

Clerk's stamp:

COURT FILE NUMBER

2303-12261

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

KV CAPITAL INC.

DEFENDANTS

JASPER SUMMERLEA SHOPPING CENTER LTD. and JUDY CHEN

DOCUMENT

FOURTH REPORT TO THE COURT OF MNP LTD. IN ITS CAPACITY AS RECEIVER AND MANAGER OF JASPER SUMMERLEA SHOPPING CENTER LTD.

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Receiver:

MNP Ltd.
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Edmonton, AB, Canada T5J 3G1
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kristin.gray@mnp.ca

Counsel:

Parlee McLaws LLP
1700 Enbridge Centre
10175 – 101 Street
Edmonton, AB, Canada T5J 0H3
Attention: Steven A. Rohatyn
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srohatyn@parlee.com



**IN THE MATTER OF THE RECEIVERSHIP OF
JASPER SUMMERLEA SHOPPING CENTER LTD.**

TABLE OF CONTENTS

PURPOSE OF REPORT2

THE 128 STREET PROPERTY AND CHEN PROPERTIES2

Appendices

- A. A copy of the Realtor.ca listing for the 128 Street Property
- B. A copy of the Realtor.ca listing for one of the Chen Properties.

PURPOSE OF REPORT

1. This is the Receiver's Fourth report to Court regarding the administration of the estate of the Company (the "**Fourth Report**"). This Fourth Report should be read in conjunction with the Receiver's First report to Court dated January 12, 2024, the Receiver's Second report to Court dated January 16, 2024 (the "**Second Report**"), and the Receiver's Third report to Court dated January 17, 2024 (the "**Third Report**").
2. The purpose of this Fourth Report is to Update this Honourable Court with respect to the status of the 128 Street Property and Chen Properties as discussed and defined in the Second Report and Third Report.

THE 128 STREET PROPERTY AND CHEN PROPERTIES

3. The Receiver has become aware that the 128 Street Property and one of the Chen Properties were recently listed for sale (the "**Listed Properties**"). Details regarding the Listed Properties can be found below:

- (i) The 128 Street Property: 11026 128 Street NW, Edmonton, Alberta (legal description: Lot 6, Block 9, Plan RN60)

Realtor.ca listing: <https://www.realtor.ca/real-estate/26412654/11026-128-st-nw-edmonton-westmount>

A copy of the Realtor.ca listing is attached as **Appendix "A"**.

- (ii) One of the Chen Properties: 11506 77 Avenue NW, Edmonton, Alberta (legal description: Lot 24B, Block 12, Plan 1722537)

Realtor.ca listing: <https://www.realtor.ca/real-estate/26412653/11506-77-av-nw-edmonton-mckernan>


A copy of the Realtor.ca listing is attached as **Appendix "B"**.

4. The Receiver further notes, as at the date of this Fourth Report, that the other two Chen Properties do not appear to be publicly listed or available for sale.

All of which is respectfully submitted this 18th day of January 2024.

MNP Ltd.

Receiver of all current and future assets, undertakings, and properties of every nature and kind whatsoever of Jasper Summerlea Shopping Center Ltd.

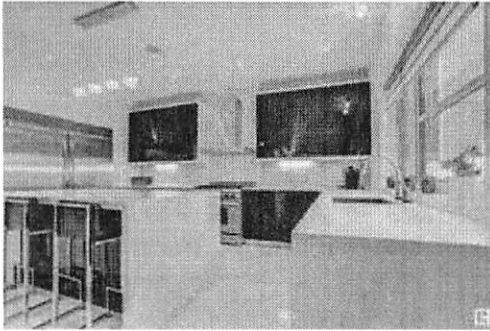
Per: 
Kristin Gray, CPA, CA, CIRP, LIT

Appendix A

A copy of the Realtor.ca listing for the 128 Street Property



REALTOR.ca



4 days ago

\$889,000

**11026 128 ST NW
Edmonton, Alberta
T5M0W6**

MLS® Number:
E4369758

5 
Bedrooms

5 
Bathrooms

Listing Description

Best Value in Westmount! This exquisitely finished 5 bedroom 5 bathroom home is sure to impress even the most discerning buyer. As you enter the home you are welcomed by a huge open living room with soaring ceilings (20 ft!), large windows, and a floor to ceiling stone surround fireplace. Private dining area is adjacent to your convenient walk-in pantry. Ultra modern kitchen offers SS Appliances, Commercial Gas Stove, Kenmore Elite Wall Freezer and Fridge, Large Island, additional dining area, and Family Room. Large deck off rear of main floor to enjoy your sunny west facing backyard. The extra wide hardwood and glass railing leads to your upper floor. Primary bedroom 1 features a gorgeous ensuite with large soaker tub and WI steam shower. Primary bedroom 2 has its own 4 pce bath and WIC. 3rd bed, Laundry room and 4th bathroom complete this floor. Fully developed Basement features a Theatre Room/Gym 2 additional bedrooms and a Full bath . Beautifully landscaped yard, Triple garage WELCOME HOME! (30782412)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage	Neighbourhood Name	Title
277 m2	Westmount	Freehold
Built in	Parking Type	Time on REALTOR.ca
2015	Detached Garage	4 days

