

COURT FILE NUMBER 2203 12557  
COURT COURT OF KING'S BENCH OF ALBERTA  
JUDICIAL CENTRE EDMONTON  
APPLICANT ROYAL BANK OF CANADA  
RESPONDENTS FAISSAL MOUHAMAD PROFESSIONAL CORPORATION, MCIVOR DEVELOPMENTS LTD., 985842 ALBERTA LTD., 52 DENTAL CORPORATION, DELTA DENTAL CORP., 52 WELLNESS CENTRE INC., PARADISE MCIVOR DEVELOPMENTS LTD., MICHAEL DAVE MANAGEMENT LTD., FAISSAL MOUHAMAD and FETOUN AHMAD also known as FETOUN AHMED



DOCUMENT **ORDER (VARYING DV UNIT SALE APPROVAL AND VESTING ORDER)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT  
McMillan LLP  
TD Canada Trust Tower  
1700, 421 – 7<sup>th</sup> Avenue SW  
Calgary, Alberta T2P 4K9

**Attention: Adam Maerov/Kourtney Rylands/  
Preet Saini**  
Telephone: (403) 531-4700  
Email: [adam.maerov@mcmillan.ca](mailto:adam.maerov@mcmillan.ca)  
[koutney.rylands@mcmillan.ca](mailto:koutney.rylands@mcmillan.ca)  
[preet.saini@mcmillan.ca](mailto:preet.saini@mcmillan.ca)  
Fax: (403) 531.4720  
File Number: 293571

---

**DATE ON WHICH ORDER WAS PRONOUNCED:** June 6, 2023  
**LOCATION OF HEARING:** Edmonton Law Courts  
**NAME OF JUDGE WHO MADE THIS ORDER:** The Honourable Justice J.T. Neilson

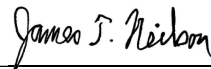
---

UPON the *ex parte* application of by MNP Ltd., in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) of the undertakings, property and assets of 985842 Alberta Ltd.; AND UPON reviewing the order of the Honourable Justice Neilson, granted February 9, 2023 (the “**DV Unit Sale Approval and Vesting Order**”); AND UPON noting that the Receiver seeks a

variation of Schedule C attached to the DV Unit Sale Approval and Vesting Order to list those instruments on title which shall be removed from the certificate of title for the lands legally described as PLAN 0721291, BLOCK 102, LOT 14, EXCEPTING THEREOUT ALL MINES AND MINERALS (the “**Lands**”);

**IT IS HEREBY ORDERED AND DECLARED THAT:**

1. Pursuant to Rule 9.12 of the *Alberta Rules of Court*, Alta Reg 124/2010, the DV Unit Sale Approval and Vesting Order shall be varied as follows:
  - (a) Schedule C shall be replaced in the form attached hereto.
2. Service of this Order shall be deemed good and sufficient by:
  - (a) Serving the same on the persons listed on the service list created in these proceedings;
  - (b) Posting a copy of this Order on the Monitor’s website at: <https://mnpdebt.ca/en/corporate/Engagements/ventures-west-transport-limited-partnership>and service on any other person is hereby dispensed with.
3. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



---

Justice of the Court of King’s Bench of Alberta

## Schedule C

### Claims

Those specified instruments currently registered against the Lands as listed below:

<u>Registration Number</u>	<u>Particulars</u>
202 164 797	Certificate of Lis Pendens by – Mahmoud Mohamad
202 165 891	Mortgage – Mortgagee – 1193770 Alberta Ltd.
202 165 892	Caveat re: Assignment of Rents and Leases Caveator - 1193770 Alberta Ltd.
222 066 418	Mortgage – Mortgagee – Ghalib Hadi
222 066 419	Caveat re: Assignment of Rents and Leases Caveator - Ghalib Hadi
222 223 931	Certificate of Lis Pendens by – Mahmoud Mohamad