

District of: Alberta
Division No.: 01 - Edmonton
Court No.: 2203 17033
Estate No.:

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

IN THE MATTER OF THE RECEIVERSHIP OF
2396610 ALBERTA INC.

The Receiver gives notices and declares that:

1. On the 20th day of November 2023, we, BDO Canada Limited, was appointed receiver (“Receiver”) in respect of the property of 2396610 Alberta Inc. (the “Company” or “239”). as of the date of this notice the only asset knowing to the Receiver is real property listed below. Based on a property tax assessment from the City of Edmonton dated August 31, 2023, the value of the property is \$1,029,500.
2. The undersigned became a Receiver in respect of the property described above by virtue of being appointed by the Court of King’s Bench of Alberta (the “Court”) pursuant to an Order of the Court Action No. 2203 17033 (the “Order”) granted on November 20, 2023, by the Honorable Associate Chief Mr. Justice M.E. Burns of the Court of King’s Bench of Alberta. A copy of the Order is available by contacting the undersigned or by visiting the undersigned’s website at: <https://www.bdo.ca/en-ca/extranets/2396610AB>
3. The undersigned has made attempts to contact the directors of the property to arrange a time take possession or control of the property. On November 24, 2023, the Receiver attended at the property and took possession. The books and records of the Company have been requested via a letter sent to the director of 239.
4. The following information relates to the receivership:

- (a) Addresses: (business address):

10734 108 Street NW
Edmonton, AB T5H 3A5

- (b) Estimated amount owed to each creditor who holds a registered security interest on the property described above:

Creditor	Description of Security	Amount Owed
Bank of Montreal	Mortgage & General Security Agreement	\$967,753

- (c) The list of other known creditor(s) and the amount owing is summarized in the table below.

Creditor Name	Amount owing
Canada Revenue Agency	\$1
Minister of Finance - Alberta	1
City of Edmonton	<u>22,732</u>
Total	<u>\$22,734</u>

(d) At this time, the intended plan of action of the Receiver, to the extent that such a plan has been determined, is as follows:

- Hire a proper manager to collect rent, fill vacancies, and deal with tenants;
- Obtain an inspection of the property for any maintenance needed;
- Obtain appraisals of the assets; and
- Prepare a report to Court with respect to recommending the marketing and sale of the properties.

(e) Contact person for Receiver:

Daniel Pintaric
Tel: (780) 733-2389
Email: dpintaric@bdo.ca

or

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

Dated at the City of Edmonton in the Province of Alberta, this 29th day of November 2023.

BDO Canada Limited
Licensed Insolvency Trustees
In its Capacity as Court-Appointed Receiver of
2396610 Alberta Inc. and not in its personal capacity
Per:



David Lewis, CA, CPA, CIRP, LIT
920, 10130 103 Street NW
Edmonton, AB T5J 3N9
Phone: (780) 424-3434 Fax: (780) 424-3222