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File No. 024045.000006

September 29, 2023

Delivered via Courier/Email

SEE SERVICE LIST

Dear Sirs/Mesdames:

Re: Timbercreek Mortgage Servicing Inc. and Computershare Trust Company of Canada solely in its capacity as bare trustee for Timbercreek Mortgage Servicing Inc. v SCREO I 700 2ND Inc., 58508 Alberta Ltd., and SCREO I 700 2ND LP by its general partner SCREO I 700 2ND GP Inc.

Application Date: October 5, 2023 at 10:00 a.m. (Via WebEx Video Conference)

We are the solicitors to the Plaintiffs, Timbercreek Mortgage Servicing Inc. (“**Timbercreek**”) and Computershare Trust Company of Canada solely in its capacity as bare trustee for Timbercreek (“**Computershare**”), in the above-noted proceeding.

We write to inform you that an application has been scheduled for October 5, 2023 at 10:00 a.m. before the Honourable Justice Burns, which will occur via WebEx Video Conference.

The application will be made by the Plaintiffs seeking to appoint a receiver and manager over the property described in the proposed Order, including the lands municipally described as 700 2nd Street SW, Calgary AB.

In this regard, please find attached for service upon you the following unfiled materials:

1. Statement of Claim;
2. Application for Appointment of Receiver (including Proposed Form of Receivership Order);
3. Affidavit of Scott Rowland, sworn on September 29, 2023;
4. Consent to Act of the Proposed Receiver; and
5. Comparison version of the Proposed Form of Order to the Alberta Template Order.

Proof of filing will be provided upon receipt from the Court.

Virtual Courtroom 86 has been assigned for the above-noted matter. Please see the dial-in details below to attend the hearing via WebEx:

Virtual Courtroom Link: <https://albertacourts.webex.com/meet/virtual.courtroom86>

Instructions for Connecting to the Meeting

1. *Click on the link above or open up Chrome or Firefox and cut and paste it into your browser address bar.*

2. *If you do not have the Cisco Webex application already installed on your device, the site will have a button to install it. Follow installation instructions. Enter your full name and email address when prompted.*
3. *Click on the **Open Cisco Webex Meeting**.*
4. *You will see a preview screen. Click on **Join Meeting**.*

Key Considerations for Those Attending

1. *Please connect to the courtroom **15 minutes prior** to the start of the hearing.*
2. *Please ensure that your microphone is muted and remains muted for the duration of the proceeding, unless you are speaking. Ensure that you state your name each time you speak.*
3. *If bandwidth becomes an issue, some participants may be asked to turn off their video and participate by audio only.*
4. ***Note: Recording or rebroadcasting of the video is prohibited.***
5. ***Note: It is highly recommended you use headphones with a microphone or a headset when using Webex. This prevents feedback.***

If you are a non-lawyer attending this hearing remotely, you must complete the undertaking located here: <https://www.albertacourts.ca/qb/resources/announcements/undertaking-and-agreement-for-non-lawyers>

For more information relating to Webex protocols and procedures, please visit: <https://www.albertacourts.ca/qb/court-operations-schedules/webex-remote-hearings-protocol>

You can also join the meeting via the "Cisco Webex Meetings" App on your smartphone/tablet or other smart device. You can download this via the App marketplace and join via the link provided above.

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Should you have any questions or concerns, please contact our office.

Yours truly,

BORDEN LADNER GERVAIS LLP

Jack Maslen

Enclosures

cc: Client

David T. Madsen, K.C., Borden Ladner Gervais LLP

COURT FILE NUMBER

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLANTIFFS TIMBERCREEK MORTGAGE
SERVICING INC. and COMPUTERSHARE
TRUST COMPANY OF CANADA solely in
its capacity as bare trustee for
TIMBERCREEK MORTGAGE
SERVICING INC.

DEFENDANTS SCREO I 700 2ND INC., 58508 ALBERTA
LTD., and SCREO I 700 2ND L.P. by its
general partner SCREO I 700 2ND GP INC.

DOCUMENT SERVICE LIST

RECIPIENT	RECIPIENT STATUS
<p>Borden Ladner Gervais LLP Centennial Place, East Tower 1900, 520 – 3 Avenue SW Calgary, AB T2P 0R3</p> <p>Attention: David T. Madsen, K.C. Email: dmadsen@blg.com</p> <p>Attention: Jack Maslen Email: jmaslen@blg.com</p>	Counsel for the Plaintiffs
<p>SCREO I 700 2nd Inc. 121 King Street West, Suite 200 Toronto, ON M5H 3T9</p> <p>Attention: Ramsey Ali Email: ramsey@slateam.com</p>	Defendant

