

COURT FILE NUMBER 2201-13540
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY

Clerk's Stamp

PLAINTIFFS BANCORP FINANCIAL SERVICES INC.,
(APPLICANT) BANCORP BALANCED MORTGAGE FUND
II LTD., and BANCORP GROWTH
MORTGAGE FUND II LTD.

DEFENDANTS ALVARO DEVELOPERS INC., ALVARO
(RESPONDENT) LIMITED PARTNERSHIP, CRUZ CUSTOM
HOMES LTD., 1770374 ALBERTA INC.,
SUNSET HOMES LTD., DANIEL RODOLFO
ASTETE-CRUZ, and PEDRO ARNOLDO
OCANA MULLER

DOCUMENT AFFIDAVIT OF SERVICE

ADDRESS FOR **Fasken Martineau DuMoulin LLP**
SERVICE AND Barristers & Solicitors
CONTACT 3400 First Canadian Centre
INFORMATION OF 350 – 7th Avenue S.W.
PARTY FILING THIS Calgary, AB T2P 3N9
DOCUMENT

Jessica L. Cameron
jcameron@fasken.com
Tel: 403.261.9468
Fax: 403.261.5351
File No.: 315128.00002

Desmond Mitic
dmitic@fasken.com
Tel: 587.233.4122
Fax: 403.261.5351

AFFIDAVIT OF JELINE WATSON
Sworn on November 24, 2022

I, Jeline Watson, of the City of Calgary, in the Province of Alberta, SWEAR AND SAY THAT:

1. I am a legal assistant at the law firm of Fasken Martineau DuMoulin LLP ("**Fasken**"), which is counsel to the Applicant Bancorp Financial Services Inc., together with its related parties Bancorp Balanced Mortgage Fund II Ltd. and Bancorp Growth Mortgage Fund II Ltd. (collectively the "**Applicant**"), in the within proceedings. As such, I have personal knowledge of the facts and matters hereinafter deposed to, save where stated to be based on information and belief, and where so stated I verily believe the same to be true.

2. On November 21, 2022, I served the following materials:
 - (a) Service Letter dated November 21, 2022;
 - (b) Statement of Claim;
 - (c) Application for the Appointment of a Receiver and Sealing Order, including the proposed form of each order;
 - (d) Affidavit of Michael Saba, sworn November 16, 2022;
 - (e) Blackline of the proposed form of Receivership Order to the Alberta template receivership order; and
 - (f) WebEx instructions,

(together, the “**Application Materials**”) by email on the following recipients (the “**Email Recipients**”):

jcameron@fasken.com; dmitic@fasken.com; Msaba@bancorpfinancial.com;
ltruong@robertsonllp.ca; danny@cruzcustomhomes.com;
pedro@sunsethomes.ca; kkashuba@torys.com; jmann@torys.com;
okonowalchuk@alvarezandmarsal.com; criglin@alvarezandmarsal.com;
jill.medhurst@justice.gc.ca; marie.wu@ised-isde.gc.ca; general@agahilaw.com;
pprnotices@walshlaw.ca; lev@masuchlaw.com; aworman@gfslaw.ca;
greg@qconstruction.ca.
3. A copy of my November 21, 2022 email and the Service Letter dated November 21, 2022 with a copy of the Service List evidencing service of the Application Materials on the Email Recipients are collectively attached hereto as **Exhibit “A”**.
4. On November 21, 2022 I received an automatic “bounce back” email from the email address pprnotices@walshlaw.ca, being the email address listed for Walsh LLP acting as agent for Lafarge Canada Inc. in the Alberta Personal Property Registry respecting registrations made against one or more of the Respondents. However, as discussed below, Walsh LLP was successfully served with the Application Materials by courier.

5. On November 21, 2022 I served the Application Materials by courier on the following recipients (the “**Courier Recipients**”):

- a) **Alvaro Limited Partnership**
c/o the General Partner Alvaro Developers Inc.
223 Lakeside Greens Court
Chestermere, Alberta T1Z 1C8
Attention: Daniel Rodolfo Astete-Cruz
- b) **1770374 Alberta Inc.**
2124 32 Avenue SW
Calgary, Alberta T2T 1W8
Attention: Pedro Arnoldo Ocana Muller
- c) **Foothills Fire Protection Ltd.**
46 Cimarron Grove Drive
Okotoks, Alberta T1S 2H1
- d) **BESTPRO Construction Ltd.**
3217 11 Mahogany Row
Calgary, Alberta T3M 2L6
Attention: Alejandro Baron
- e) **Creative Solutions Contracting Services Ltd.**
c/o Beaumont Church LLP
300, 2912 Memorial Dr SE
Calgary, Alberta T2A 6R1
Attention: Daniel A. Hawkwood
- f) **BESTPRO Construction Ltd.**
c/o Field LLP
400, 444-7 Ave SW
Calgary, Alberta T2P 0X8
Attention: Todd W. Kathol
- g) **Kang Construction Ltd.**
c/o 900, 517 10 Avenue SW
Calgary, Alberta T2R 0A8
Attention: Calvin C. Robb
- h) **Lux Windows and Glass Ltd.**
6875-9th Street NE
Calgary, Alberta T2E 8R9
Attention: Phil Cartwright
- i) **Walsh LLP**
2800 801 6 AVE SW
Calgary, Alberta T2P 4A3

