

District of: Alberta
Division: Edmonton

FORM 87
Notice and Statement of the Receiver
(Subsections 245(1) and 246(1) of the Act)
In the Matter of the Receivership of
Elite Storage North Edmonton GP Ltd.
of the City of St. Albert, in the Province of Alberta

The receiver gives notice and declares that:

1. On July 31, 2025, Blanchard & Company Ltd. ("Blanchard") became the court-appointed receiver (the "Receiver") in respect of the property (the "Property") of Elite Storage North Edmonton GP Ltd. (Elite GP) that is described in Schedule "A" that is attached;
2. Blanchard became the Receiver by virtue of a court order (the "Order") dated July 31, 2025, which is attached to this notice as Schedule "B". A copy of the Order can also be found on the Receiver's website, located at <https://repairdebt.ca/engagements/>. The Receiver will be posting updates on the site during the receivership administration;
3. The Receiver took possession and control of the Property described;
4. The following information relates to the receivership:
 - a. Corporate address: 100, 71 Corriveau Ave, St. Alberta, AB T8N 5A3
 - b. Principle line of business: Self storage facility and operations
 - c. Location of business: 12108 - 67 St NW, Edmonton, AB T5B 1M7
 - d. The estimated amount owed to each creditor who holds registered security on the commercial building noted above, are described below:
 - i. Alberta Finance & Mortgage Corporation: \$5,500,000.00
 - e. The list of creditors who appear to hold general security agreements, are described below:
 - i. None
 - f. The list of creditors and the estimated amount owed to each creditor are attached to this notice as Schedule "C"
 - g. The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:
 - i. Secure the physical assets of Elite LP, if any
 - ii. Continue monitoring operations and cash-flow, develop a liquidation plan for the assets to maximize realizations, including conducting an appraisal

- (s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person (as defined below).

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. (i) The Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on their instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
5. All Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or documents prepared in contemplation of litigation or due to statutory provisions prohibiting such disclosure.
6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO INTERFERENCE WITH THE RECEIVER

10. No Person shall accelerate, suspend, discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, except with the written consent of the Debtor and the Receiver, or leave of this Court. Nothing in this Order shall prohibit any party to an eligible financial contract (as defined in the *BIA*) from closing out and terminating such contract in accordance with its terms.

CONTINUATION OF SERVICES

11. All persons having:
- (a) statutory or regulatory mandates for the supply of goods and/or services; or
 - (b) oral or written agreements or arrangements with the Debtor, including without limitation all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation, services, utility or other services to the Debtor,

are hereby restrained until further order of this Court from discontinuing, altering, interfering with, suspending or terminating the supply of such goods or services as may be required by the Debtor or exercising any other remedy provided under such agreements or arrangements. The Debtor shall be entitled to the continued use of its current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the usual prices or charges for all such goods or services received after the date of this Order are paid by the Debtor in accordance with the payment practices of the Debtor, or such other practices as may be agreed upon by the supplier or service provider and each of the Debtor and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

14. Subject to employees' rights to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor' behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the *BIA*, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the *BIA* or under the *Wage Earner Protection Program Act*, SC 2005, c 47 ("**WEPPA**").
15. Pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, SC 2000, c 5, the Receiver shall disclose personal information of identifiable individuals to prospective

purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. (a) Notwithstanding anything in any federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arose or environmental damage that occurred:
- (i) before the Receiver's appointment; or
 - (ii) after the Receiver's appointment unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.
- (b) Nothing in sub-paragraph (a) exempts a Receiver from any duty to report or make disclosure imposed by a law referred to in that sub-paragraph.
- (c) Notwithstanding anything in any federal or provincial law, but subject to sub-paragraph (a) hereof, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, the Receiver is not personally liable for failure to comply with the order, and is not personally liable for any costs that are or would be incurred by any person in carrying out the terms of the order,
- (i) if, within such time as is specified in the order, within 10 days after the order is made if no time is so specified, within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, or during the period of the stay referred to in clause (ii) below, the Receiver:
 - A. complies with the order, or
 - B. on notice to the person who issued the order, abandons, disposes of or otherwise releases any interest in any real property affected by the condition or damage;
 - (ii) during the period of a stay of the order granted, on application made within the time specified in the order referred to in clause (i) above, within 10 days after the order is made or within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, by,
 - A. the court or body having jurisdiction under the law pursuant to which the order was made to enable the Receiver to contest the order; or

- B. the court having jurisdiction in bankruptcy for the purposes of assessing the economic viability of complying with the order; or
- (iii) if the Receiver had, before the order was made, abandoned or renounced or been divested of any interest in any real property affected by the condition or damage.

