

**NOTICE AND STATEMENT OF THE RECEIVER**  
(Subsection 245(1) and 246(1) of the Bankruptcy and Insolvency Act)

**IN THE MATTER OF THE RECEIVERSHIP OF**

**BLACK KNIGHT INN LTD., MANWOOD HOLDINGS LTD., AND BKI HOLDINGS LTD.**

**THE RECEIVER GIVES NOTICE AND DECLARES THAT:**

1. On August 7, 2020 the undersigned, MNP Ltd., became the Receiver in respect of the assets and undertakings of Black Knight Inn Ltd., Manwood Holdings Ltd., and BKI Holdings Ltd. (collectively as the "Company") the insolvent corporations that are described below:

| <b>Property</b>                       | <b>Amount</b>             |
|---------------------------------------|---------------------------|
| Real Property <sup>(1)</sup>          | \$3,424,170               |
| Chattels and Equipment <sup>(2)</sup> | \$1.00                    |
| Accounts Receivable <sup>(3)</sup>    | \$1.00                    |
| <b>Total (approximation)</b>          | <b><u>\$3,424,172</u></b> |

(1) The value of the Real Property is based on 2019 financial statements for BKI Holdings Ltd. which is the most current information available at the time of drafting this notice.

(2) The estimated realizable value of the Chattels and Equipment is currently not known.

(3) The estimated realizable value (if any) of outstanding accounts receivable is not currently known.

2. The undersigned became a Receiver in respect of the property described above by way of a Court of Queen's Bench of Alberta Order dated August 7, 2020.
3. The undersigned took possession and control of the property described above on August 7, 2020.
4. The following information relates to the Receivership:
- a. Address of insolvent: 2929 - 50<sup>th</sup> Avenue, Red Deer, AB T4R 1H1
  - b. Principal Line of Business: Hospitality: Hotel, Restaurant and Lounge;
  - c. Location of business: 2929 - 50<sup>th</sup> Avenue, Red Deer, Alberta;
  - d. Estimated amounts owed by the Company to each creditor who holds a security interest in the property described above:

|                                |                           |
|--------------------------------|---------------------------|
| Servus Credit Union            | \$2,722,171               |
| Canada Revenue Agency          | \$12,000                  |
| Ford Credit Canada Leasing (1) | \$1.00                    |
| RCAP Leasing Inc. (1)          | \$1.00                    |
| Ernie Mandrusiak               | \$1,500,000               |
| Sysco Foods (1)                | \$1.00                    |
| City of Red Deer               | \$104,281                 |
| <b>Total (Approximation)</b>   | <b><u>\$4,338,455</u></b> |

(1) Values are listed at \$1.00 where current amounts owed are not yet known.

The list of other creditors of the Company and the amount owed to each creditor and the total amount due by the Company is as follows:

- Please see attached Exhibit 'A'

- e. The Receiver continues to investigate the options available to maximize realization on the property described above which will likely result in the listing of the real property for sale.
- f. Contact person for the Receiver:

**Maha Shah**  
**MNP Ltd.**  
Suite 1300, 10235 - 101 Street  
Edmonton, AB T5J 3G1  
Phone: (780) 455-1155  
Fax: (780) 409-5415  
Email: maha.shah@mnp.ca

- g. Further information with respect to the Receivership proceedings will be posted to the Receiver's website ([www.mnpdebt.ca/en/corporate](http://www.mnpdebt.ca/en/corporate)) under the "Corporate Engagements" heading as it becomes available. Should creditors not have access to the internet, copies of other materials can be requested by contacting the Receiver's office at 780.455.1155.
- h. Please take notice that the Receiver is providing this document to all known creditors for **informational purposes only**. As a creditor, you are **not required to submit paperwork supporting the amounts owing to you at this time**. If a claims process is undertaken in the future, you will be contacted.

Dated at Edmonton, Alberta on August 12, 2020

**MNP Ltd.**

In its capacity as Receiver of

**Black Knight Inn Ltd., Manwood Holdings Ltd., and BKI Holdings Ltd.**

and not in its personal or corporate capacity

Per:  Karen Aylward, CIRP, Licensed Insolvency Trustee  
Vice President

**BLACK KNIGHT INN LTD.****EXHIBIT 'A' TO NOTICE AND STATEMENT OF RECEIVER**

|                                  |           |
|----------------------------------|-----------|
| Advanced Fire & Safety           | 616.84    |
| Air Liquide Canada               | 109.34    |
| Alberta Hotel & Lodging          | 1,250.55  |
| AndersonSlipp LLP                | 11,340.00 |
| Anytime Fitness                  | 168.00    |
| Arts Management                  | 2,724.75  |
| Black Press Group Ltd.           | 57.77     |
| BNC Bentley-Northchem Ltd        | 565.34    |
| Booking.Com BV                   | 484.01    |
| Bunzl                            | 1,443.75  |
| Carbon Graphics Group            | 128.00    |
| Centennial Food Service          | 5,098.66  |
| Cintas Canada Limited            | 239.74    |
| Coronet Equipment Ltd            | 1,244.60  |
| De Lage Landen Financial         | 208.13    |
| Direct Travel                    | 117.60    |
| Environmental 360 Solutions Ltd  | 1,519.14  |
| Fin's Seafood Distributor        | 5,048.47  |
| Francotyp-Postalia               | 267.75    |
| Garda Canada Security            | 5,705.70  |
| Guardian Chemical                | 498.16    |
| HDS Canada Inc.                  | 409.07    |
| Huskyglo                         | 6,621.00  |
| Konica Minolta                   | 46.50     |
| Konica Minolta Premier Finance   | 663.60    |
| Longhurst Consulting             | 35,391.58 |
| Myron Smarter Business Gifts ULC | 963.54    |
| Onyx Centersource                | 293.30    |
| Parkland Nursery & Landscape     | 389.73    |
| Printer World Int'l              | 267.75    |
| Progressive Bearing              | 156.96    |
| R & E Elevator Ltd.              | 891.40    |
| Red Deer Bottling CO Ltd         | 2,214.41  |
| Russell Hendrix Foodservice      | 1,595.18  |
| Shaw Business                    | 2,503.45  |
| Shaw Cable                       | 12,206.82 |
| Special Event Rentals            | 487.50    |
| Sterling Cleaners                | 525.96    |
| Stingray 360                     | 1,027.95  |
| Strong Coffee Marketing          | 2,954.82  |
| Sysco Calgary                    | 2,417.96  |
| Telebyte Communications          | 262.50    |
| Telus Communications Inc         | 347.75    |
| The City of Red Deer             | 1,864.99  |
| The Globe & Mail                 | 689.85    |
| The Sherwin-Williams CO          | 71.86     |
| The Tasty Bakery                 | 920.20    |
| Tourism Red Deer                 | 525.00    |
| Uniglobeone                      | 147.00    |
| Vision Travel DT Ontario-West    | 176.40    |
| Warren Sinclair LLP              | 2,096.23  |
| Yellow Pages Group               | 809.76    |
| Zep Sales & Service Can.         | 752.39    |
| Zone 3 Business Solutions Inc    | 683.68    |

**TOTAL UNSECURED CREDITORS: \$120,212.39**