District of: Alberta
Division No.: 00 - Edmonton
Court No.: 2603 14812
Estate No.: 00

NOTICE AND STATEMNET OF THE RECEIVER
(Subsections 245(1) and 246(1))

IN THE MATTER OF THE RECEIVERSHIP OF
LIONS VILLAGE OF GREATER EDMONTON SOCEITY
SPECIFICALLY, THE CASTLEDOWNS PROPERTY

The Receiver gives notices and declares that:

1. On the 14th day of July 2026, BDO Canada Limited was appointed receiver ("**Receiver**") in respect of certain property (the "**Castledowns Property**") of Lions Village of Greater Edmonton Society ("**LVGES**" or the "**Company**") as described below:

Legal Description:
Plan 0122745
Units 2 and 3

Physical address:
15617 Castle Downs Rd NW
Edmonton, Alberta T5X 6A8

Based on the Company's June 30, 2025, audited financial statements, the Castledowns Property has a net book value of approximately $8,699,000, and the Receiver notes that the actual value of the Castledowns Property may be materially different than the netbook value. The Receiver has attended the Castledowns Property and taken the necessary steps to safeguard and insure same.

2. The undersigned became Receiver in respect of the Castledowns Property described above by virtue of being appointed by the Court of King's Bench for Alberta (the "**Court**") pursuant to an order of the Court with action no. 2603 14812 (the "**Order**") granted on July 14, 2026, by the Honorable Justice J. Gill. The Receiver was appointed by the Court on application by Carla Tremblay, Gisele LeBlanc, Susan Van Essen, Teunis Van Essen, and the Life Lease Holders and Lenders under various associated loan agreements (collectively, the "**Applicants**"). A copy of the Order is available by contacting the Receiver or by visiting the Receiver's website at: https://www.bdo.ca/en-ca/extranets/LionsVillageCastledowns.

3. The following information relates to the receivership:

(a) Principal address of the Company:
204 Haddow Close NW
Edmonton, Alberta T6R 3B3

(b) Principal line of business of the Company:
LVGES is a non-profit charitable organization providing housing for Edmonton and area seniors 55 years of age and older.

(c) Amount owed to each creditor based on the audited balance sheet as of June 30, 2025, who holds a registered security interest in the Castledowns Property described above:

Creditor	Description of Security	Amount Owed
Addenda Capital Inc.	Mortgage and a general security agreement	$1,171,532
UMC Financial Management Inc. (former Trustee)	Mortgage	$31,335,806
Alberta Treasury Branches	General Security Agreement	N/A
Royal Bank of Canada	2023 BMW X3 S/N 5UX53DP02P9R00977	N/A
TD Auto Finance (Canada) Inc.	2025 GMC Sierra 1500 S/N 3GTUUCED0SG323482	N/A

(d) Based on discussions with LVGES management, there are no other creditors related to the Castledowns Property.

(e) The intended plan of action of the Receiver, to the extent that such a plan has been determined, is as follows:

- Collect monthly rental and maintenance payments;
- Obtain appraisal(s) of the Castledowns Property and listing proposals from realtors;
- Address necessary repairs to the Castledowns Property; and
- Hold monthly meetings at each property to provide an update to the life lease holders answer any questions they may have about the process.

(f) Contact person for Receiver:

Jacob Furneaux
Tel: (780) 669-7388
Email: jfurneaux@bdo.ca

(g) Life Lease Holders representative legal counsel:

Terrence Warner
Miller Thomson LLP
Tel: (780) 429-9727
Email: twarner@millerthomson.com

5. On the 14th date of July 2026, the Receiver was also appointed judicial trustee of LVGES by the Court (the **"Replacement Order"**) replacing the previous trustee, UMC Financial Management Inc. A copy of the Replacement Order is available by contacting the Receiver or by visiting the Receiver's website at: https://www.bdo.ca/en-ca/extranets/LionsVillageEdmontonSociety

Dated at the City of Edmonton in the Province of Alberta, this 21st day of July 2026.

BDO Canada Limited
Licensed Insolvency Trustees
In its Capacity as Court-Appointed Receiver of
Lions Village of Greater Edmonton Society
and not in its personal or corporate capacity

Per:



David Lewis, CA, CPA, CIRP, LIT
920, 10130 103 Street NW
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