6. As of the date hereof, the Application Materials were delivered to the Courier Recipients at the addresses indicated in the Service List and in paragraph 5 above.
7. Delivery confirmations with respect to service on the Courier Recipients are collectively attached hereto and marked as **Exhibit "B"**.
8. On November 22, 2022 I served the Application Materials on Ms. Kelsey Meyer of Bennett Jones LLP, counsel for 1788459 Alberta Ltd. Attached hereto and marked as **Exhibit "C"** is a copy of my email correspondence to Ms. Meyer.
9. On November 24, 2022 I served the Application Materials on 1188716 BC Ltd., operating as Calderisi Holdings Ltd. at their Registered Office address at 1771 Coquitlam Avenue, Port Coquitlam, BC V3B 1H9. Attached hereto and marked as **Exhibit "D"** is a copy of the Corporate Search as well as the proof of delivery.
10. On November 24, 2022 I served the Application Materials on Mr. Thomas Keeper of Tink International, who was acting as the realtor on a proposed sale transaction for 1188716 BC Ltd. Attached hereto and marked as **Exhibit "E"** is a copy of my email correspondence to Mr. Keeper.
11. Attached hereto and marked as **Exhibit "F"** is a copy of the Notice to Media confirmation email.

SWORN BEFORE ME at the City of)
Calgary, in the Province of Alberta, this 28)
day of November 2022)
)



Commissioner for Oaths in and for Alberta)
)

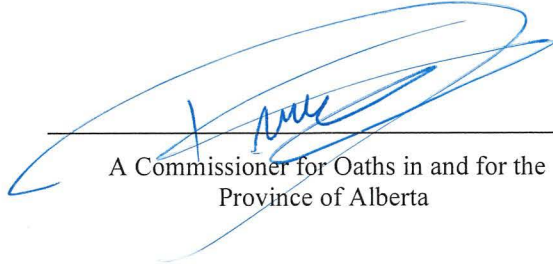


JELINE WATSON

Darmond Mitic
Barrister and Solicitor
3400, 850 - 7th Avenue SW
Calgary, Alberta T2P 3N9
PH. (587) 233-4122

This is Exhibit "A"
Referred to in the Affidavit of
Jeline Watson

Sworn before me this 28 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122

From: [Jeline Watson](#)
To: [Jessica Cameron](#); [Desmond Mitic](#); [Msaba@bancorpfincial.com](#); [ltruong@robertsonllp.ca](#); [danny@cruzcustomhomes.com](#); [pedro@sunsethomes.ca](#); [kkashuba@torys.com](#); [jmann@torys.com](#); [Konowalchuk, Orest](#); [criqlin@alvarezandmarsal.com](#); [jill.medhurst@justice.gc.ca](#); [marie.wu@ised-isde.gc.ca](#); [general@agahilaw.com](#); [pprnotices@walshlaw.ca](#); [lev@masuchlaw.com](#); [aworman@gfslaw.ca](#); [greg@qconstruction.ca](#)
Subject: Bancorp Financial Services Inc. v Alvaro Developers Inc., et al. | Court File No. TBD
Date: November-21-22 11:55:09 AM
Attachments: [Letter to Service encl Application Materials for Dec. 2, 2022 Hearing - Nov. 21, 2022.pdf](#)

Sent on behalf of Jessica Cameron.

Good afternoon,

With respect to the above noted matter, please see the attached for your attention.

Materials can be accessed at this link: <https://fasken.sharefile.com/d-s2cd71cdf5ad54ae7b63b9a277df276b5>

Thank you,

 **Jeline Watson**
LEGAL ASSISTANT

FASKEN

Fasken Martineau DuMoulin LLP
T. +1 403 261 9432 | F. 1 403 261 5351
jwatson@fasken.com | www.fasken.com
350 7th Avenue SW, Suite 3400, Calgary, Alberta T2P 3N9

FASKEN

Fasken Martineau DuMoulin LLP
Barristers and Solicitors
Patent and Trade-mark Agents

350 7th Avenue SW, Suite 3400
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Canada

T +1 403 261 5350
+1 877 336 5350
F +1 403 261 5351

fasken.com

November 21, 2022
File No.: 315128.00002/23362

Jessica L. Cameron
Direct +1 403 261 9468
jcameron@fasken.com

TO THE SERVICE LIST ATTACHED AS SCHEDULE "A"

Dear Sir / Madam:

Re: Bancorp Financial Services Inc. v Alvaro Developers Inc., et al.
Court File No. TBD

We represent Bancorp Financial Services Inc., who is the Applicant ("**Applicant**"), together with its related parties Bancorp Balanced Mortgage Fund II Ltd. and Bancorp Growth Mortgage Fund II Ltd., in the above noted matter.

We are scheduled to appear before the Honourable Justice K. Feth on the Edmonton Commercial List via WebEx for one hour on Friday, December 2, 2022 at 3:00 p.m. for a Receivership Application. To this end, please find enclosed for service upon you unfiled copies of the following materials:

1. The Statement of Claim of the Applicant;
2. The Application for the Appointment of a Receiver and Sealing Order, including the proposed form of each order sought appended thereto;
3. The Affidavit of Michael Saba sworn November 16, 2022, excluding copies of Confidential Exhibits 1 and 2, for which the Applicant seeks a Sealing Order over, and which Confidential Exhibits are not otherwise being filed on the Court Record at present;
4. Blackline of the proposed form of Receivership Order to the Alberta template receivership order; and
5. WebEx details for the December 2, 2022 hearing.

