



COURT FILE NUMBER 1901 - 18029  
COURT COURT OF QUEEN'S BENCH OF ALBERTA 26212  
JUDICIAL CENTRE CALGARY

IN THE MATTER OF AN APPLICATION UNDER SECTION 47(1) OF THE BANKRUPTCY AND INSOLVENCY ACT, RSC 1985, c B-3 AND IN THE MATTER OF AN APPLICATION UNDER SECTION 13(2) OF THE JUDICATURE ACT, RSA 2000, c J-2

APPLICANTS SUN LIFE ASSURANCE COMPANY OF CANADA, AND THOSE OTHER APPLICANTS SET OUT IN SCHEDULE "A.1" OF THE INTERIM RECEIVERSHIP ORDER DATED DECEMBER 20, 2019

RESPONDENTS SUNDANCE PLACE II LTD., SUNDANCE PLACE II 1000 LIMITED PARTNERSHIP BY ITS GENERAL PARTNER SUNDANCE PLACE II LTD., AND THOSE OTHER RESPONDENTS SET OUT IN SCHEDULE "A.2" OF THE INTERIM RECEIVERSHIP ORDER DATED DECEMBER 20, 2019

DOCUMENT **ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT  
Dentons Canada LLP  
Bankers Court  
15<sup>th</sup> Floor, 850 - 2<sup>nd</sup> Street S.W.  
Calgary, Alberta T2P 0R8  
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File No.: 529227-19

Date on which this order was pronounced: March 1, 2021  
Location where order was pronounced: Calgary, Alberta  
Name of judge who made this order: The Honourable Justice K.M. Horner

**UPON THE APPLICATION** by Alvarez & Marsal Canada Inc., LIT, in its capacity as Court-appointed receiver and manager (the "**Receiver**") under the Interim Receivership Order dated December 20, 2019

(the “**Interim Receivership Order**”) and the Amended and Restated Receivership Order (Expanded Powers) dated January 19, 2020 (the “**Amended and Restated Receivership Order**”);

**AND UPON** reading the Tenth Report of the Receiver dated February 22, 2021, filed (the “**Tenth Report**”), the Interim Receivership Order, the Amended and Restated Receivership Order, the Order of this Court dated March 27, 2020 in this proceeding (the “**March 27, 2020 Order**”), and such additional pleadings and proceedings had and taken in this action and Receiver’s reports filed herein;

**AND UPON** having read the Affidavit of Service of Michelle Schop sworn February 24, 2021, filed;

**AND UPON** hearing the submissions of counsel to the Receiver, counsel for those Interim Receivership Applicants listed at Schedule “1” to this Order, counsel for the debtors under the Interim Receivership Order as more particularly listed at Schedule “1” to this Order (singularly a “**Debtor**” and collectively the “**Debtors**”), and counsel or other persons who made submissions at the hearing of this application by telephone or videoconference;

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

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and 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.
2. The Receiver’s activities as set out in the Tenth Report are hereby ratified and approved.
3. The Registrar of Land Titles (Alberta) shall and is hereby authorized, requested and directed to forthwith discharge instrument numbers 201 020 746 and 201 038 700 listed in Schedule “1” to this Order from their corresponding land title numbers listed in Schedule “1” to this Order. Upon delivery of a certified copy of this Order, this Order shall be immediately registered by the Land Titles Registrar notwithstanding the requirements of section 191(1) of the *Land Titles Act*, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed. The Land Titles Registrar is hereby directed to accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of certain of the property, assets and undertaking of the Debtors and not in its personal capacity.
4. Following the date of this Order, other than accounts for professional fees, the Receiver shall have no further duty or obligation to pay accounts for goods and/or services submitted to it and/or its property manager(s) relating to the Property (as defined in the Interim Receivership Order).
5. The Receiver is authorized and directed to perform the following steps to complete its administration of each estate under the Interim Receivership Order:
  - i. File the Receiver’s GST return with Canada Revenue Agency (“**CRA**”);
  - ii. Remit to CRA net GST;
  - iii. Address any ancillary matters arising in respect of paragraphs 5(i) and (ii) above.
6. Following the completion of the steps outlined in paragraph 5 of this Order, and subject to the Receiver’s and its counsel’s professional fees and disbursements, the Receiver is authorized and directed to pay any residual funds from an estate(s) under the Interim Receivership Order into Court

to the credit of this Action on notice to the service list, or as otherwise ordered by the Court for a particular estate(s). The Receiver and its legal counsel shall be entitled to its further professional fees and disbursements with respect to any payment(s) into Court by the Receiver.