<p>58508 Alberta Ltd. 121 King Street West, Suite 200 Toronto, ON M5H 3T9</p> <p>Attention: Ramsey Ali Email: ramsey@slateam.com</p> <p>c/o Registered Address McCarthy Tetrault LLP 4000, 421 – 7 Avenue SW Calgary Alberta, T2P 4K9</p> <p>Attention: Gordon Cameron Email: gcameron@mccarthy.ca</p>	Defendant
<p>SCREO I 700 2ND L.P. by its general partner SCREO I 700 2ND G.P. Inc. 121 King Street West, Suite 200 Toronto, ON M5H 3T9</p> <p>Attention: Ramsey Ali Email: ramsey@slateam.com</p>	Defendant
<p>MNP Ltd. 2000, 112 4th Avenue SW Calgary, AB T2P 0H3</p> <p>Attention: Vanessa Allen Email: Vanessa.Allen@mnp.ca</p>	Proposed Receiver
<p>Cassels Brock & Blackwell LLP Suite 3810, Bankers Hall West 888 3 Street SW Calgary, AB T2P 5C5</p> <p>Attention: Jeffrey Oliver Email : JOliver@cassels.com</p>	Counsel to Proposed Receiver
<p>Department of Justice Canada 510, 606 – 4 Street SW Calgary, AB T2P 1T1</p> <p>Attention: George Body Email: george.body@justice.gc.ca</p>	Potential counsel to Canada Revenue Agency
<p>Canada Revenue Agency 220 4 Ave, SE Calgary, AB T2G 0L1</p> <p>Fax: 403-264-5843</p>	

<p>Alberta Justice Alberta Finance & Treasury Legal Team Legal Services Division 2nd Floor, Peace Hills Trust 10011 – 109 Street Edmonton, AB T5J 3S8</p> <p>Attention: Scott Chen Email: scott.chen@gov.ab.ca</p> <p>Attention: Rachelle Sorgiovanni Email: rachelle.sorgiovanni@gov.ab.ca</p>	
<p>City of Calgary City Solicitor, 12th Floor Municipal Building 800 MacLeod Trail SE Calgary, AB T2G 2M3</p> <p>City Solicitor – City Hall Box 2100, Station “M” Calgary, Alberta T2P 2M5</p> <p>Attention: General Counsel Email: lawdept@gov.calgary.ab.ca</p>	Title Registrant
<p>The Association of Professional Engineers, Geologists and Geophysicists of Alberta 1500 Scotia 1 – 10060 Jasper Ave Edmonton, AB T5J 3R8</p> <p>c/o Macpherson Leslie & Tyerman LLP 2200, 10235-101 Street Edmonton, AB T5J 3G1</p>	Title Registrant
<p>Golder Associates Ltd./Golder Associes Ltee. 6925 Century Ave, Suite 100 Mississauga, ON L5N7K2</p> <p>Attention: General Counsel</p>	Title Registrant
<p>WeWork Canada GP ULC. 115 West 18th St, 2nd Floor New York, NY, 10011</p> <p>Attention: General Counsel</p>	Title Registrant

2142617 Alberta Inc. c/o Dentons Canada LLP 2500 Stantec Tower 10220 103 Avenue NW Edmonton, AB T5J 0K4	Title Registrant
2144523 Alberta Inc. c/o Dentons Canada LLP 2500 Stantec Tower 10220 103 Avenue NW Edmonton, AB T5J 0K4	Title Registrant
E B J Investments Ltd. 812A-16 Ave SW Calgary, AB T2R 0T2	Title Registrant
1260642 Alberta Ltd. 1520 20250 101 Street Edmonton, AB T5J 3P4 c/o Vice President, Legal Affairs 1001 Square-Victoria, Suite C-200 Montreal, QC H2Z 2B1	Title Registrant
Grosvenor Canada Limited. 20 th Floor, 1040 West Georgia Street Vancouver, BC V6E 4H1	Title Registrant
Hudson's Bay Company 401 Bay Street, Suite 600 Toronto, ON M5H 2Y4	Title Registrant
The TDL Group Corp. / Groupe TDL Corporation 7460-51 Street SE Calgary, AB T2C 4B4	Title Registrant
1364316 Alberta Inc. c/o Demiantschuk, Lequier, Burke & Hoffinger 1200, 1015-4 Street SW Calgary, AB T2R 1J4 Attention: Nikolaus Demiantschuk Email: nick@dbhllp.com	Title Registrant
H & R Block Canada, Inc. 2500, 700-2 Street SW Calgary, AB T2P 2W2 Attention: Altaf N Hirji	Title Registrant

2142618 Alberta Inc. c/o Dentons Canada LLP 2500 Stantec Tower 10220 103 Avenue NW Edmonton, AB T5J 0K4	Title Registrant
Cass Lintott Prof. Corp. o/a Lintott Law 2913 Centre St NW Calgary, AB T2E 2V9	Pending Builder's Lien Claimant

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