

COURT FILE NUMBER 03935
2001-~~00025~~
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
APPLICANT VANCITY COMMUNITY INVESTMENT BANK
CONNECT FIRST CREDIT UNION LTD. and
TREZ CAPITAL LIMITED PARTNERSHIP by its
General Partner TREZ CAPITAL (2011)
CORPORATION

RESPONDENTS FIRST STREET PLAZA (2006) LIMITED
PARTNERSHIP by its general partner FIRST
STREET PLAZA GP LTD.; LOUISE BLOCK
LIMITED PARTNERSHIP by its general partner
LOUISE BLOCK CAPITAL CORP.; MACLEOD
PLACE LIMITED PARTNERSHIP by its general
partner MACLEOD PLACE LTD.; RIAZ
MAMDANI; and IEC LTD.

DOCUMENT **ORDER FOR DISCHARGE OF RECEIVER
(MACLEOD PLACE)**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT
Counsel
McMillan LLP
Royal Centre, 1500 – 1055 West Georgia Street
Vancouver, BC V6E 4N7
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C113817

DATE ON WHICH ORDER WAS PRONOUNCED: **November 8, 2021**

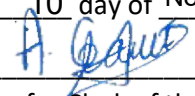
LOCATION WHERE ORDER WAS PRONOUNCED: **Calgary**

NAME OF JUSTICE WHO MADE THIS ORDER: **The Honourable Justice Horner**

UPON THE APPLICATION by **MNP Ltd.** in its capacity as the Court-appointed receiver and manager
(the "Receiver") of:

(a) the following land and premises (collectively, the "Lands"):

Title #: 131062248
Legal Description:
PLAN 4269HS

I hereby certify this to be a true copy of
the original Order
Dated this 10 day of November, 2021

for Clerk of the Court

BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
Civic Address: 5920 and 5940 Macleod Trail SW, Calgary, Alberta
Titleholder: Macleod Place Ltd.

Title #: 051392048

Legal Description:
PLAN "A"
BLOCK 72
LOTS 37 TO 40 INCLUSIVE
Civic Address: 1018 Macleod Trail SE, Calgary Alberta
Titleholder: Louise Block Capital Corp.

Title #: 071146388

Legal Description:
PLAN C
BLOCK 16
LOTS 21 TO 24
EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173
EXCEPTING THEREOUT ALL MINES AND MINERALS
Civic Address: 138 – 4th Avenue SE, Calgary, Alberta
Titleholder: First Street Plaza GP Ltd.

- (b) All of the present and after-acquired personal property of Macleod Place Limited Partnership by its general partner Macleod Place Ltd. (the "Macleod Place Debtors"), Louise Block Limited Partnership by its general partner Louise Block Capital Corp., and First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd., consisting of all goods, chattel paper, documents of title, instruments, intangibles, money and securities now or hereinafter situate on, used in connection with or arising from the business or affairs carried on at the Lands, including all Net Rents, deposits, bank accounts, other accounts, and all books and records associated with such property (together with the Lands, the "Properties"),

for an order for the discharge of the Receiver as the Receiver of the Property of the Macleod Place Debtors;

AND UPON HAVING READ the Amended and Restated Receivership Order dated February 24, 2021 (the "Amended Receivership Order"), the Third Report of the Receiver to Court, dated October 28, 2021 (the "Third Report") and the Affidavit of Service; **AND UPON HEARING** the submissions of counsel for the Receiver and Connect First Credit Union Ltd., no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

IT IS HEREBY ORDERED AND DECLARED THAT:

ABRIDGEMENT OF TIME

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

APPROVAL OF RECEIVER'S ACTIONS

2. No action or other proceedings shall be commenced against the Receiver in any way arising from or related to its capacity or conduct as Receiver of the Property of the Macleod Place Debtors, except with prior leave of this Court on Notice to the Receiver, and upon such terms as this Court may direct.

TRANSFER OF PROCEEDS AND FILES

Upon the Receiver filing with the Clerk of the Court of a certificate in the form attached hereto as Schedule "A" certifying that the remaining outstanding matters described in the Third Report have been completed, then the Receiver shall be discharged as Receiver of the Property of the Macleod Place Debtors, provided however that, notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the Receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of the Receiver in its capacity as Receiver of the Property of the Macleod Place Debtors.