7. Following the Receiver filing with the Clerk of the Court a receiver's certificate in the form substantially found at Schedule "2" to this Order ("**Receiver's Certificate**"), the Receiver shall be fully discharged from any further obligations in its administration of the estate(s) of the Debtor(s) listed in the Receiver's Certificate.
8. Concurrently with the filing of a Receiver's Certificate, the Receiver or its agent are authorized and directed to discharge from the Alberta Personal Property Registry the Interim Receivership Order as against a Debtor(s) listed in the Receiver's Certificate.
9. Following the filing of a Receiver's Certificate, 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 under the Interim Receivership Order. Nothing in this Order shall derogate from the protections ordered with respect to the Receiver in the Interim Receivership Order and March 27, 2020 Order.
10. Service of this Order shall be deemed good and sufficient in the manner set out at paragraphs 42 and 43 of the Interim Receivership Order.



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Justice of the Court of Queen's Bench  
Alberta

**SCHEDULE “1”**

[illegible]



|  |  |  |  |   |                   |             |
|--|--|--|--|---|-------------------|-------------|
|  |  |  |  | EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS  |                   |             |
|  |  |  |  | CONDOMINIUM<br>PLAN 0010444<br>UNIT 8<br>AND 317<br>UNDIVIDED ONE<br>TEN THOUSANDTH<br>SHARES IN THE<br>COMMON<br>PROPERTY<br>EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS    | 151 101<br>791 +2 | 201 020 746 |
|  |  |  |  | CONDOMINIUM<br>PLAN 0010444<br>UNIT 9<br>AND 317<br>UNDIVIDED ONE<br>TEN<br>THOUSANDTH<br>SHARES IN THE<br>COMMON<br>PROPERTY<br>EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS | 151 101<br>791 +3 | 201 020 746 |
|  |  |  |  | CONDOMINIUM<br>PLAN 0010444<br>UNIT 10<br>AND 317<br>UNDIVIDED ONE<br>TEN THOUSANDTH<br>SHARES IN THE<br>COMMON<br>PROPERTY<br>EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS   | 151 101<br>791 +4 | 201 020 746 |
|  |  |  |  | CONDOMINIUM<br>PLAN 0010444<br>UNIT 11  | 151 101<br>791 +5 | 201 020 746 |

|                               |   |                       |                                   |  |                |  |
|-------------------------------|---|-----------------------|-----------------------------------|--|----------------|--|
|                               |   |                       |                                   | AND 313<br>UNDIVIDED ONE<br>TEN THOUSANDTH<br>SHARES IN THE<br>COMMON<br>PROPERTY<br>EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS  |                |  |
| Connect First<br>Credit Union | Paramount<br>Building Ltd.<br><br>Paramount<br>Building<br>Limited<br>Partnership by<br>its general<br>partner<br>Paramount<br>Building Ltd.                      | Paramount<br>Building | Paramount<br>Building Ltd.        | PLAN "A"<br>BLOCK 68<br>LOTS 21 TO 24<br>INCLUSIVE<br>EXCEPTING<br>THEREOUT: PLAN<br>NUMBER ROAD<br>WIDENING<br>8210057 0.015<br>HECTARES/ 0.04<br>ACRES<br>(MORE OR LESS)                                 | 061 204<br>932 | 201 020 746  |
| Connect First<br>Credit Union | Wesley<br>Church<br>Building Inc.<br><br>Wesley<br>Church<br>Building<br>Limited<br>Partnership<br>by its general<br>partner<br>Wesley<br>Church<br>Building Inc. | Wesley<br>Church      | Wesley<br>Church<br>Building Inc. | PLAN A1<br>BLOCK 92<br>LOTS 21 TO 25<br>INCLUSIVE  | 061 263<br>873 | 201 020 746  |
| Connect First<br>Credit Union | Willow Park<br>Capital Corp.<br><br>Willow Park<br>Limited<br>Partnership<br>by its general<br>partner<br>Willow Park<br>Capital Corp.                            | Willow Park           | N/A                               | PLAN 6946JK<br>THAT PORTION OF<br>BLOCK 3 WHICH<br>LIES TO THE<br>EAST OF THE<br>WESTERLY<br>200 FEET<br>THROUGHOUT<br>THE SAID BLOCK 3<br>CONTAINING 0.43<br>OF A HECTARE<br>(1.06 ACRES)<br>MORE OR LESS | N/A            | N/A - No<br>Instrument<br>Numbers to<br>Discharge<br><br>Interim<br>Receivership<br>Order Previously<br>Discharged via<br>Court Order<br>dated January<br>15, 2021 under<br>Alberta Court of |