LIMITATION ON THE RECEIVER'S LIABILITY

17. Except for gross negligence or wilful misconduct, as a result of its appointment or carrying out the provisions of this Order the Receiver shall incur no liability or obligation that exceeds an amount for which it may obtain full indemnity from the Property. Nothing in this Order shall derogate from any limitation on liability or other protection afforded to the Receiver under any applicable law, including, without limitation, Section 14.06, 81.4(5) or 81.6(3) of the *BIA*.

RECEIVER'S ACCOUNTS

18. The Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case, incurred at their standard rates and charges. The Receiver and counsel to the Receiver shall be entitled to the benefits of and are hereby granted a charge (the "**Receiver's Charge**") on the Property, as security for their professional fees and disbursements, incurred at the normal rates and charges of the Receiver and such counsel, both before and after the making of this Order in respect of these proceedings, and the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person but subject to section 14.06(7), 81.4(4), 81.6(2) and 88 of the *BIA*.
19. The Receiver and its legal counsel shall pass their accounts from time to time.
20. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including the legal fees and disbursements, incurred at the normal rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

21. The Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$ 500,000.00 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges set out in sections 14.06(7), 81.4(4), 81.6(2) and 88 of the *BIA*.
22. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

23. The Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule "A" hereto (the "Receiver's Certificates") for any amount borrowed by it pursuant to this Order.
24. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.
25. The Receiver shall be allowed to repay any amounts borrowed by way of Receiver's Certificates out of the Property or any proceeds, including any proceeds from the sale of any assets without further approval of this Court.

ALLOCATION

26. Any interested party may apply to this Court on notice to any other party likely to be affected, for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the various assets comprising the Property.

GENERAL

27. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
28. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Receiver will report to the Court from time to time, which reporting is not required to be in affidavit form and shall be considered by this Court as evidence. The Receiver's reports shall be filed by the Court Clerk notwithstanding that they do not include an original signature.
29. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.
30. The requirement of the parties to engage in a dispute resolution process is dispensed with.
31. The Plaintiff is given leave to continue any and all proceedings in relation to this matter.
32. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any foreign jurisdiction to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Receiver in any foreign proceeding, or to assist the Receiver and its agents in carrying out the terms of this Order.
33. The Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
34. The Plaintiff shall have its costs of this Application, up to and including entry and service of this Order, provided for by the terms of the Plaintiff's security or, if not so provided by the Plaintiff's security, then on

a substantial indemnity basis, including legal costs on a solicitor and his own client basis, to be paid by the Receiver from the Debtor' estates with such priority and at such time as this Court may determine.


35. Any interested party may apply to this Court to vary or amend this Order on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

FILING

36. The Receiver shall establish and maintain a website in respect of these proceedings at <https://repairdebt.ca/engagements/elite-storage/> and shall post there as soon as practicable:
- (a) all materials prescribed by statute or regulation to be made publicly available; and
 - (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, or served upon it, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
37. Service of this 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 or otherwise served with notice of these proceedings;
 - (ii) any other person served with notice of the application for this Order;
 - (iii) any other parties attending or represented at the application for this Order; and
 - (b) posting a copy of this Order on the Receiver's Website;
- and service on any other person is hereby dispensed with.

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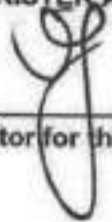
- 38. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



 J.C.K.B.A.

Consented to by:


**Murray Engelking
BARRISTER AND SOLICITOR**



 Solicitor for the Defendants

**ELITE STORAGE NORTH EDMONTON LP, by its
general partner, ELITE STORAGE NORTH
EDMONTON GP LTD.**




Per: 

 NAME: ROBERT CRAMERS
 TITLE:

ELITE STORAGE NORTH EDMONTON GP LTD.



Per: 

 NAME: ROBERT CRAMERS
 TITLE:

BCCQ GLOBAL HOLDINGS LTD.



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Per:

[Signature]
NAME: ROBERT CRAMERS
TITLE:

BODNAR CAPITAL CORP.

