

NEVAS REALTY INC. - IN RECEIVERSHIP
25-094953
SECOND INTERIM REPORT OF RECEIVER
PREPARED AS AT NOVEMBER 27, 2019
Subsection 246(2) of the *Bankruptcy and Insolvency Act*

BACKGROUND

On November 27, 2018, the Court of Queen's Bench of Alberta (the "Court") granted an order appointing MNP Ltd. as receiver (the "Receiver") over the following properties of Nevas Realty Inc. ("Nevas" or the "Company"):

1. Lands municipally located at 10909 Eamon Road NW in Calgary (the "Eamon Property");
2. Lands municipally described as 406 Cheadle Street West in Swift Current (the "Cheadle Property"); and
3. All of the current and future assets, undertaking and properties of every nature and kind whatsoever of Nevas situated on the Eamon Property and the Cheadle Property including all proceeds thereof.

Nevas was incorporated under the *Alberta Business Corporations Act* on October 21, 2016 and operated as a property management company.

STATEMENT OF RECEIPTS AND DISBURSEMENTS

The Receiver's Interim Statement of Receipts and Disbursements for the period ended November 27, 2019 is attached as "Appendix A".

STATEMENT OF PROPERTY

The sale of the Eamon Property was approved pursuant to an Order granted by the Court of Queen's Bench of Alberta on August 15, 2019 and has now been completed. Selected fitness equipment located at the Eamon Property and the Cheadle Property has also been sold.

The Cheadle Property continues to be listed for sale. The Receiver is collecting rent from the tenants of the Cheadle Property pending its sale.

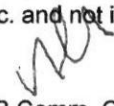
OTHER

The Receiver notes that it has been unable to take possession of the books and records of Nevas (the "Nevas Records") as their location is unknown. On May 8, 2019, the Court granted an Order (the "Production Order") ordering K. Woycenko, who had formerly been responsible for Nevas' day to day operation, to deliver the Nevas Records to the Receiver. The Receiver did not receive the Nevas Records and, on August 15, 2019 sought further advise and direction from the Court with respect to K. Woycenko's failure to comply with the Receivership Order and the Production Order. K. Woycenko was ultimately unable to produce the Nevas Records. As noted in the Second Report of the Receiver dated August 6, 2019, the Nevas Records would facilitate the administration of the Receivership but are unlikely to result in additional realizations. As such, the Receiver does not intend to take further action to seek the return of the Nevas Records.

Further information with respect to the receivership proceedings is available at the Receiver's website at www.mnpdebt.ca/nevas.

Dated at Calgary, Alberta on January 6, 2021.

MNP Ltd., In its capacity as Receiver and Manager of
Nevas Realty Inc. and not in its personal capacity


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

Nevas Realty Inc. - In Receivership
Interim Statement of Receipts and Disbursements
For the period ended November 27, 2019

		Notes
Receipts:		
Net proceeds from sale of real property	\$ 792,065	1
Receiver's certificates	260,000	2
Rental income	103,060	3
Net proceeds from sale of fitness equipment	8,500	4
GST Collected	6,615	
PST Collected	2,100	
Interest	427	
Total receipts:	1,172,767	
Disbursements:		
Interim distribution to RBC	320,000	5
Repayment of Receiver's certificates	260,000	2
Receiver's fees	164,450	6
Receiver's legal counsel	64,217	7
Repairs and maintenance	55,025	8
Property taxes	53,078	9
Utilities	35,284	
Insurance	28,575	10
GST paid	17,226	
Consulting services	4,550	
PST paid	6,144	
Miscellaneous disbursements	2,868	
Total disbursements:	1,011,416	
Excess of receipts over disbursements:	\$ 161,351	

General Notes:

1. Pursuant to a Consent Receivership Order granted on November 27, 2018 (the "Receivership Order"), MNP LTD. was appointed as the Court-appointed Receiver (the "Receiver") of certain lands and property of Nevas Realty Inc. ("Nevas").

Specific Notes:

1. Represents the net proceeds from the sale of a property located at 10909 Eamon Road NW in Calgary, AB (the "Eamon Property"). This sale was approved by the Court of Queen's Bench of Alberta pursuant to an Order granted on August 15, 2019.

2. Pursuant to the Receivership Order and a further Order granted on May 8, 2019, borrowings of \$260,000 (the "Borrowings") were advanced to the Receiver. The Receiver repaid the Borrowings on October 16, 2019.

3. Represents rent collected from the tenants of a property located at 406 Cheadle Street SW in Swift Current, Saskatchewan (the "Cheadle Property").

4. Includes the net proceeds from the sale of fitness equipment located at the Cheadle Property and the Eamon Property, a portion of which was owned by Nevas and a portion of which was owned by Bennington Financial.

5. Pursuant to an Order granted on August 15, 2019, the Court approved an interim distribution to the Royal Bank of Canada.

Nevas Realty Inc. - In Receivership
Interim Statement of Receipts and Disbursements
For the period ended November 27, 2019

6. Includes professional fees and disbursements of the Receiver for the period ended September 30, 2019.
7. Includes professional fees and disbursements for the Receiver's Alberta and Saskatchewan legal counsel.
8. Includes required repairs, snow removal, garbage removal and other sundry costs for both the Cheadle Property and the Eamon Property.
9. Includes property taxes for the Cheadle Property and the Eamon Property for 2018 and 2019.
10. Includes insurance coverage for the Cheadle Property and the Eamon Property for the period ending December 21, 2020.