

COURT FILE NUMBER 2001-03935
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
APPLICANT VANCITY COMMUNITY INVESTMENT BANK
CONNECT FIRST CREDIT UNION LTD. and
TREZ CAPITAL LIMITED PARTNERSHIP by its
General Partner TREZ CAPITAL (2011)
CORPORATION
RESPONDENTS FIRST STREET PLAZA (2006) LIMITED
PARTNERSHIP by its general partner FIRST
STREET PLAZA GP LTD.; LOUISE BLOCK
LIMITED PARTNERSHIP by its general partner
LOUISE BLOCK CAPITAL CORP.; MACLEOD
PLACE LIMITED PARTNERSHIP by its general
partner MACLEOD PLACE LTD.; RIAZ
MAMDANI; and IEC LTD.

DOCUMENT **AMENDED AND RESTATED ORDER FOR
DISCHARGE OF RECEIVER (LOUISE BLOCK)**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT

Counsel

McMillan LLP
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Vancouver, BC V6E 4N7

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**DATE ON WHICH THIS AMENDED AND RESTATED ORDER
WAS PRONOUNCED: April 26, 2022**

LOCATION WHERE ORDER WAS PRONOUNCED: Calgary

**NAME OF JUSTICE WHO MADE THIS AMENDED
AND RESTATED ORDER: The Honourable Justice Romaine**

**UPON THE APPLICATION by MNP Ltd. in its capacity as the Court-appointed receiver and manager
(the "Receiver") of:**

- (a) the following land and premises (collectively, the "Lands"):
Title #: 131062248



pm

Legal Description:

PLAN 4269HS

BLOCK 1

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 5920 and 5940 Macleod Trail SW, Calgary, Alberta

Titleholder: Macleod Place Ltd.

Title #: 051392048

Legal Description:

PLAN "A"

BLOCK 72

LOTS 37 TO 40 INCLUSIVE

Civic Address: 1018 Macleod Trail SE, Calgary Alberta

Titleholder: Louise Block Capital Corp.

Title #: 071146388

Legal Description:

PLAN C

BLOCK 16

LOTS 21 TO 24

EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 138 – 4th Avenue SE, Calgary, Alberta

Titleholder: First Street Plaza GP Ltd.

- (b) All of the present and after-acquired personal property of Macleod Place Limited Partnership by its general partner Macleod Place Ltd., Louise Block Limited Partnership by its general partner Louise Block Capital Corp. (together, the "Louise Block Debtors"), and First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd., consisting of all goods, chattel paper, documents of title, instruments, intangibles, money and securities now or hereinafter situate on, used in connection with or arising from the business or affairs carried on at the Lands, including all Net Rents, deposits, bank accounts, other accounts, and all books and records associated with such property (together with the Lands, the "Properties"),

which was heard on November 8, 2021 for an order for the discharge of the Receiver as the Receiver of the Property of the Louise Block Debtors (the "Louise Block Discharge Order");

AND UPON HAVING READ the Amended and Restated Receivership Order dated February 24, 2021, the Third Report of the Receiver to Court, dated October 28, 2021 (the "Third Report") and the Affidavit of Service; **AND UPON HEARING** the submissions of counsel for the Receiver and Connect First Credit Union Ltd., no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

AND UPON THE APPLICATION of the Receiver to amend and restate the Louise Block Discharge Order granted on November 8, 2021, such that the Receiver is not required to receive any residual funds

from Alvarez & Marsal Canada Inc., in its capacity as interim receiver and receiver and manager (in such capacity, the "Interim Receiver") pursuant to the Interim Receivership Order dated December 20, 2019 and the Amended and Restated Receivership Order (Expanded Powers) dated January 19, 2020, both granted in Court File No. 1901-18029, before filing with the Clerk of the Court the certificate attached to this Order and obtaining the Receiver's discharge;

AND UPON HAVING READ the Louise Block Discharge Order, the Fourth Report of the Receiver to Court, dated April 14, 2022, and the Affidavit of Service;

AND UPON hearing counsel for the Receiver and Connect First Credit Union Ltd., no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed:

IT IS HEREBY ORDERED AND DECLARED THAT:

ABRIDGEMENT OF TIME

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

APPROVAL OF RECEIVER'S ACTIONS

2. No action or other proceedings shall be commenced against the Receiver in any way arising from or related to its capacity or conduct as Receiver of the Property of the Louise Block Debtors, except with prior leave of this Court on Notice to the Receiver, and upon such terms as this Court may direct.