|                      |   |            |     |  |     |  |
|----------------------|---|------------|-----|--|-----|--|
|                      |   |            |     | <p>EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME</p> <hr/> <p>PLAN 6946JK THAT PORTION OF BLOCK 4 WHICH LIES TO THE EAST OF THE WESTERLY 150 FEET THROUGHOUT THE SAID BLOCK 4 CONTAINING 0.53 OF A HECTARE (1.31 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME</p> |     | Queen's Bench<br>File No. 2001-05123   |
| Royal Bank of Canada | <p>Petro West Ltd.</p> <p>Petro West Limited Partnership by its general partner Petro West Ltd.</p> | Petro West | N/A | <p>PLAN AI BLOCK 85 LOTS 1 AND 2 EXCEPTING FIRSTLY: OUT OF SAID LOT 1, THE ROADWAY SHOWN ON PLAN 1917JK SECONDLY: THAT PORTION THEREOUT FOR ROAD WIDENING ON PLAN 8111566FIRST</p>   | N/A | <p>N/A - No Instrument Number to Discharge</p> <p>Interim Receivership Order Previously Discharged via Court Order dated January 18, 2021 under Alberta Court of Queen's Bench File No. 2001-01349</p> |



|                                |   |                        |     |  |     |  |
|--------------------------------|---|------------------------|-----|--|-----|--|
| Canada ICI Capital Corporation | 1112-1124 Capital Corp.<br><br>1112-1124 Limited Partnership by its general partner 1112-1124 Capital Corp. | 1124 LP (Boston Pizza) | N/A | PLAN AI BLOCK 118 LOTS 10<br><hr/> PLAN AI BLOCK 118 LOT 11<br><hr/> PLAN AI BLOCK 118 LOT 12<br><hr/> PLAN AI BLOCK 118 LOTS 13 AND 14 EXCEPTING THEREOUT ALL MINES AND MINERALS  | N/A | N/A - No Instrument Numbers to Discharge<br><br>Interim Receivership Order Previously Discharged via Court Order dated September 16, 2020 under Alberta Court of Queen's Bench File No. 1901-18029 |
| Canada ICI Capital Corporation | Deerfoot 17 Corp.<br><br>Deerfoot 17 Limited Partnership by its general partner Deerfoot 17 Corp.           | Deerfoot 17            | N/A | PLAN CALGARY 4946T BLOCK TWENTY TWO (22) LOTS THIRTY THREE (33) TO FORTY (40) INCLUSIVE EXCEPTING OUT OF LOT FORTY (40) THE CORNER CUT ON PLAN 8210932 EXCEPTING THEREOUT OF LOT THIRTY THREE (33) AND LOTS THIRTY SEVEN (37) TO FORTY (40) INCLUSIVE ALL MINES AND MINERALS<br><hr/> PLAN 4946T BLOCK 22 LOT 31<br><hr/> PLAN 4946T BLOCK 22 LOT 32<br><hr/> PLAN 7014FW PARCEL B | N/A | N/A - No Instrument Numbers to Discharge<br><br>Interim Receivership Order Previously Discharged via Court Order dated September 16, 2020 under Alberta Court of Queen's Bench File No. 1901-18029 |