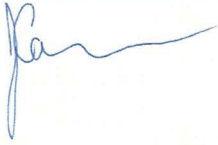
Filed copies of the Application materials will follow once in hand.

FASKEN

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

FASKEN MARTINEAU DuMOULIN LLP



Jessica L. Cameron

JC/dm

Enclosures



SERVICE LIST

PARTY	ROLE	SERVICE VIA
Fasken Martineau DuMoulin LLP 350 7th Avenue SW, Suite 3400 Calgary, Alberta T2P 3N9 Jessica Cameron / Desmond Mitic jcameron@fasken.com / dmitic@fasken.com	<i>Counsel to the Applicants</i>	Email
Bancorp Financial Services Inc. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfincial.com	<i>Applicant</i>	Email
Bancorp Balanced Mortgage Fund II Ltd. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfincial.com	<i>Applicant</i>	Email
Bancorp Growth Mortgage Fund II Ltd. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfincial.com	<i>Applicant</i>	Email
Robertson LLP #520, 999 - 8 Street SW Calgary, Alberta T2R 1J5 Lina Truong ltruong@robertsonllp.ca	<i>Counsel for Respondents:</i> <i>Alvaro Developers Inc.;</i> <i>Cruz Custom Homes Ltd.; and</i> <i>Daniel Astete-Cruz</i>	Email
Alvaro Developers Inc. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Respondent</i>	Email
Alvaro Limited Partnership 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Respondent</i>	Email & Courier

Cruz Custom Homes Ltd. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Respondent</i>	Email
Daniel Rodolfo Astete-Cruz 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 danny@cruzcustomhomes.com	<i>Respondent</i>	Email
1770374 Alberta Inc. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnaldo Ocana Muller pedro@sunsethomes.ca	<i>Respondent</i>	Email & Courier
Sunset Homes Ltd. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnaldo Ocana Muller pedro@sunsethomes.ca	<i>Respondent</i>	Email & Courier
Pedro Arnaldo Ocana Muller 2124 32 Avenue SW Calgary, Alberta T2T 1W8 pedro@sunsethomes.ca	<i>Respondent</i>	Email & Courier
Torys LLP 4600 Eighth Avenue Place East 525 - 8th Avenue S.W. Calgary, AB T2P 1G1 Kyle Kashuba / Jessie Mann kkashuba@torys.com / jmann@torys.com	<i>Counsel to the Proposed Receiver</i>	Email
Alvarez & Marsal Canada ULC 202 - 6 Avenue SW Calgary, Alberta T2P 2R9 Orest Konowalchuk / Cassie Riglin okonowalchuk@alvarezandmarsal.com / criglin@alvarezandmarsal.com	<i>Proposed Receiver</i>	Email

Canada Revenue Agency 220 4th Avenue SE Calgary, Alberta T2G 0L1 Jill Medhurst-Tividar jill.medhurst@justice.gc.ca		Email
Office of the Superintendent of Bankruptcy Suite 478, 220 - 4 Avenue SE Calgary, Alberta T2G 4X3 Marie Wu marie.wu@ised-isde.gc.ca		Email
Capex Consulting and Promo Group Ltd. 477, 1811 - 4 Street SW Calgary, Alberta T2S 1W2 general@agahilaw.com	<i>SECURITY AGREEMENT</i> <i>Secured Party,</i> <i>PPR Registration No. 20111730153</i>	Email
Walsh LLP 2800 801 6 AVE SW Calgary, Alberta T2P 4A3 pnrnotices@walshlaw.ca	<i>WRIT OF ENFORCEMENT</i> <i>Solicitor / Agent,</i> <i>PPR Registration No. 21072211925</i>	Email
Lafarge Canada Inc. c/o Walsh LLP 2800, 801 – 6 th Avenue Calgary, Alberta T2P 4A3 pnrnotices@walshlaw.ca	<i>WRIT OF ENFORCEMENT</i> <i>Creditor,</i> <i>PPR Registration No. 21072211925</i>	Email
Masuch Law LLP #125, 8838 Blackfoot Trail SE Calgary, AB T2J 3J1 lev@masuchlaw.com	<i>WRIT OF ENFORCEMENT</i> <i>Solicitor / Agent and Creditor,</i> <i>PPR Registration No. 21092728352</i>	Email
Q Construction Management Ltd. c/o Agent: Adrianna Worman Suite 200, 602 - 11 Ave SW Calgary, AB T2R 1J8 aworman@gfslaw.ca / greg@qconstruction.ca	<i>WRIT OF ENFORCEMENT</i> <i>Solicitor / Agent,</i> <i>PPR Registration No. 22070731447</i>	Email
1788459 Alberta Ltd. c/o Bennett Jones LLP, Kelsey Meyer 4500 Bankers Hall East 855 2 Street SW Calgary, AB T2P 4K7	<i>Certificate of Title 181 195 112,</i> <i>Registration No. 181 229 765</i> <i>Certificate of Title 201 009 726,</i> <i>Registration No. 201 009 728</i>	Email