Per:

[Signature]
NAME: CONRAD BODNAR
TITLE:

[Signature]
CAMERON QUILLIAM

[Signature]
ROBERT CRAMERS

[Signature]
CONRAD BODNAR

WITNESS

[Signature]

WITNESS

[Signature]

WITNESS

[Signature]

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
PROVINCE OF ALBERTA
TO WIT
MAKE OATH AND SAY:

) I, Robert Cramers
) of Strathcona County
) in the Province of Alberta.

1. I am an authorized signatory of **ELITE STORAGE NORTH EDMONTON LP**, by its general partner, **ELITE STORAGE NORTH EDMONTON GP LTD.**, named in the within or annexed document.
2. I am authorized by **ELITE STORAGE NORTH EDMONTON LP**, by its general partner, **ELITE STORAGE NORTH EDMONTON GP LTD.**, to execute this instrument.

SWORN before me at Edmonton
in the Province of Alberta,
this 24 day of April, 2025

) 

A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

Murray L. Engelking
BARRISTER AND SOLICITOR

AFFIDAVIT OF EXECUTION

MURRAY L. ENGELKING
BARRISTER AND SOLICITOR

CANADA
PROVINCE OF ALBERTA
TO WIT
MAKE OATH AND SAY:

) I, Murray L. Engelking
) of Edmonton
) in the Province of Alberta.

1. THAT I was personally present and did see Robert Cramers a duly appointed officer of **ELITE STORAGE NORTH EDMONTON LP**, by its general partner, **ELITE STORAGE NORTH EDMONTON GP LTD.** named in the within document, duly sign and execute the same for the purposes named therein.
2. THAT the instrument was executed at Edmonton in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I believe the said person whose signature I witnessed was at least the age of eighteen years.

SWORN before me at Edmonton
in the Province of Alberta,
this 24 day of April, 2025

) 


A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

Cara Francis
CARA FRANCIS
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 3, 2028

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA)
PROVINCE OF ALBERTA) I, Robert Cramers
TO WIT) of Strathcona County
MAKE OATH AND SAY:) in the Province of Alberta.

- 1. I am an authorized signatory of **ELITE STORAGE NORTH EDMONTON GP LTD.** named in the within or annexed document.
- 2. I am authorized by **ELITE STORAGE NORTH EDMONTON GP LTD.** to execute this instrument without affixing a corporate seal.


SWORN before me at Edmonton)
in the Province of Alberta,)
this 24 day of April, 2025) 

A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA
MURRAY L. ENGELKING
BARRISTER AND SOLICITOR

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA) I, Murray L. Engelking
TO WIT) of Edmonton
MAKE OATH AND SAY:) in the Province of Alberta.

- 1. THAT I was personally present and did see Robert Cramers, a duly appointed officer of **ELITE STORAGE NORTH EDMONTON GP LTD.** named in the within document, duly sign and execute the same for the purposes named therein.
- 2. THAT the instrument was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
- 3. THAT I believe the said person whose signature I witnessed was at least the age of eighteen years.

SWORN before me at Edmonton)
in the Province of Alberta,)
this 24 day of April, 2025) 

C Francis
A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

CARA FRANCIS
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 3, 2028

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT

) I, MURRAY L. ENGELKING
) BARRISTER AND SOLICITOR
) of Edmonton
) in the Province of Alberta.

MAKE OATH AND SAY:

1. THAT I was personally present and did see **Cameron Quilliam**, named in the within document, duly sign and execute the same for the purposes named therein.
2. THAT the instrument was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I believe the said person whose signature I witnessed was at least the age of eighteen years.

SWORN before me at Edmonton
in the Province of Alberta,
this 24 day of April, 2025

) 
) _____
)

C Francis
A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

CARA FRANCIS
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 3, 2028

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT
MAKE OATH AND SAY:

) I, Murray L. Engelking
) of Edmonton
) in the Province of Alberta.

1. THAT I was personally present and did see **Robert Cramer**, named in the within document, duly sign and execute the same for the purposes named therein.
2. THAT the instrument was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I believe the said person whose signature I witnessed was at least the age of eighteen years.

SWORN before me at Edmonton
in the Province of Alberta,
this 24 day of April, 2025

)
)
) 

C Francis

A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

CARA FRANCIS
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 3, 2028

CANADA
PROVINCE OF ALBERTA
TO WIT
MAKE OATH AND SAY:

AFFIDAVIT OF EXECUTION

) I, Murray L. Engelking
) of Edmonton
) in the Province of Alberta.

