

June 7, 2024

To: All Known Creditors of 2004639 Alberta Ltd. (the “Debtor”).

On May 30, 2024, FTI Consulting Canada Inc. was appointed as receiver and manager (the “Receiver”) of all the assets, undertakings and properties of the Debtor pursuant to the Order of the Court of King’s Bench of Alberta (the “Receivership Order”). A copy of the Receivership Order and other public materials in respect of the receivership proceedings are available at the Receiver’s website:

<http://cfcanada.fticonsulting.com/2004639AB>

Periodic updates on the progress of the receivership will be posted on the Receiver’s website. The Receiver may be contacted at:

[robert.kleebaum@fticonsulting.com](mailto:robert.kleebaum@fticonsulting.com)  
Phone: (403) 454-6035

Enclosed is a copy of the Receiver’s Notice and Statement provided in accordance with Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*.

Yours truly,



FTI Consulting Canada Inc.,  
in its capacity as receiver of  
2004639 Alberta Ltd.  
and not in its personal capacity

FORM 87

NOTICE AND STATEMENT OF THE RECEIVER

(Subsection 245(1) and 246(1) of the *Bankruptcy and Insolvency Act*)

IN THE MATTER OF THE RECEIVERSHIP OF

2004639 Alberta Ltd. (the "Debtor")

The Receiver gives notice and declares that:

1. On the 30<sup>th</sup> day of May 2024, we, FTI Consulting Canada Inc. became the receiver and manager in respect of the property of 2004639 Alberta Ltd., which is described below (amounts in Canadian dollars):

Cash and cash equivalents	\$	83,047
Accounts receivable		170,380
Building improvements		195,764
Property		19,177,232
<b>Total Assets</b>	<b>\$</b>	<b>19,626,423</b>

**Note:** The foregoing are the assets are at book value as stated in the unaudited financial statements of the Debtor as at April 30, 2024, with the exception of property which is book value as stated in the audited financials as at March 31, 2023. The Receiver has not audited, reviewed, or otherwise attempted to verify the accuracy of the foregoing. The Receiver provides no comment on the realizable value of the assets.

2. The Receiver was appointed pursuant to the Order of the Court of King's Bench of Alberta granted May 30, 2024, and took possession and control of the assets on May 30, 2024.

3. The following information relates to the receivership:

- a) Address of the insolvent person: 1601 Airport Road NE  
Calgary, AB  
T2E 4Y9
- b) Principal line of business: Commercial Real Estate
- c) Location of business: Headquartered in Calgary, AB
- d) The total amount (excluding interest and associated fees) owed to each creditor who holds a security on the property described above was approximately (amounts in Canadian dollars):

Canadian Western Bank:  
Simplex Realty Corp:

\$18,304,869  
\$2,903,992

**Note:** The foregoing are as at March 15, 2024 for CWB and June 12, 2023 for Simplex Realty Corp.

- e) The detailed listing of other creditors and the amounts due are listed in the schedule attached hereto. As at June 6, 2024, the total amount owed to other creditors was approximately:

**Unsecured creditors:**

**\$897,082** (Schedule A)

- f) The intended plan of action of the Receiver during the receivership is to evaluate and execute on the appropriate steps to realize on the assets with a view to maximizing recoveries for all creditors.

- g) Contact person for the Receiver:

Robert Kleebaum  
FTI Consulting Canada Inc.  
Suite 1610, 520 5<sup>th</sup> Ave SW  
Calgary, AB, T2P 3R7

Telephone: 1-403-354-6035  
Email: [robert.kleebaum@FTIConsulting.com](mailto:robert.kleebaum@FTIConsulting.com)

Dated at the city of Calgary in the province of Alberta, this 7<sup>th</sup> day of June 2024.

**FTI Consulting Canada Inc. – Receiver**

  
Deryck Helkaa, CPA, CA, CIRP, LIT  
Senior Managing Director

**SCHEDULE A**

2004639 Alberta Ltd.

Unsecured Creditor Listing as at June 6, 2024

Amounts are presented in Canadian dollars

<b>Unsecured Creditor</b>	<b>Amount</b>
Ainsworth Inc.	\$ 4,957.02
Alberta Elevating Devices & Amusement Rides Safety Asc.	526.00
Allied Projects Ltd	6,022.80
Alpine Glass Inc.	8,106.00
Altus Group Limited	6,828.47
Ambius	404.19
Amre Supply Canada Inc.	734.04
Dubois Chemicals Canada Inc.	1,560.59
Excelair Mechanical Services Ltd	530.25
Group Three Property Management Inc.	259,529.45
High Security Locksmith Company	519.34
Jlc Electric Ltd.	2,803.50
Orkin Canada Corporation	127.73
Pace Solutions Corp.	1,510.95
Pnv Home Remodeling Ltd.	3,990.00
Receiver General	44,211.93
Robertson Llp	8,295.00
Royal Bank of Canada - CEBA Loan	60,000.00
Sce Electric Western Canada Ltd.	6,247.30
Securtek Monitoring Solutions Inc.	266.54
Simplex Realty Corp.	194,846.64
Space Database Inc.	525.00
The Calgary Airport Authority	273,825.80
Tk Elevator (Canada) Limited	5,832.30
United Canadian Investments Inc.	703.50
Waste Connections Of Canada Inc.	2,392.65
Wps Disaster Management Solutions (Alberta) Ltd.	1,785.00
<b>Total Unsecured Creditors</b>	<b>\$ 897,081.99</b>
Secured Indebtedness	21,208,860.53
<b>Total Creditors</b>	<b>\$ 22,105,942.52</b>