Foothills Fire Protection Ltd. 46 Cimarron Grove Drive Okotoks, Alberta T1S 2H1	<i>Certificate of Title 181 195 112, Registration No. 211 049 341</i>	Courier
BESTPRO Construction Ltd. 3217 11 Mahogany Row Calgary, Alberta T3M 2L6 Alejandro Baron	<i>Certificate of Title 181 195 112, Registration No. 211 062 027</i>	Courier
Creative Solutions Contracting Services Ltd. c/o Beaumont Church LLP 300, 2912 Memorial Dr SE Calgary, Alberta T2A 6R1 Daniel A. Hawkwood [Reno Volpi (agent)]	<i>Certificate of Title 181 195 112, Registration No. 211 064 408</i>	Courier
BESTPRO Construction Ltd. c/o Field LLP 400, 444-7 Ave SW Calgary, Alberta T2P 0X8 Todd W. Kathol, [Alejandro Baron (agent)]	<i>Certificate of Title 181 195 112, Registration No. 211 087 552</i>	Courier
Kang Construction Ltd. c/o 900, 517 10 Avenue SW Calgary, Alberta T2R 0A8 Calvin C. Robb (agent)	<i>Certificate of Title 181 195 112, Registration No. 211 164 579</i>	Courier
Lafarge Cananda Inc. c/o 2800, 801-6th Ave SW Calgary, Alberta T2P 4A3	<i>Certificate of Title 181 195 112, Registration No. 211 193 150</i> <i>Certificate of Title 201 009 726, Registration No. 211 205 970</i>	Courier
Lux Windows and Glass Ltd. 6875-9th Street NE Calgary, Alberta T2E 8R9 Phil Cartwright (agent)	<i>Certificate of Title 181 195 112, Registration No. 221 103 153</i>	Courier

EMAIL:

jcameron@fasken.com; dmitic@fasken.com; Msaba@bancorpfincial.com; ltruong@robertsonllp.ca; danny@cruzcustomhomes.com; pedro@sunsethomes.ca; okonowalchuk@alvarezandmarsal.com; criglin@alvarezandmarsal.com; jill.medhurst@justice.gc.ca; marie.wu@ised-isde.gc.ca; general@agahilaw.com; prrnotices@walshlaw.ca; lev@masuchlaw.com; aworman@gfslaw.ca; greg@qconstruction.ca

COURIER:

1.	Alvaro Limited Partnership c/o the General Partner Alvaro Developers Inc. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz
2.	1770374 Alberta Inc. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnoldo Ocana Muller
3.	Foothills Fire Protection Ltd. 46 Cimarron Grove Drive Okotoks, Alberta T1S 2H1
4.	BESTPRO Construction Ltd. 3217 11 Mahogany Row Calgary, Alberta T3M 2L6 Alejandro Baron
5.	Creative Solutions Contracting Services Ltd. c/o Beaumont Church LLP 300, 2912 Memorial Dr SE Calgary, Alberta T2A 6R1 Daniel A. Hawkwood
6.	BESTPRO Construction Ltd. c/o Field LLP 400, 444-7 Ave SW Calgary, Alberta T2P 0X8 Todd W. Kathol
7.	Kang Construction Ltd. c/o 900, 517 10 Avenue SW Calgary, Alberta T2R 0A8 Calvin C. Robb

8.	Lux Windows and Glass Ltd. 6875-9th Street NE Calgary, Alberta T2E 8R9 Phil Cartwright
----	---

Jeline Watson

From: CommercialCoordinator QBEdmonton1 <CommercialCoordinator.QBEdmonton@albertacourts.ca>
Sent: November-08-22 11:30 AM
To: Jeline Watson; Jessica Cameron; Desmond Mitic
Cc: CommercialCoordinator QBEdmonton1
Subject: [EXT] Webex Confirmation - BANCORP FINANCIAL SERVICES INC. v. ALVARO DEVELOPERS INC ET AL
- Dec 02, 2022 03:00 PM - FETH, J - Confirmed

Counsel: Please ensure that all relevant parties have received Webex information.

Virtual Courtroom 86 has been assigned for the above noted matter:

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.

Thank you,



Brent Dufault
Commercial Duty Coordinator

E: commercialcoordinator.qbedmonton@albertacourts.ca

Court of King's Bench of Alberta

Calgary Court Centre
601 5 Street SW
Calgary, Alberta T2P 5P7

Disclaimer:

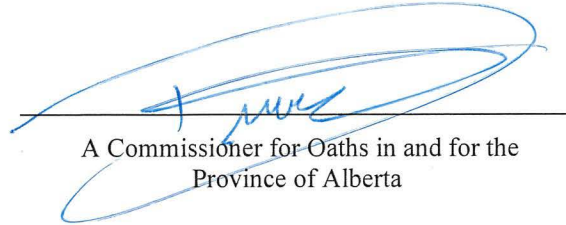
This email is intended only for the person to whom it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use that a person other than the addressee makes of this communication is prohibited.

This is Exhibit "B"

Referred to in the Affidavit of

Jeline Watson

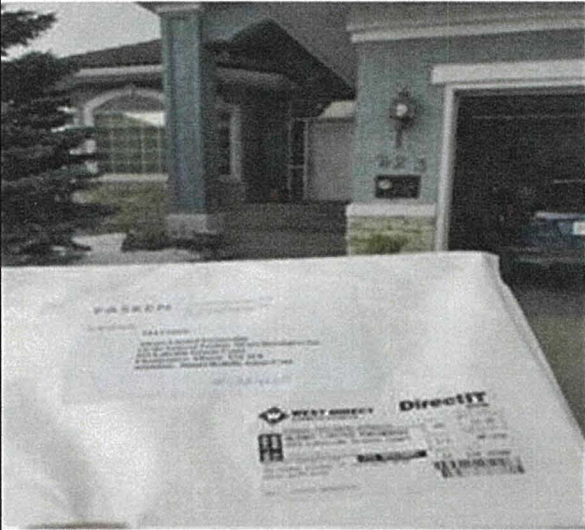
Sworn before me this 24 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122

Service of Materials for Dec. 2, 2022 Hearing

	PARTIES	VIA	STATUS
1.	Alvaro Limited Partnership c/o the General Partner Alvaro Developers Inc. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz	Courier	Tracking: 13816160 – ERNESTO 11/22/22 15:36 

2.

