

**IN THE MATTER OF THE RECEIVERSHIP OF  
First Street Plaza (2006) Limited Partnership  
by its general partner First Street Plaza GP Ltd.**

**FORM 87**

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

THE RECEIVER GIVES NOTICE AND DECLARES THAT:

1. On the 8<sup>th</sup> day of May, 2020, the undersigned, MNP Ltd. became the Receiver and Manager (the “**Receiver**”) in respect of Lands and Premises and all property used in the business affairs carried on at the Land and Premises of First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd., (the “**insolvent person**”), and which is described below:

Description	Estimated Value
Cash	\$ 192,109
Accounts Receivable	Unknown
Inventory	Unknown
Real Property	2,650,000
Equipment	Unknown
Prepays	Unknown
Other	Unknown
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**NOTES:**

- a. Legal description of the Real Property is set out in the Receivership Order.
  - b. Real property value was obtained from the City of Calgary 2020 property tax assessed value and does not necessarily reflect market value.
  - c. All of the Company’s assets are subject to registered security interests. The Receiver has not yet obtained a legal opinion as to the validity and enforceability of these security agreements.
2. We became a Receiver by virtue of an Order granted by the Court of Queen’s Bench of Alberta (the “**Court**”) on March 20, 2020 and effective May 8, 2020 upon filing a Termination Certificate with the Clerk of the Court.
  3. The undersigned took possession or control of the Real Property described above on May 8, 2020.
  4. The following information relates to the receivership appointment:
    - a) Addresses of insolvent person:  
  
Registered & Records Address  
400, 630 – 8<sup>th</sup> Avenue SW  
Calgary, AB T2P 1G6

- b) Principal line of business:  
Lessor of commercial property
- c) Location(s) of business:  
138 – 4<sup>th</sup> Avenue SE  
Calgary, AB
- d) Amount owed by insolvent person to each creditor who holds security on the Assets described above:

Charge Holders	Charge	Amount
Vancity Community Investment Bank	Mortgage and GSA	\$ 13,119,481
City of Calgary	Property Tax (2020)	52,029
Canada Revenue Agency	Statutory	Unknown
		<u>\$ Unknown</u>

- e) List of other creditors of the insolvent person and the amount owed to each creditor and the total amount due by the insolvent person is as follows:  
  
As per list attached as Appendix "A"
- f) The intended plan of action of the Receiver during the Receivership, to the extent that such a plan has been determined, is as follows:  
  
Secure Assets subject to Court Order;  
Manage the business of the insolvent person;  
Obtain current market valuation of Assets;  
Market and sell Assets; and  
Distribute proceeds in accordance with legal requirement.
- g) Contact person for the Receivership:


Julie Kennedy  
MNP Ltd.  
Suite 1600, MNP Tower  
1021 West Hastings Street  
Vancouver, B.C. V6E 0C3  
Telephone: 778 374 2175  
Facsimile: 604 904 8628  
Email: [julie.kennedy@mnp.ca](mailto:julie.kennedy@mnp.ca)

- h) The Receiver will maintain and update a website for the receivership proceedings at: <https://mnpdebt.ca/en/corporate/Engagements/louise-block-first-street-plaza-macleod-place> where additional documents and reports can be found.

Dated at Vancouver, this 15<sup>th</sup> day of May, 2020.

**MNP Ltd.**

In its capacity as Receiver and Manager of  
First Street Plaza (2006) Limited Partnership by its  
General Partner First Street Plaza GP Ltd.  
and not in its personal capacity



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Per: Julie Kennedy, CIRP, LIT  
Vice President

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## *Appendix A - List of Creditors*

In the matter of the receivership of  
First Street Plaza (2006) Limited Partnership

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Name	Claim \$
Ainsworth Inc.	488.25
Altus Group Limited	3,686.69
Beyond The Basics Fitness Equipment Serv	1,013.01
Camfil Canada Inc	3,058.40
Chem-Aqua	2,014.95
Eagle Security Controls, Ltd	78.75
Fujitec Canada Inc.	1,260.00
Gasonic Instruments Inc.	210.00
Goodbye Graffiti Calgary	880.32
GUNN Consultants Inc.	7,690.61
Japco Pest Control Ltd.	4,323.00
Jones Lang LaSalle (CGY)	101,965.50
KBM Commercial Floor Coverings	5,995.50
Kydrid Door Systems Inc.	337.63
NRS Technical Services, Inc	399.00
Nu-Mun Contracting Ltd.	23,764.15
Nu-Vue Glass Co., Ltd.	1,449.00
PM Signs Corporation	2,352.00
Regent Protection Services Ltd	29,053.50
Run Digital	36.75
Strategic Maintenance Ltd.	14,560.53
Strategic Realty Management Corp.	17,307.09
Tam Window Cleaning Ltd.	5,565.00
Thuro Inc.	5,465.25
Trane Canada ULC	80,304.75
Waste Connections of Canada Inc.	570.75

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<b>Sub-total of unsecured creditors</b>	<b>\$ 313,830.38</b>
<b>Total of secured and unsecured creditors</b>	<b><u>\$ unknown</u></b>