TRANSFER OF PROCEEDS AND FILES

3. Upon the Receiver filing with the Clerk of the Court of a certificate in the form attached hereto as Schedule "A" certifying that the remaining outstanding matters described in the Third Report, other than receiving any residual funds from the Interim Receiver, have been completed, then the Receiver shall be discharged as Receiver of the Property of the Louise Block Debtors, provided however that, notwithstanding its discharge herein (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the Receivership herein, and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of the Receiver in its capacity as Receiver of the Property of the Louise Block DebtorS.

SERVICE

4. Service of this amended Order shall be deemed good and sufficient by:
- (a) Serving the same on:
 - (i) the persons listed on the service list created in these proceedings;
 - (ii) any other person served with notice of the application for this amended Order;
 - (iii) any other parties attending or represented at the application for this amended Order;
 - (iv) the Purchaser or the Purchaser's solicitors; and
 - (b) Posting a copy of this amended Order on the Receiver's website at: <https://mnpdebt.ca/en/corporate/corporate-engagements/louise-block-first-street-plaza-macleod-place>
- and service on any other person is hereby dispensed with.
5. Service of this amended 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 amended Order.



Justice of the Court of Queen's Bench of Alberta

Schedule "A"
Form of Receiver's Certificate

COURT FILE NUMBER	2001-03935	Clerk's Stamp
COURT	COURT OF QUEEN'S BENCH OF ALBERTA	
JUDICIAL CENTRE	CALGARY	
APPLICANT	VANCITY COMMUNITY INVESTMENT BANK CONNECT FIRST CREDIT UNION LTD. and TREZ CAPITAL LIMITED PARTNERSHIP by its General Partner TREZ CAPITAL (2011) CORPORATION	
RESPONDENTS	FIRST STREET PLAZA (2006) LIMITED PARTNERSHIP by its general partner FIRST STREET PLAZA GP LTD.; LOUISE BLOCK LIMITED PARTNERSHIP by its general partner LOUISE BLOCK CAPITAL CORP.; MACLEOD PLACE LIMITED PARTNERSHIP by its general partner MACLEOD PLACE LTD.; RIAZ MAMDANI; and IEC LTD.	
DOCUMENT	RECEIVER'S CERTIFICATE (LOUISE BLOCK)	
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	Counsel McMillan LLP Royal Centre, 1500 – 1055 West Georgia Street Vancouver, BC V6E 4N7 Telephone: 236 826 3022 Facsimile: 604 685 7084 Email: vicki.tickle@mcmillan.ca	

- A. Pursuant to an Order of the Honourable Justice K.M. Horner of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "Court") dated March 20, 2020), as amended and restated by the Order of Justice Shelley dated February 24, 2021, MNP Ltd. was appointed as the receiver and manager (the "Receiver") of the following land and premises, and all property used in the business or affairs carried on by First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd., Macleod Place Limited Partnership by its general partner Macleod Place Ltd., and Louise Block Limited Partnership by its general partner Louise Block Capital Corp. (together, the "Louise Block Debtors"), at those lands and premises, namely:

Title #: 071146388

Legal Description:

PLAN C

BLOCK 16

LOTS 21 TO 24

EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173

EXCEPTING THEREOUT ALL MINES AND MINERALS

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Legal Description:

PLAN "A"

BLOCK 72

LOTS 37 TO 40 INCLUSIVE

Civic Address: 1018 Macleod Trail SE, Calgary Alberta

Titleholder: Louise Block Capital Corp.

- B. Pursuant to an Order of the Court dated November 8, 2021 (the "Discharge Order"), as amended and restated pursuant to an Order of the Court dated April 26, 2022 (the "Amended and Restated Discharge Order") MNP Ltd. was discharged as Receiver of the Property of the Louise Block Debtors to be effective upon filing by the Receiver with the Court of a certificate confirming that the Receiver has completed the activities described in the Third Report of the Receiver dated October 28, 2021 (the "Third Report"), other than receiving any residual funds from the Interim Receiver (as defined in the Amended and Restated Discharge Order), provided however, notwithstanding its discharge: (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership of the Property of the Louise Block Debtors, and (b) the Receiver shall continue to have the benefit of all provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of MNP Ltd. in its capacity as Receiver.

THE RECEIVER CERTIFIES the following:

1. All activities described in the Third Report, other than receiving any residual funds from the Interim Receiver, have been completed to the satisfaction of the Receiver.

2. This Certificate was delivered by the Receiver at [TIME] on [DATE].

MNP Ltd., in its capacity as Receiver of the undertakings, property and assets of the Louise Block Debtors, and not in its personal capacity.

Per; _____

Name: Patty E. Wood

Title: Senior Vice President