SERVICE

3. 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;
 - (iv) the Purchaser or the Purchaser's solicitors; and
 - (b) Posting a copy of this Order on the Receiver's website at: <https://mnpdebt.ca/en/corporate/corporate-engagements/louise-block-first-street-plaza-macleod-place>

and service on any other person is hereby dispensed with.

4. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



Justice of the Court of Queen's Bench of Alberta

Schedule "A"

Form of Receiver's Certificate

COURT FILE NUMBER	2001-03925	Clerk's Stamp
COURT	COURT OF QUEEN'S BENCH OF ALBERTA	
JUDICIAL CENTRE	CALGARY	
APPLICANT	VANCITY COMMUNITY INVESTMENT BANK CONNECT FIRST CREDIT UNION LTD. and TREZ CAPITAL LIMITED PARTNERSHIP by its General Partner TREZ CAPITAL (2011) CORPORATION	
RESPONDENTS	FIRST STREET PLAZA (2006) LIMITED PARTNERSHIP by its general partner FIRST STREET PLAZA GP LTD.; LOUISE BLOCK LIMITED PARTNERSHIP by its general partner LOUISE BLOCK CAPITAL CORP.; MACLEOD PLACE LIMITED PARTNERSHIP by its general partner MACLEOD PLACE LTD.; RIAZ MAMDANI; and IEC LTD.	
DOCUMENT	RECEIVER'S CERTIFICATE (MACLEOD PLACE)	
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Counsel McMillan LLP Royal Centre, 1500 – 1055 West Georgia Street Vancouver, BC V6E 4N7 Telephone: 236 826 3022 Facsimile: 604 685 7084 Email: vicki.tickle@mcmillan.ca	

- A. Pursuant to an Order of the Honourable Justice K.M. Horner of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "Court") dated March 20, 2020), as amended and restated by the Order of Justice Shelley dated February 24, 2021, MNP Ltd. was appointed as the receiver and manager (the "Receiver") of the following land and premises, and all property used in the business or affairs carried on by First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd., Macleod Place Limited Partnership by its general partner Macleod Place

Ltd. (together, the “Macleod Place Debtors”), and Louise Block Limited Partnership by its general partner Louise Block Capital Corp., at those lands and premises, namely:

Title #: 071146388

Legal Description:

PLAN C

BLOCK 16

LOTS 21 TO 24

EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 138 – 4th Avenue SE, Calgary, Alberta

Titleholder: First Street Plaza GP Ltd.

Title #: 131062248

Legal Description:

PLAN 4269HS

BLOCK 1

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 5920 and 5940 Macleod Trail SW, Calgary, Alberta

Titleholder: Macleod Place Ltd.

Title #: 051392048

Legal Description:

PLAN “A”

BLOCK 72

LOTS 37 TO 40 INCLUSIVE

Civic Address: 1018 Macleod Trail SE, Calgary Alberta

Titleholder: Louise Block Capital Corp.

- B. Pursuant to an Order of the Court dated November 8, 2021 (the “Discharge Order”), MNP Ltd. was discharged as Receiver of the Property of the Macleod Place Debtors to be effective upon filing by the Receiver with the Court of a certificate confirming that the Receiver has completed the activities described in the Third Report of the Receiver dated October 28, 2021 (the “Third Report”), provided however, notwithstanding its discharge: (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership of the Property of the Macleod Place Debtors, and (b) the Receiver shall continue to have the benefit of all provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of MNP Ltd. in its capacity as Receiver.

THE RECEIVER CERTIFIES the following:

1. All activities described in the First Report have been completed to the satisfaction of the Receiver.

2. This Certificate was delivered by the Receiver at **[TIME]** on **[DATE]**.

**MNP Ltd., in its capacity as Receiver
of the undertakings, property and
assets of the Macleod Place Debtors,
and not in its personal capacity.**

Per; _____

Name: Patty E. Wood

Title: Senior Vice President