharge of the Receiver (hereinafter the "Discharge Order") which provided, among other things, that the Receiver is authorized and directed to make a distribution of the final funds available in the Receivership estate, inclusive of final professional fees.
- 3) I confirm that the items outlined in the Discharge Order have been completed and that the available funds have been distributed in accordance with paragraph 7 of the Discharge Order.

- 4) I am of the opinion that the administration of the Receivership of the Company has been completed. A copy of the Receiver's Final Report and Final Statement of Receipts and Disbursements is attached to this Affidavit as **Exhibit A**.
- 5) I make this Affidavit in support of the discharge of the Receiver, pursuant to paragraph 10 of the Discharge Order granted by Justice T. Neilson on February 7, 2024.

SWORN BEFORE ME at Edmonton, Alberta, this)
5th day of March, 2024)



(Commissioner for Oaths in and for the Province)
of Alberta)



Eric Sirrs


ISOBEL NICOLE SMITH
A Commissioner for Oaths
in and for Alberta
My Commission expires **August 31, 2024**
Appointee No. 0764665

District of Alberta
Division No: 01-Edmonton
Court No: 24-116305
Estate No: 24-116305

This is Exhibit " A " referred to in the
Affidavit of

ERIC SIRRS

Sworn before me this 5th day
of MARCH A.D., 2024


A Commissioner for Oaths in and for
the Province of Alberta

**RECEIVER'S FINAL REPORT
[Subsection 246(3)]**

**IN THE MATTER OF THE RECEIVERSHIP OF
CHATEAU INN LTD.**

ISOBEL NICOLE SMITH

A Commissioner for Oaths
in and for Alberta

My Commission expires August 31, 2024
Appointee No. 0764665

Attached is the Final Statement of Receipts and Disbursements.

The Estate has been fully administered.

Dated at the City of Edmonton, in the province of Alberta, on March 5, 2024.

MNP Ltd.

In its capacity as Receiver of

CHATEAU INN LTD.

And not in its personal capacity



Per: Eric Sirrs, CIRP, LIT

Chateau Inn Ltd. - Receivership
Receiver's Final Statement of Receipts and Disbursements
For the period April 28, 2023 to March 5, 2024

	April 28, 2023 to January 19, 2024 (\$)		April 28, 2023 to March 5, 2024 (\$)
RECEIPTS:			
Cash on Hand (1)	-	-	32,376.20
Revenue	1,400,495.53	-	1,400,495.53
Sale of Property	5,200,000.00	-	5,200,000.00
Miscellaneous Deposits	1,581.50	3,849.94	5,431.44
Interest	4,511.76	13,241.83	17,753.59
TOTAL RECEIPTS:	6,574,212.59	17,091.77	6,591,304.36
DISBURSEMENTS:			
Bank/Merchant Fees	26,727.50	50.00	26,777.50
Business Tools	8,368.61	-	8,368.61
Appraisal	3,885.00	-	3,885.00
Filing Fees	75.30	-	75.30
Operating Expenses (2)	172,969.73	612.72	173,582.45
GST Remitted	57,737.84	1,366.16	59,104.00
Repairs and Maintenance	11,317.07	-	11,317.07
Food Supplies	89,036.51	-	89,036.51
Franchise Fees	173,568.92	-	173,568.92
Legal Fees	43,116.94	6,777.32	49,894.26
Utilities	138,527.57	-	138,527.57
Insurance	14,170.58	-	14,170.58
Property Taxes	18,807.97	-	18,807.97
Loan Payment (3)	11,060.00	-	11,060.00
Employee Benefits	1,151.50	-	1,151.50
Payroll	276,984.33	-	276,984.33
Payroll Source Deductions	81,837.93	16,585.77	98,423.70
Licenses	200.00	-	200.00
Provincial Taxes - Alberta Government	31,761.53	-	31,761.53
Realtor Commission	163,800.00	-	163,800.00
Distribution to Secured Creditor	4,000,000.00	1,137,800.75	5,137,800.75
Receiver's Fees and Disbursements	58,651.93	11,736.00	70,387.93
Post Closing Adjustments	30,618.88	-	30,618.88
Service Canada (WEPPA)	-	2,000.00	2,000.00
TOTAL DISBURSEMENTS:	5,414,375.64	1,176,928.72	6,591,304.36
Excess of Receipts over Disbursements	1,159,836.95	-	0.00

Notes:

- (1) Cash on Hand represents balance drawn in operating line.
- (2) Operating expenses include payments in relation to petty cash, security services, office supplies, cleaning supplies, employee reimbursements and other expenses.
- (3) Service Credit loan (account number 12032124 - loan 4).