1170374 Alberta Inc.
2124 32 Avenue SW
Calgary, Alberta T2T 1W8
Pedro Arnoldo Ocana Muller

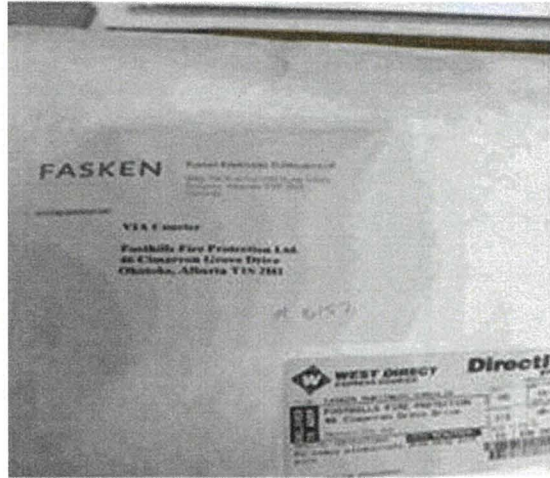

Courier


Tracking: 13815893


DIRECT IT GROUP
COURIER



Status	Verified
Location	Delivered
Your Name & Phone	Lulu Hamad
Call In	11-21 13:11PM
Due by	11-21 22:15PM
Delivered	11-21 14:19PM
Service Minutes	90
Proof of Delivery	Mailbox
Signature	Trip Delivered
	No Live Tracking Available





	PARTIES	VIA	STATUS
3.	Foothills Fire Protection Ltd. 46 Cimarron Grove Drive Okotoks, Alberta T1S 2H1	Courier	Tracking: 13816157 – SIERRA 11/22/22 13:30 
4.	BESTPRO Construction Ltd. 3217 11 Mahogany Row Calgary, Alberta T3M 2L6 Alejandro Baron	Courier	Tracking: 13816214 - SUITE DOOR 11/22/22 10:41 

	PARTIES	VIA	STATUS																				
5.	Creative Solutions Contracting Services Ltd. c/o Beaumont Church LLP 300, 2912 Memorial Dr SE Calgary, Alberta T2A 6R1 Daniel A. Hawkwood	Courier	<div>Tracking: 13815863</div> <div>DIRECT-IT GROUP COURIER</div> <table><tr><td>Status</td><td>Verified</td></tr><tr><td>Location</td><td>Delivered</td></tr><tr><td>Your Name & Phone</td><td>Cindy Hamilton 403-261-5350</td></tr><tr><td>Call In</td><td>11-21 12:57PM</td></tr><tr><td>Due by</td><td>11-21 17:27PM</td></tr><tr><td>Delivered</td><td>11-21 14:40PM</td></tr><tr><td>Service Minutes</td><td>270</td></tr><tr><td>Proof of Delivery</td><td>Steph</td></tr><tr><td>Signature</td><td>Trip Delivered</td></tr><tr><td></td><td>No Live Tracking Available</td></tr></table> <div></div>	Status	Verified	Location	Delivered	Your Name & Phone	Cindy Hamilton 403-261-5350	Call In	11-21 12:57PM	Due by	11-21 17:27PM	Delivered	11-21 14:40PM	Service Minutes	270	Proof of Delivery	Steph	Signature	Trip Delivered		No Live Tracking Available
Status	Verified																						
Location	Delivered																						
Your Name & Phone	Cindy Hamilton 403-261-5350																						
Call In	11-21 12:57PM																						
Due by	11-21 17:27PM																						
Delivered	11-21 14:40PM																						
Service Minutes	270																						
Proof of Delivery	Steph																						
Signature	Trip Delivered																						
	No Live Tracking Available																						

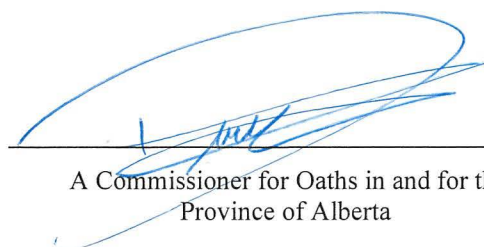
	PARTIES	VIA	STATUS																		
6.	BESTPRO Construction Ltd. c/o Field LLP 400, 444-7 Ave SW Calgary, Alberta T2P 0X8 Todd W. Kathol	Courier	Tracking: 13815858 DIRECT·IT GROUP COURIER <table><tr><td>Status</td><td>Verified</td></tr><tr><td>Location</td><td>Delivered</td></tr><tr><td>Your Name & Phone</td><td>Cindy Hamilton 403-261-5350</td></tr><tr><td>Call In</td><td>11-21 12:56PM</td></tr><tr><td>Due by</td><td>11-21 14:56PM</td></tr><tr><td>Delivered</td><td>11-21 14:43PM</td></tr><tr><td>Service Minutes</td><td>120</td></tr><tr><td>Proof of Delivery</td><td>Carrie</td></tr><tr><td>Signature</td><td>Trip Delivered No Live Tracking Available</td></tr></table> 	Status	Verified	Location	Delivered	Your Name & Phone	Cindy Hamilton 403-261-5350	Call In	11-21 12:56PM	Due by	11-21 14:56PM	Delivered	11-21 14:43PM	Service Minutes	120	Proof of Delivery	Carrie	Signature	Trip Delivered No Live Tracking Available
Status	Verified																				
Location	Delivered																				
Your Name & Phone	Cindy Hamilton 403-261-5350																				
Call In	11-21 12:56PM																				
Due by	11-21 14:56PM																				
Delivered	11-21 14:43PM																				
Service Minutes	120																				
Proof of Delivery	Carrie																				
Signature	Trip Delivered No Live Tracking Available																				