1. THAT I was personally present and did see **Conrad Bodnar**, named in the within document, duly sign and execute the same for the purposes named therein.
2. THAT the instrument was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I believe the said person whose signature I witnessed was at least the age of eighteen years.

SWORN before me at Edmonton
in the Province of Alberta,
this 24 day of April, 2025

)
)
) 

C Francis

A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

CARA FRANCIS
A Commissioner for Oaths
in and for Alberta
My Commission Expires Mar. 3, 2028

SCHEDULE "A"
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that _____, the receiver and manager (in each capacity the "Receiver") of all of the assets, undertaking and property of _____, appointed by Order of the Court of King's Bench of Alberta (the "Court") dated the _____ (the "Order") made in action _____, has received as such Receiver from the holder of this certificate (the "Lender") the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily] [monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of _____ from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property (as defined in the Order), in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at _____.
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.
6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property (as defined in the Order) as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 202__.

_____, solely in its capacity as Receiver of the Property (as defined in the Order), and not in its personal capacity

Per: _____

Name: _____

Title: _____

Schedule "C"

List of Liabilities

No.	Name of creditor or claimant / Address	Nature of liability / Details	Date given / incurred	Amount of claim			Asset securing the liability	Ground for the right to a priority ³	Estimated surplus or (deficit) from security	Placeholder (values on this line are for notification only)
				Unsecured	Secured	Preferred / Priorities				
1	Alberta Finance & Mortgage Corporation c/o Bryan & Company LLP 2900-10180 101 St NW, Edmonton, Alberta, Canada, T6J 3V5	Bank loans (except real property mortgage)	2025-07		\$5,500,000.00			\$5,500,000.00	\$0.00	<input type="checkbox"/>
2	Connect First and Servus Credit Union Ltd. c/o Dentons Canada LLP 2500-10220 103 Ave NW, Edmonton, Alberta, Canada, T5J 0K4	Bank loans (except real property mortgage)	2025-07	\$1.00				\$1.00	\$0.00	<input type="checkbox"/>
3	Riel Park RV & Mini Storage LP 100-71 Corrivue Ave, St. Albert, Alberta, Canada, T8N 5A3	Other claim or liability Doors	2025-07	\$1.00				\$1.00	\$0.00	<input type="checkbox"/>
4	Riel Park GP Ltd. 100-71 Corrivue Ave, St. Albert, Alberta, Canada, T8N 5A3	Other claim or liability Doors	2025-07	\$1.00				\$1.00	\$0.00	<input type="checkbox"/>
5	Wirsong Holdings Ltd. 100-71 Corrivue Ave, St. Albert, Alberta, Canada, T8N 5A3	Other claim or liability Management fees	2025-07					\$92,185.00	\$92,185.00	<input type="checkbox"/>

31st day of July, 2025

Date

Bankrupt

List of Liabilities

No.	Name of creditor or claimant / Address	Nature of liability / Details	Date given / incurred	Amount of claim			Total amount of claim	Asset securing the liability	Ground for the right to a priority?	Estimated surplus or (deficit) from security	Placeholder (values on this line are for notification only)
				Unsecured	Secured	Preferred / Priorities					
				\$3.00	\$5,500,000.00	\$0.00	\$92,165.00				
Total:							\$5,592,168.00				

2 Choose one option for each item: Accounts payable; Owed rent; Owed wages; Severance pay; Corporate taxes; Sales taxes; Employee source deductions; Litigation/legal costs and awards; Subordinated debt/bond; Bills of exchange; Promissory notes; Loan notes; Mortgages or hypothec on real or immovable property; Chattel mortgages or movable hypothec; General Security Agreement; Intercountry loans; Bank loans (except real property mortgage); Finance company loans; Shareholder loans; Shares and subscribed capital; Other claim or liability

3 Choose one option for each item with a preferred or priority amount: Unpaid supplier; Farmer, fisherman or aquaculturist; Owed wages; Unpaid amount regarding pension plan; Municipal taxes; Rent; Customer of a bankrupt securities firm; Deemed trust in favour of the Crown; Priming charges and interim financing; Environmental liabilities; Other

Bankrupt _____
 Date 31st day of July, 2025

NOTE: If a copy of this Form is sent electronically by means such as email, the name and contact information of the sender, prescribed in Form 1.1, must be added at the end of the document