



January 10, 2022

**JEREMY H. HOCKIN, Q.C.**  
DIRECT DIAL: 780.423.8532  
DIRECT FAX: 780.423.2870  
EMAIL: [jhockin@parlee.com](mailto:jhockin@parlee.com)  
OUR FILE #: 75782-12/JHH

To the parties on the attached Service List

Dear Sirs/Mesdames:

**Re: Shamrock Valley Enterprises Ltd. (“Shamrock”) – in Receivership  
Edmonton QB Court File Number: 2103 10970**

**Application for Approval and Vesting Order scheduled for Tuesday, January 18,  
2022 at 2:00 p.m. before the Honorable Justice D. Mah**

Please find attached copies of the following:

1. Our concurrent letter to the Commercial Coordinator;
2. For service upon you, unfiled copies of each of the following:
  - a. Application;
  - b. Third Report of the Receiver;
  - c. Draft Approval and Vesting Order (both the clean and compare versions);
  - d. Draft Sealing Order; and
  - e. Receiver’s Bench Brief.

The Application, Third Report and Bench Brief are being concurrently submitted to QB filing and copies of their first pages bearing the clerk’s “Filed” stamp will be forwarded as soon as they are available.

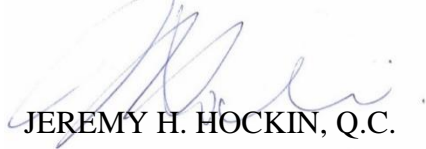
Any party wishing to see the Confidential Appendices to the Receiver’s Third Report may obtain copies upon providing the writer with a Confidentiality Undertaking, which I will provide upon request. Unfortunately, we are of the view that we cannot extend this offer to any party who has submitted a proposal for the acquisition or disposition of any of Shamrock’s assets.

With the exception of Mr. Farmer, from whom I have already heard, would each of you also please advise by return as to whether or not you will be attending the application and, if so, the position you will be taking, if any.

I look forward to hearing from you.

Yours truly,

**PARLEE McLAWS LLP**

A handwritten signature in blue ink, appearing to read "J. Hockin", is written over a light blue rectangular background.

JEREMY H. HOCKIN, Q.C.

JHH/rp

**Service List**

CANADIAN WESTERN BANK v. SHAMROCK VALLEY ENTERPRISES LTD.,  
695458 ALBERTA LTD., MURRY RONALD NIELSEN and LISA MARIE NIELSEN  
QB ACTION NO. 2103 10970

**SERVICE LIST**

<b>PARTY</b>	<b>REPRESENTATIVE</b>	<b>METHOD OF SERVICE</b>
Canadian Western Bank  <i>Plaintiff</i>	McLennan Ross LLP Suite 600 McLennan Ross Bldg 12220 Stony Plain Road Edmonton, AB T5N 3Y4 Attention: Charles P. Russell, Q.C. Phone: (780) 482-9115 Fax: (780) 733-9757	<a href="mailto:crussell@mross.com">crussell@mross.com</a>
Shamrock Valley Enterprises Ltd.  <i>Defendant</i>	Emery Jamieson LLP 2400 MNP Tower 10235 – 101 Street NW Edmonton, Alberta T5J 3G1 Attention: Kyle R. Kawanami Phone: (780) 426-5220 Fax: (780) 420-6277	<a href="mailto:kkawanami@emeryjamieson.com">kkawanami@emeryjamieson.com</a>

PARTY	REPRESENTATIVE	METHOD OF SERVICE
<p>Murry Nielsen</p> <p><i>Guarantor</i></p>	<p>Duncan Craig LLP  2800 - 10060 Jasper Avenue  Edmonton, AB T5J 3V9</p> <p><b>Attention: Ryan Quinlan</b></p> <p>Phone: (780)441-4336  Fax: (780)428-9683</p>	<p><a href="mailto:rquinlan@dcllp.com">rquinlan@dcllp.com</a></p>
<p>The Bowra Group Inc.</p> <p><i>Receiver</i></p>	<p>The Bowra Group Inc.  1411 TD Tower  10088 – 102 Avenue  Edmonton, AB T5J 2Z1  Attention: Douglas Chivers and  Kristin Gray</p> <p>Phone: (780) 705-1717</p> <p><i>Counsel:</i></p> <p>Parlee McLaws LLP  1700 Enbridge Centre  10175-101 Street NW  Edmonton; Alberta; T5J 0H3</p> <p>Attention: Jeremy H. Hockin, Q.C. &amp;  Steven A. Rohatyn</p> <p>Phone: (780) 423-8532  Fax: (780) 423-2870</p>	<p><a href="mailto:dchivers@bowragroup.com">dchivers@bowragroup.com</a></p> <p><a href="mailto:kgray@bowragroup.com">kgray@bowragroup.com</a></p> <p><a href="mailto:jhockin@parlee.com">jhockin@parlee.com</a></p> <p><a href="mailto:srohatyn@parlee.com">srohatyn@parlee.com</a></p>



PARTY	REPRESENTATIVE	METHOD OF SERVICE
<p>Essex Lease Financial Corporation</p> <p><i>Secured Creditor</i></p>	<p>Essex Lease Financial Corporation 10768 74th Street SE Calgary, AB T2C 5N6</p> <p>Attn: James Forrest Phone: (587) 228-3831 Fax: (403) 236-9076</p> <p><i>Counsel:</i></p> <p>Gowling WLG (Canada) LLP Suite 1600, 421 – 7 Avenue SW Calgary, AB T2P 4K9</p> <p>Attention: Elizabeth Burton &amp; Stephen Kroeger</p> <p>Phone: (403) 298-1018</p>	<p><a href="mailto:jforrest@elfc.ca">jforrest@elfc.ca</a></p> <p><a href="mailto:Stephen.kroeger@gowlingwlg.com">Stephen.kroeger@gowlingwlg.com</a></p> <p><a href="mailto:Elizabeth.Burton@gowlingwlg.com">Elizabeth.Burton@gowlingwlg.com</a></p>
<p>Katrine Ruth Boulianne</p> <p><i>Proposed Purchaser</i></p>	<p>c/o Lakeland Realty 5104-50 Ave Elk Point, AB T0A 1A0</p> <p>Attention: Shirley Harms</p> <p>Telephone: (780) 614-9447</p>	<p><a href="mailto:teamlakeland@telus.net">teamlakeland@telus.net</a></p>
<p>Lee Culford</p> <p><i>Occupant</i></p>	<p>4922 51 Avenue Elk Point, AB T0A 1A0</p>	<p><a href="mailto:leeculford@icloud.com">leeculford@icloud.com</a></p>