	PARTIES	VIA	STATUS																				
7.	Kang Construction Ltd. c/o 900, 517 10 Avenue SW Calgary, Alberta T2R 0A8 Calvin C. Robb	Courier	Tracking: 13815848  <table><tr><td>Status</td><td>Verified</td></tr><tr><td>Location</td><td>Delivered</td></tr><tr><td>Your Name & Phone</td><td>Cindy Hamilton 403-261-5350</td></tr><tr><td>Call In</td><td>11-21 12:53PM</td></tr><tr><td>Due by</td><td>11-21 14:58PM</td></tr><tr><td>Delivered</td><td>11-21 14:07PM</td></tr><tr><td>Service Minutes</td><td>120</td></tr><tr><td>Proof of Delivery</td><td>Crystal</td></tr><tr><td>Signature</td><td>Trip Delivered</td></tr><tr><td></td><td>No Live Tracking Available</td></tr></table> 	Status	Verified	Location	Delivered	Your Name & Phone	Cindy Hamilton 403-261-5350	Call In	11-21 12:53PM	Due by	11-21 14:58PM	Delivered	11-21 14:07PM	Service Minutes	120	Proof of Delivery	Crystal	Signature	Trip Delivered		No Live Tracking Available
Status	Verified																						
Location	Delivered																						
Your Name & Phone	Cindy Hamilton 403-261-5350																						
Call In	11-21 12:53PM																						
Due by	11-21 14:58PM																						
Delivered	11-21 14:07PM																						
Service Minutes	120																						
Proof of Delivery	Crystal																						
Signature	Trip Delivered																						
	No Live Tracking Available																						

	PARTIES	VIA	STATUS																		
8.	Lux Windows and Glass Ltd. 6875-9th Street NE Calgary, Alberta T2E 8R9 Phil Cartwright	Courier	Tracking: 13815881 DIRECT-IT GROUP COURIER <table><tr><td>Status</td><td>Verified</td></tr><tr><td>Location</td><td>Delivered</td></tr><tr><td>Your Name & Phone</td><td>Lulu Hamad</td></tr><tr><td>Call In</td><td>11-21 13:06PM</td></tr><tr><td>Due by</td><td>11-21 14:50PM</td></tr><tr><td>Delivered</td><td>11-21 14:11PM</td></tr><tr><td>Service Minutes</td><td>90</td></tr><tr><td>Proof of Delivery</td><td>Kat</td></tr><tr><td>Signature</td><td>Trip Delivered</td></tr></table> No Live Tracking Available 	Status	Verified	Location	Delivered	Your Name & Phone	Lulu Hamad	Call In	11-21 13:06PM	Due by	11-21 14:50PM	Delivered	11-21 14:11PM	Service Minutes	90	Proof of Delivery	Kat	Signature	Trip Delivered
Status	Verified																				
Location	Delivered																				
Your Name & Phone	Lulu Hamad																				
Call In	11-21 13:06PM																				
Due by	11-21 14:50PM																				
Delivered	11-21 14:11PM																				
Service Minutes	90																				
Proof of Delivery	Kat																				
Signature	Trip Delivered																				

	PARTIES	VIA	STATUS
9.	Walsh LLP 2800 801 6 AVE SW Calgary, Alberta T2P 4A3	Courier	Tracking: 13816085 – GARBY 11/22/22 15:55 

This is Exhibit "C"
Referred to in the Affidavit of
Jeline Watson
Sworn before me this 28 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122

From: [Jeline Watson](#)
To: [Jessica Cameron](#); [Kelsey Meyer](#)
Cc: [Desmond Mitic](#)
Subject: RE: [EXT] Bancorp / Alvaro Limited Partnership and Alvaro Developers Inc.
Date: November-22-22 3:08:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[RE Bancorp Financial Services Inc. v Alvaro Developers Inc. et al. Court File No. TBD.msg](#)
[Letter to Service encl Application Materials for Dec. 2, 2022 Hearing - Nov. 21, 2022.pdf](#)

Sent on behalf of Jessica Cameron

Good afternoon,

I apologize for the oversight.

Please see the attached for your attention and note that the filed copies of the materials be accessed in this link:

<https://fasken.sharefile.com/d-s2cd71cdf5ad54ae7b63b9a277df276b5>

Thank you,

Jeline Watson
LEGAL ASSISTANT
T. +1 403 261 9432 | F. 1 403 261 5351

From: Jessica Cameron <jcameron@fasken.com>
Sent: November-22-22 2:54 PM
To: Kelsey Meyer <MEYERK@bennettjones.com>
Cc: Jeline Watson <jwatson@fasken.com>; Desmond Mitic <dmitic@fasken.com>
Subject: RE: [EXT] Bancorp / Alvaro Limited Partnership and Alvaro Developers Inc.