Legal Description

Plan :- RN60 Block :- 9 Lot :- 6

Building

Bathrooms

Total	Partial
5	1

Interior Features

Appliances Included	Basement Type
Dishwasher, Dryer, Freezer, Garage door opener remote(s), Garage door opener, Hood Fan, Humidifier, Intercom, Microwave, Refrigerator, Gas stove(s), Washer, Window Coverings	Full (Finished)

Building Features

Style	Square Footage	Building Amenities
Detached	277 m2	Ceiling - 10ft, Ceiling - 9ft

Heating & Cooling

Heating Type
Forced air

Neighbourhood Features

Community Features

Public
Swimming
Pool

Amenities Nearby

Public Transit,
Schools,
Shopping

Parking

Parking Type


Detached
Garage


Rooms

Basement	Bedroom 4	Measurements not available
	Bedroom 5	Measurements not available
Upper Level	Primary Bedroom	Measurements not available
	Bedroom 2	Measurements not available
	Bedroom 3	Measurements not available

Data provided by: [REALTORS® Association of Edmonton](#) 101 - 18354
118 Avenue NW Avenue, EDMONTON, Alberta T5S 2G2

Jesse D. Maclean Associate

 780-782-2889

 780-488-0966

(21)

CENTURY 21

Century 21 Masters

201-10555 172 St NW
Edmonton, Alberta T5S1P1

☎ 780-483-2122

📠 780-488-0966



Trusted listings from REALTOR® Agents.

The MLS® mark and associated logos identify professional services rendered by REALTOR® members of CREA to effect the purchase, sale and lease of real estate as part of a cooperative selling system.



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Appendix B

A copy of the Realtor.ca listing for one of the Chen Properties



4 days ago

\$1,050,000

**11506 77 AV NW
Edmonton, Alberta
T6G0M1**

MLS® Number:
E4369757

6  Bedrooms 5  Bathrooms

Listing Description

CUSTOM 3 STOREY !! LEGAL 2 BEDROOM BASEMENT SUITE! Here's the one you've been waiting for !! This 3 story home has curb appeal galore and is over 2700 ft² above grade (wider than a skinny). Large living room with gas fireplace at the front of the home, spacious dining room and functional kitchen at the back with plenty of storage and cabinet space, in addition to a built in desk that sits near your patio doors leading to a huge deck and a beautifully landscaped back yard. Upstairs will include spacious laundry room, 3 bedrooms, including the primary bedroom with his/hers walk in closets and gorgeous 3 piece ensuite with large walk-in shower. The bonus 3rd floor loft features vaulted ceilings, huge family room and bonus area in addition to a 3 piece bath, storage and a 6th bedroom. Separate entrance to LEGAL 2 BEDROOM SUITE, FULLY FENCED LANDSCAPED YARD AND DOUBLE DETACHED GARAGE IN THE HEART OF BELGRAVIA! WELCOME HOME!! (30782410)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage	Neighbourhood Name	Title
253 m ²	McKernan	Freehold
Built in	Parking Type	Time on REALTOR.ca
2018	Detached Garage	4 days

Legal Description

Plan :- 1722537 Block :- 12 Lot :- 24B

Building

Bathrooms

Total	Partial
5	1

Interior Features

Appliances Included	Basement Features	Basement Type
Garage door opener remote(s), Garage door opener, Hood Fan, Microwave Range Hood Combo, Stove, Gas stove(s), Dryer, Refrigerator, Two Washers, Dishwasher	Unknown	Full (Finished)

Building Features

Features	Style	Square Footage
Flat site, Lane, Closet Organizers	Detached	253 m2

Building Amenities

Ceiling - 10ft,
Ceiling - 9ft

Heating & Cooling

Heating Type

Forced air

Neighbourhood Features

Amenities

Nearby

Playground,
Public Transit,
Schools

Parking

Parking Type

Detached
Garage

Rooms

Main level	Living room	Measurements not available
	Kitchen	Measurements not available
Basement	Bedroom 5	Measurements not available
	Bedroom 6	Measurements not available
Upper Level	Den	Measurements not available
	Primary Bedroom	Measurements not available
	Bedroom 2	Measurements not available
	Bedroom 3	Measurements not available
	Bedroom 4	Measurements not available

Land


Lot Features


Fencing

Fence

Data provided by: REALTORS® Association of Edmonton 101 - 18354
118 Avenue NW Avenue, EDMONTON, Alberta T5S 2G2

Jesse D. Maclean
Associate

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