

FORM 87

NOTICE AND STATEMENT OF THE RECEIVER MANAGER

(Subsection 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

IN THE MATTER OF THE RECEIVERSHIP OF

2399430 Alberta Ltd.

TAKE NOTICE THAT:

1. On December 13, 2022, the undersigned, MNP Ltd., became the Receiver in respect of the property of 2399430 Alberta Ltd. (the "**Company**"), an insolvent corporation. This includes the Company's current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated, including all proceeds thereof as described below:

	Book Value*	Estimated Realization
	(\$)	
Assets		
Land and Buildings - Note 1	5,900,000	Unknown
Total (Approximation)	5,900,000	Unknown

*Per Alberta Land Title Certificate transfer on May 10, 2022

Note 1 – Land and Building are municipally described as: 10053 Jasper Avenue NW, Edmonton, AB.

2. The undersigned became the Receiver in respect of the assets, undertakings, and property described above pursuant to an Order of the Court of King's Bench of Alberta granted on December 13, 2022.
3. The following information relates to the receivership:
 - a. Address of insolvent company: 2200, 10235 – 101 Street
Edmonton, AB T5J 3G1
 - b. Principal line of business: Real Estate Holding Company
 - c. Location of business: 10053 Jasper Avenue NW
Edmonton, AB T5J 1S5
 - d. The estimated amount owed by the Company to each creditor who holds security on the property described above is:

	Amount Owed (\$)
Secured Party	
Mike Priestner Real Estate Inc.	5,555,819
City of Edmonton	18,785
Canada Revenue Agency	1 *
Workers' Compensation Board - Alberta	1 *
Total (Approximation)	5,574,606
*Amount owing unknown as at date of Receivership	

Attached is a list of unsecured creditors with amounts owed as at December 13, 2022 based on the Company's books and records and information obtained by the Receiver.

4. Contact person for Receiver:

Steven Barlott
MNP Ltd.
 Suite 1300, MNP Tower
 10235 – 101 Street NW
 Edmonton, AB T5J 3G1
 Telephone: (587) 520-1499 | Facsimile: (780) 409-5415
 Email: steven.barlott@mnp.ca

5. Further information with respect to the Receivership proceedings will be posted to the Receiver's website (<https://mnpdebt.ca/en/corporate/corporate-engagements/2399430-alberta-ltd-and-2399449-alberta-ltd>). Should creditors not have access to the internet, copies of other materials can be requested by contacting Steven Barlott at (587) 520-1499.
6. Please take notice that the Receiver is providing this document to all known creditors **for information purposes only**. As a creditor you are **not required to submit paperwork supporting the amounts of any claims owing at this time**. If a claims process is undertaken in the future, you will be contacted.

DATED AT Edmonton, Alberta this 22th day of December 2022.

MNP Ltd.

In its capacity as Court Appointed Receiver of
2399430 Alberta Ltd.
 and not in its personal or corporate capacity



Per: Eric Sirrs, CIRP, LIT
 Senior Vice President

- Creditor Mailing List -

In the Matter of the Receivership of
2399430 ALBERTA LTD.
of the City of Edmonton, in the Province of Alberta

Creditor Type	Name	Attention	Address
Director	HENOK ABRAHA KASSAYE		300 - 9316 82 AVENUE NW Edmonton AB T6C 0Z6
Secured	City of Edmonton		Edmonton Service Centre, Edmonton Tower, 2nd Floor 10111 104 Ave NW Edmonton AB T5J 0J4
	CRA - Canada Revenue Agency - GST		c/o Pacific Insolvency Intake Centre - Surrey National Verification and Collection Centre 9755 King George Boulevard Surrey BC V3T 5E1
	CRA - Canada Revenue Agency - Source Deductions		c/o Pacific Insolvency Intake Centre - Surrey National Verification and Collection Centre 9756 King George Boulevard Surrey BC V3T 5E2
	Mike Priestner Real Estate Inc.		c/o Dentons Canada LLP 2500 Stantec Tower, 10220 103 Ave Edmonton AB T5J 0K4
Unsecured	Amyotte's Plumbing & Heating / Suck U Sump Service		4648 Eleniak Road Edmonton AB T6B 2S1
	Direct Energy		PO BOX 1520, STN M Calgary AB T2P 5R6
	Embark Landscaping & Design		11230 - 228 Street NW Edmonton AB T5S 2B7
	Epcor Acct # 34452747		PO BOX 500 Edmonton AB T5J 3Y3
	Epcor Acct # 34452748		PO BOX 500 Edmonton AB T5J 3Y3
	Epcor Acct # 34452749		PO BOX 500 Edmonton AB T5J 3Y3
	Epcor Acct # 34452751		PO BOX 500 Edmonton AB T5J 3Y3
	Gregory Lindquist		4215 - 6 Ave Edson AB T7E 1A5
	Hurst Hospitality Incorporated		9433 Main Street Richibucto NB E4W 4B8
	Impark		Suite 300, 601 W Cordova Street Vancouver BC V6B 1G1
	Korr Design Inc.		102, 1807 - 22nd Avenue SW Calgary AB T2T 0S1
	Smooth Pursuit		8 Summercourt Terrace Sherwood Park AB T8H 2W1
	Soul Mechanical		11646 - 145 Street Edmonton AB T5M 1V8
	WCB		PO Box 2415 Edmonton AB T5J 2S5