Hi Kelsey,

We served our materials yesterday and I had included you on that service list. I am just following up to see what has happened on our end and why you did not receive the materials. You will have them this afternoon. My apologies on this.

Jessica Cameron
PARTNER
T. +1 403 261 9468 | F. 1 403 261 5351

From: Kelsey Meyer <MEYERK@bennettjones.com>
Sent: November-22-22 2:52 PM
To: Jessica Cameron <jcameron@fasken.com>
Subject: [EXT] Bancorp / Alvaro Limited Partnership and Alvaro Developers Inc.

Hi Jessica,

On the understanding that the application for the receivership order regarding the above is scheduled for December 2nd, would you kindly advise when you expect to serve the application materials?

Thanks,

Kelsey

Kelsey Meyer

Partner*, Bennett Jones LLP

*Denotes Professional Corporation

4500 Bankers Hall East, 855 - 2nd Street SW, Calgary, AB, T2P 4K7

T. [403 298 3323](tel:4032983323) | F. [403 265 7219](tel:4032657219)



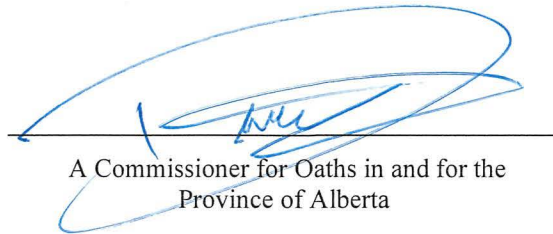
BennettJones.com/100Years



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This is Exhibit "D"
Referred to in the Affidavit of
Jeline Watson

Sworn before me this 28 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122



BC Company Summary

For
CALDERISI HOLDINGS LTD.

Date and Time of Search: November 08, 2022 09:43 AM Pacific Time
Currency Date: August 19, 2022

ACTIVE

Incorporation Number: BC1188716
Name of Company: CALDERISI HOLDINGS LTD.
Business Number: 723243887 BC0001
Recognition Date and Time: Incorporated on November 30, 2018 06:12 PM Pacific Time
Last Annual Report Filed: Not Available

In Liquidation: No
Receiver: No

REGISTERED OFFICE INFORMATION

Mailing Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

Delivery Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

Delivery Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Calderisi, Rachel Brothers

Mailing Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

Delivery Address:
1771 COQUITLAM AVE.
PORT COQUITLAM BC V3B 1H9
CANADA

NO OFFICER INFORMATION FILED .

Jeline Watson

From: TrackingUpdates@fedex.com
Sent: November-25-22 1:16 PM
To: Jeline Watson
Subject: [EXT] FedEx Shipment 770586930491: Your package has been delivered
Attachments: DeliveryPicture.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

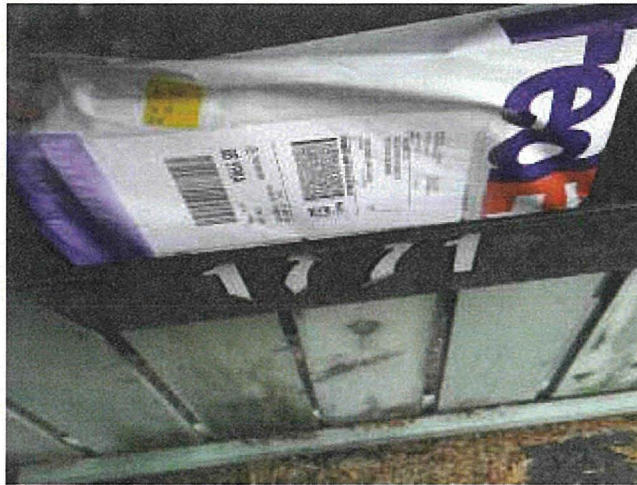


Hi. Your package was
delivered Friday, 11/25/2022
at 12:10.



Delivered to 1771 COQUITLAM AVE, Port Coquitlam, BC V3B1H9

[OBTAIN PROOF OF DELIVERY](#)



Delivery picture not showing? [View](#) in browser.

TRACKING NUMBER [770586930491](#)

FROM FASKEN Calgary Reception
350 7TH AVE S.W STE 3400
CALGARY, AB, CA, T2P3N9

TO o/a Calderisi Holdings Ltd
1188716 BC Ltd
1771 Coquitlam Avenue
Port Coquitlam, BC, CA, V3B1H9

REFERENCE 315128.00002/23362

SHIPPER REFERENCE 315128.00002/23362

SHIP DATE Thu 11/24/2022 04:13 PM

DELIVERED TO Residence

PACKAGING TYPE FedEx Pak

ORIGIN CALGARY, AB, CA, T2P3N9

DESTINATION Port Coquitlam, BC, CA, V3B1H9

SPECIAL HANDLING Deliver Weekday
Residential Delivery

NUMBER OF PIECES 1

TOTAL SHIPMENT WEIGHT 2.00 LB

SERVICE TYPE FedEx Priority Overnight

This is Exhibit "E"
Referred to in the Affidavit of
Jeline Watson
Sworn before me this 28 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122

From: [Jeline Watson](#)
To: thomas@tinkinternational.com
Cc: [Jessica Cameron](#); [Desmond Mitic](#)
Subject: RE: Bancorp Financial Services Inc. v Alvaro Developers Inc., et al. | Court File No. TBD
Date: November-24-22 2:49:45 PM
Attachments: [Letter to Service encl Application Materials for Dec. 2, 2022 Hearing - Nov. 21, 2022.pdf](#)

Sent on behalf of Jessica Cameron.