|                                      |  |                                |     |   |     |   |
|--------------------------------------|--|--------------------------------|-----|---|-----|---|
|                                      |  |                                |     | PORTION LOT A,<br>BLOCK 22, PLAN<br>CALGARY<br>4946T  |     |   |
| Canada ICI<br>Capital<br>Corporation | Macleod Place<br>Holding Corp.,<br><br>Macleod Place<br>Ltd.<br><br>Macleod Place<br>Limited<br>Partnership by<br>its general<br>partner,<br>Macleod Place<br>Ltd. | Macleod<br>6012                | N/A | PLAN 4880AJ<br>BLOCK 13<br>LOTS 5 AND 6<br><br>PLAN 4880AJ<br>BLOCK 13<br>LOTS 1 TO 4<br>INCLUSIVE  | N/A | N/A - No<br>Instrument<br>Numbers to<br>Discharge<br><br>Interim<br>Receivership<br>Order Previously<br>Discharged via<br>Court Order<br>dated<br>September 16,<br>2020 under<br>Alberta Court of<br>Queen's Bench<br>File No. 1901-<br>18029 |
| Canada ICI<br>Capital<br>Corporation | Mayfield<br>Capital Corp.<br><br>Mayfield<br>Limited<br>Partnership by<br>its general<br>partner<br>Mayfield<br>Capital Corp.                                      | Mayfield<br>Business<br>Centre | N/A | PLAN 1844TR<br>BLOCK 2<br>LOT 8<br>EXCEPTING<br>THEREOUT ALL<br>MINES AND<br>MINERALS<br>AREA: 1.81<br>HECTARES (4.47<br>ACRES) MORE OR<br>LESS | N/A | N/A - No<br>Instrument<br>Number to<br>Discharge<br><br>Interim<br>Receivership<br>Order Previously<br>Discharged via<br>Court Order<br>dated<br>September 16,<br>2020 under<br>Alberta Court of<br>Queen's Bench<br>File No. 1901-<br>18029  |

|                                     |   |                    |                            |  |             |  |
|-------------------------------------|---|--------------------|----------------------------|--|-------------|--|
| Canada ICI Capital Corporation      | Shelbourne Place Ltd.<br><br>Shelbourne Place Limited Partnership by its general partner Shelbourne Place Ltd.                    | Shelbourne Place   | N/A                        | PLAN 179R<br>BLOCK 29<br>LOTS 1 AND 2<br><hr/> PLAN 179R<br>BLOCK 29<br>LOTS 3 AND 4   | N/A         | N/A - No Instrument Numbers to Discharge<br><br>Interim Receivership Order Previously Discharged via Court Order dated September 16, 2020 under Alberta Court of Queen's Bench File No. 1901-18029 |
| MCAP Financial Corporation          | Centre Eleven Capital Corp.<br><br>Centre Eleven Limited Partnership by its general partner Centre Eleven Capital Corp.           | Centre Eleven      | N/A                        | PLAN CALGARY 3946N<br>BLOCK SEVENTEN (17)<br>LOTS FIFTEEN (15) TO NINETEEN (19) INCLUSIVE AND THE WESTERLY FORTY (40) FEET THROUGHOUT LOTS TWENTY (20) TO TWENTY FOUR (24) INCLUSIVE | N/A         | N/A - No Instrument Number to Discharge<br><br>Interim Receivership Order Previously Discharged via Court Order dated October 6, 2020 under Alberta Court of Queen's Bench File No. 2001-01887     |
| Vancouver Community Investment Bank | First Street Plaza GP Ltd.<br><br>First Street Plaza (2006) Limited Partnership by its general partner First Street Plaza GP Ltd. | First Street Plaza | First Street Plaza GP Ltd. | PLAN C<br>BLOCK 16<br>LOTS 21 TO 24 INCLUSIVE EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN 8310173 EXCEPTING THEREOUT ALL MINES AND MINERALS                             | 071 146 388 | 201 020 746  |

