

**IN THE MATTER OF THE RECEIVERSHIP OF  
Macleod Place Limited Partnership  
by its general partner Macleod Place Ltd.**

**FORM 87**

**NOTICE AND STATEMENT OF THE RECEIVER  
(Subsection 245(1) of the Bankruptcy and Insolvency Act (Canada))**

THE RECEIVER GIVES NOTICE AND DECLARES THAT:

1. On the 8<sup>th</sup> day of May, 2020, the undersigned, MNP Ltd. became the Receiver and Manager (the "**Receiver**") in respect of Lands and Premises and all property used in the business affairs carried on at the Land and Premises of Macleod Place Limited Partnership by its general partner Macleod Place Ltd., (the "**insolvent person**"), and which is described below:

Description	Estimated Value
Cash	\$ 689,872
Accounts Receivable	Unknown
Inventory	Unknown
Real Property	22,220,000
Equipment	Unknown
Prepays	Unknown
Other	Unknown
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**NOTES:**

- a. Legal description of the Real Property is set out in the Receivership Order.
  - b. Real property value was obtained from the City of Calgary 2020 property tax assessed value and does not necessarily reflect market value.
  - c. All of the Company's assets are 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. We became a Receiver by virtue of an Order granted by the Court of Queen's Bench of Alberta (the "**Court**") on March 20, 2020 and effective May 8, 2020 upon filing a Termination Certificate with the Clerk of the Court.
  3. The undersigned took possession or control of the Real Property described above on May 8<sup>th</sup>, 2020.
  4. The following information relates to the receivership appointment:
    - a) Addresses of insolvent person:  
  
Registered & Records Address  
400, 630 – 8<sup>th</sup> Avenue SW  
Calgary, AB T2P 1G6

- b) Principal line of business:  
Lessor of commercial property
- c) Location(s) of business:  
5920 and 5940 Macleod Trail SW  
Calgary, AB
- d) Amount owed by insolvent person to each creditor who holds security on the Assets described above:

Charge Holders	Charge	Amount
Vancity Community Investment Bank	Mortgage and GSA	\$ 19,897,910
Computershare Trust Company of Canada	Mortgage and GSA	4,650,000
1514012 Alberta Ltd	Builder's Lien	178,011
7 Construction Inc.	Builder's Lien	18,990
Canada ICI Capital Corporation	GSA	810,000
Canadian Western Bank	GSA	2,935,737
Canada Revenue Agency	Statutory	Unknown
City of Calgary	Property Taxes (2020)	325,468
		<u>\$ Unknown</u>

- e) List of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is as follows:

As per list attached as Appendix "A"

- f) The intended plan of action of the Receiver during the Receivership, to the extent that such a plan has been determined, is as follows:

Secure Assets subject to Court Order;  
Manage the business of the insolvent person;  
Obtain current market valuation of Assets;  
Market and sell Assets; and  
Distribute proceeds in accordance with legal requirement.

- g) Contact person for the Receivership:

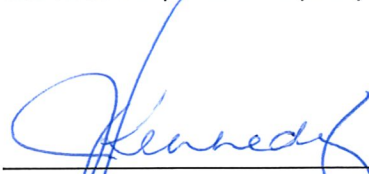
Julie Kennedy  
MNP Ltd.  
Suite 1600, MNP Tower  
1021 West Hastings Street  
Vancouver, B.C. V6E 0C3  
Telephone: 778 374 2175  
Facsimile: 604 904 8628  
Email: [julie.kennedy@mnp.ca](mailto:julie.kennedy@mnp.ca)

- h) The Receiver will maintain and update a website for the receivership proceedings at: <https://mnpdebt.ca/en/corporate/Engagements/louise-block-first-street-plaza-macleod-place> where additional documents and reports can be found.

Dated at Vancouver, this 15<sup>th</sup> day of May, 2020.

**MNP Ltd.**

In its capacity as Receiver and Manager of  
Macleod Place Limited Partnership by its General  
Partner Macleod Place Ltd.  
and not in its personal capacity



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Per: Julie Kennedy, CIRP, LIT  
Vice President

## Appendix A - List of Creditors

In the matter of the receivership of  
Macleod Place Limited Partnership

Name	Claim \$
818 Studio Ltd.	3,108.09
ADT Security Services Canada Inc.	275.63
Ainsworth Inc.	2,279.03
Air Condition & Mechanical Maintenance L	768.04
Altus Group Limited	35,174.66
CCS Contracting Ltd.	1,373.40
Chem-Aqua	4,029.90
Cintas Canada Limited	247.75
CMN Calgary Inc.	862.05
CresaPartners Calgary Ltd.	2,472.75
Culligan Water Treatment	293.68
D.W. Rourke & Associates Ltd.	259.88
Daily Grind Cafe	30.98
Element Financial Corporation	10,245.10
Goodbye Graffiti Calgary	254.99
GUNN Consultants Inc.	1,380.75
Imperial Parking Canada Corp.	7,156.11
Japco Pest Control Ltd.	2,598.75
JLC Electric Ltd.	8,626.80
JMMK; o/a JMMK Plumbing And Heating	11,267.55
KBM Commercial Floor Coverings	577.50
Lazaro Renovation and Restoration Inc.	5,195.49
NRS Technical Services, Inc	24,615.06
Nu-Mun Contracting Ltd.	2,830.21
Nu-Vue Glass Co., Ltd.	966.00
Park Place Manufacturing Ltd	5,722.50
PM Signs Corporation	3,606.75
Read Jones Christoffersen Ltd.	9,338.82
RGO Products Ltd.	1,222.20
Sprouse Fire & Safety_Calgary	1,973.22
Strategic Maintenance Ltd.	31,140.64
Strategic Realty Management Corp.	45,834.10
STS Services Inc.	918.75
Tam Window Cleaning Ltd.	6,090.00
Trane Canada ULC	59,093.21
Tri-Alta Mechanical Group Ltd.	2,703.75
Waste Connections of Canada Inc.	1,648.30
Weston Bakeries Limited	43,179.67

**Total of unsecured creditors \$ 339,362.06**  
**Total of secured and unsecured creditors \$ unknown**