Good afternoon,

With respect to the above matter please find for service on you, filed copies of the materials for the December 2, 2022 hearing. The materials can be accessed in this link:

<https://fasken.sharefile.com/d-s2cd71cdf5ad54ae7b63b9a277df276b5>

Thank you,

Jeline Watson
LEGAL ASSISTANT
T. +1 403 261 9432 | F. 1 403 261 5351

From: Jeline Watson <jwatson@fasken.com>
Sent: November-21-22 11:55 AM
To: Jessica Cameron <jcameron@fasken.com>; Desmond Mitic <dmitic@fasken.com>;
Msaba@bancorpfincial.com; ltruong@robertsonllp.ca; danny@cruzcustomhomes.com;
pedro@sunsethomes.ca; kkashuba@torys.com; jmann@torys.com; Konowalchuk, Orest
<okonowalchuk@alvarezandmarsal.com>; criglin@alvarezandmarsal.com;
jill.medhurst@justice.gc.ca; marie.wu@ised-isde.gc.ca; general@agahilaw.com;
pprnotices@walshlaw.ca; lev@masuchlaw.com; aworman@gfslaw.ca; greg@qconstruction.ca
Subject: Bancorp Financial Services Inc. v Alvaro Developers Inc., et al. | Court File No. TBD

Sent on behalf of Jessica Cameron.

Good afternoon,

With respect to the above noted matter, please see the attached for your attention.

Materials can be accessed at this link: <https://fasken.sharefile.com/d-s2cd71cdf5ad54ae7b63b9a277df276b5>

Thank you,

 **Jeline Watson**
LEGAL ASSISTANT

FASKEN

Fasken Martineau DuMoulin LLP

T. +1 403 261 9432 | F. 1 403 261 5351

jwatson@fasken.com | www.fasken.com

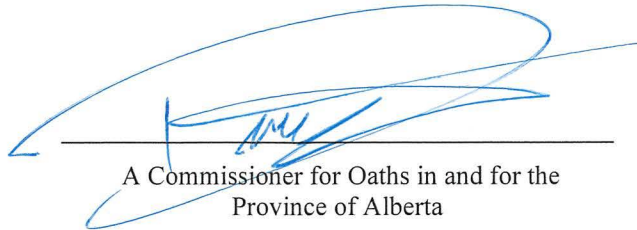
350 7th Avenue SW, Suite 3400, Calgary, Alberta T2P 3N9

This is Exhibit "F"

Referred to in the Affidavit of

Jeline Watson

Sworn before me this 28 day of
November, 2022.



A Commissioner for Oaths in and for the
Province of Alberta

Desmond Mitic
Barrister and Solicitor
3400, 350 - 7th Avenue SW
Calgary, Alberta T2P 3N9
Ph. (587) 233-4122

From: [Tony Blais](#)
To: [Jeline Watson](#)
Subject: [EXT] FW: Notice to Media – Application to Restrict Access
Date: November-24-22 3:37:57 PM

FYI

From: Court of Queen's Bench of Alberta <RestrictedAccessApplications.QB@albertacourts.ca>
Sent: November 24, 2022 03:37 PM
To: Tony Blais <Tony.Blais@albertacourts.ca>
Subject: Notice to Media – Application to Restrict Access

Notice:

The Applicant intends to apply for an order restricting publication of or public access to Court proceedings or records. You have the right to state your side of this matter before the judge. To do so, you must be present in Court when the application is heard on the date and at the time and place indicated in the Details of Hearing, below.

Details of hearing

Details of hearing

Court File Number 2201-13540

Plaintiff Name(s) BANCORP FINANCIAL SERVICES INC., BANCORP BALANCED MORTGAGE FUND II LTD., and BANCORP GROWTH MORTGAGE FUND II LTD.

Name (s) of Accused(s), Defendant(s), Respondent(s) ALVARO DEVELOPERS INC., ALVARO LIMITED PARTNERSHIP, CRUZ CUSTOM HOMES LTD., 1170374 ALBERTA INC., SUNSET HOMES LTD., DANIEL RODOLFO ASTETE-CRUZ, and PEDRO ARNOLDO OCANA MULLER

Court Location Calgary

Court Date and Time December 2, 2022 at 3 pm

Details of Application

Applicant Type Crown

Applicant's Name BANCORP FINANCIAL SERVICES INC., BANCORP BALANCED MORTGAGE FUND II LTD., and BANCORP GROWTH MORTGAGE FUND II LTD.

Applicant's Lawyer Jessica L. Cameron

Email Address jwatson@fasken.com

The Confidential Exhibits contain commercial information concerning the value of the Development and the Lands, and specifically the proposed purchase price of the Development. The public disclosure and dissemination of such information

Details of
restriction
applied for

would cause serious and irreparable harm to the Lender, as well as other stakeholders, as it would adversely affect any future sales process that may be conducted by the Receiver. The Sealing Order sought by the Lender in respect of the Confidential Exhibits is the least restrictive measure to prevent the dissemination of this commercially sensitive information in to the market. It is a fair and reasonable method of addressing the serious and irreparable harm that would result if the Confidential Exhibits were publicly disseminated.

Please do not reply to this e-mail. For further information, please contact the email address provided in Details of Application, above.

To remove your email address from this list click [unsubscribe](#)