|                                     |  |                      |                    |   |                |  |
|-------------------------------------|--|----------------------|--------------------|---|----------------|--|
| Vancouver Community Investment Bank | Macleod Place Ltd. and Macleod Place Limited Partnership by its general partner Macleod Place Ltd.                   | MacLeod Place I & II | MacLeod Place Ltd. | PLAN 4269HS<br>BLOCK 1<br>LOT 2<br>EXCEPTING<br>THEROUT ALL<br>MINES AND<br>MINERALS                  | 131 062<br>248 | 201 020 746  |
| Vancouver Community Investment Bank | Louise Block Capital Corp.<br><br>Louise Block Limited Partnership by its general partner Louise Block Capital Corp. | Louise Block         | N/A                | PLAN "A"<br>BLOCK<br>SEVENTTY-TWO<br>(72)<br>LOTS THIRTY-<br>SEVEN (37) TO<br>FORTY (40)<br>INCLUSIVE | N/A            | N/A - No<br>Instrument<br>Number to<br>Discharge<br><br>Interim<br>Receivership<br>Order Previously<br>Discharged via<br>Court Order<br>dated November<br>13, 2020 under<br>Alberta Court of<br>Queen's Bench<br>File No. 2001-<br>03935 |

## SCHEDULE "2"

|   |   |
|---|---|
| COURT FILE NUMBER   | 1901-18029  |
| COURT   | COURT OF QUEEN'S BENCH OF ALBERTA   |
| JUDICIAL CENTRE   | CALGARY   |
|   | IN THE MATTER OF AN APPLICATION UNDER SECTION 47(1)<br>OF THE <i>BANKRUPTCY AND INSOLVENCY ACT, RSC 1985, c B-3</i><br>AND IN THE MATTER OF AN APPLICATION UNDER SECTION<br>13(2) OF THE <i>JUDICATURE ACT, RSA 2000, c J-2</i>               |
| APPLICANTS  | SUN LIFE ASSURANCE COMPANY OF CANADA, AND THOSE<br>OTHER APPLICANTS SET OUT IN SCHEDULE "A.1" OF THE<br>INTERIM RECEIVERSHIP ORDER DATED DECEMBER 20, 2019  |
| RESPONDENTS   | SUNDANCE PLACE II LTD., SUNDANCE PLACE II 1000 LIMITED<br>PARTNERSHIP by its general partner SUNDANCE PLACE II LTD.,<br>AND THOSE OTHER RESPONDENTS SET OUT IN SCHEDULE<br>"A.2" OF THE INTERIM RECEIVERSHIP ORDER DATED<br>DECEMBER 20, 2019 |
| DOCUMENT  | <b>RECEIVER'S CERTIFICATE - FULL DISCHARGE<br/>UNDER INTERIM RECEIVERSHIP ORDER</b>   |
| ADDRESS FOR SERVICE AND<br>CONTACT INFORMATION OF<br>PARTY FILING THIS DOCUMENT | Dentons LLP<br>Floor 15, 855 – 2nd Street SW<br>Calgary, AB   |
|   | Attention: David Mann and Sam Gabor<br>Tel: (403) 268-7097 / (403) 268-3048<br>Fax: (403) 268-3100<br>Email: David.Mann@dentons.com<br>Sam.Gabor@dentons.com  |
|   | File Ref.: 529227-19  |

## RECITALS

Pursuant to the interim receivership order dated December 20, 2019 of the Honourable Justice K.M. Horner ("**Interim Receivership Order**") of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "**Court**"), Alvarez & Marsal Canada Inc., LIT was appointed as the receiver and manager (the "**Receiver**") of the lands and premises legally described in Schedule "C" to the Interim Receivership Order and all of the Debtors' (as defined in the Interim Receivership Order) present and after-acquired personal property.

Pursuant to an Order of the Court dated March 1, 2021 ("**March 1, 2021 Order**"), the Court ordered that the Receiver be fully discharged from any further obligations in its administration of an estate of a Debtor

(as defined in the Interim Receivership Order (“**Debtor(s)**”) upon the filing and service by the Receiver of this receiver’s certificate herein.

THE RECEIVER CERTIFIES the following:

1. All applicable matters set out in paragraph 5 and paragraph 6 of the March 1, 2021 Order have been completed with respect to the estate(s) of the following Debtor(s) under the administration of the Interim Receivership Order:

a)

**ALVAREZ & MARSAL CANADA INC.,  
In its capacity as Receiver in the Receivership of  
Sundance Place II, et al., In Alberta Court of  
Queen’s Bench Action 1901-18029 and not its  
personal or corporate capacity.**

Per:

\_\_\_\_\_  
Name: Cassie Riglin  
Title: Senior Vice President