

NOTICE AND STATEMENT OF RECEIVER
(Subsections 245(1) and 246(1) of the Bankruptcy & Insolvency Act)

In the Matter of the Court Appointed Receivership of
1194038 Alberta Ltd.

The Receiver gives notice and declares that:

1. On March 15, 2023, the Court of King's granted an Order appointing Ernst & Young Inc. ("EY") as the Receiver (the "**Receiver**") in respect of the property (the "**Property**") of 1194038 Alberta Ltd. ("**119**" or the "**Company**"). Upon appointment, 119 applied for a stay of the Order in light of a potential application for leave to appeal the receivership order, and a brief stay of the receivership proceedings was granted. On March 21, 2023, Justice Fagnan endorsed the removal of the stay and confirmed EY's appointment as Receiver of the Property that is described below:

Property, Plant & Equipment ^{1 2}	\$1,929,501.00
Cash ³	<u>1.00</u>
Total	<u>\$1,929,502.00</u>

2. As a result of the stay and eventual endorsement removing the stay, EY took possession of the Property described above on March 21, 2023. A copy of the Receivership Order can be obtained from the below website:

<https://documentcentre.ey.com/#!/detail-engmt?eid=518>

The following information relates to the receivership:

- a) Principal address of the Company:

1194038 Alberta Ltd.
10103 – 175 Street NW
Edmonton, AB T5S 1L9

- b) Principal line of business:

Property owner and landlord of Part Source retail and distribution centre.

- c) Location of the business:

Edmonton, AB

- d) Amounts owed by the Company, to each creditor who holds a security on the property described above:

¹ Value of property derived from the City of Edmonton's 2022 property tax assessment. Appraisal dated July 13, 2022, values property at approximately \$5,320,000

² Included a value of \$1.00 for leased vehicles through Honda Finance Canada

³ As of the date of this notice, the Receiver has requested information relating to the bank accounts of 119 and their current balance. The Company has not yet provided this information.

- Bank of Montreal – approximately \$2,778,861 (as of January 17, 2023)
 - Province of Alberta – approximately \$33,839
 - Joginder Sunner & Guggendee Jawanda – approximately \$260,000
 - Canada Revenue Agency, Honda Canada Finance and various other secured creditors (to be determined) - \$1.00
- e) A detailed list of other creditors of the Company and the amount owed to each creditor and the total amount due by the Company has not been provided to EY by management of 119.
- f) It is EY's understanding that potential litigation with Canadian Tire may result in a claim against 119. This value is not determined at this time.
- g) The Receiver contact is:

Ernst & Young Inc.
1400, 10423 – 101 Street
Edmonton, AB T5J 0N3

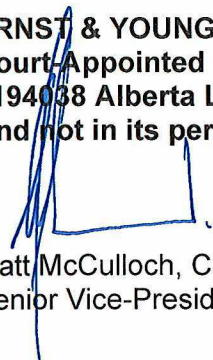
Attention: Trina Sorbara
Telephone: (780) 412-2393
Facsimile: (780) 428-8977
Email: trina.sorbara@parthenon.ey.com
Website: www.ey.com/ca/

or Evan MacKinnon
(780) 441-2447
(780) 428-8977
evan.mackinnon@parthenon.ey.com

This Notice is provided for information purposes only. The Receiver has not yet implemented a process to deal with creditors' claims and, as such, no further action is required by creditors at this time. Further information with respect to the receivership proceedings will be posted to the Receiver's website as it becomes available.

Dated at Edmonton, Alberta this 23rd day of March, 2023.

ERNST & YOUNG INC.
Court Appointed Receiver for
1194038 Alberta Ltd.
And not in its personal or corporate capacity



Matt McCulloch, CPA, CA, CIRP, Licensed Insolvency Trustee
Senior Vice-President