

April 20, 2023

**Request for Purchase Offers or Sale Proposals:
1194038 Alberta Ltd. – 10103 175 Street NW, Edmonton, Alberta**

On March 15, 2023, pursuant to an Order granted by the Court of Queen's Bench of Alberta, Ernst & Young Inc. ("EY" or the "Receiver") was appointed as Receiver over the assets of 1194038 Alberta Ltd. ("119"). In its capacity as Receiver, EY is currently seeking offers to purchase or sale proposals in relation to a single-story commercial building occupied by Part Source (the "Property"), owned and operated by 119, located at:

10103 175 Street NW, Edmonton, Alberta T5S 1L9

Legal Description: Lot 7, Block 2, Plan 7722579

The Property was constructed in 1979 and is zoned IB – Industrial Business Zone with Major Commercial Corridors Overlay. The Property is approximately 20,397 square feet and constructed with concrete. There is an asphalt parking lot located at the front of the building with access directly to and from Stony Plain Rd.



(Please do not approach tenants with enquiries about the property. All questions related to the building or sale of the building should be made to the Receiver at the contact information listed below.)

Offer to Purchase/ Sale Proposal deadline: May 5, 2023 at 4:00 PM (MDT)

All offers in respect of the Property shall be made to the Receiver on an as is where is basis, and with the understanding that such offers are submitted without any representations or warranties from the Receiver in relation to the description, quality, quantity, or fitness for use or purpose of the Property, or otherwise. All parties replying to this Notice are responsible for conducting their own due diligence with respect to the Property. Any offer to purchase should clearly indicate any conditions of such offers (if any) and applicable timelines for resolution of any such conditions.

Any offer accepted by the Receiver (if any) must also be approved by the Court of King's Bench of Alberta. Interested parties must make an appointment to inspect the property. All Offers / Proposals are irrevocable and cannot be withdrawn or amended prior to the earlier of the Receiver notifying the Offeror that the Offer / Proposal has been accepted (subject to Court Approval) or rejected; on May 5, 2023.

Offers shall be accompanied by a non-refundable deposit equal to at least 15% of the Offer price (the "Deposit"). The Deposit shall be paid by certified cheque or bank draft payable to "Ernst & Young Inc. – in Trust", in its capacity as Receiver of 1194038 Alberta Ltd.

If an Offer / Proposal is accepted by the Receiver and Court Approval is granted, the Deposit will be applied to the purchase price of the property on closing; or, in the case of a Proposal, the Deposit will be applied as a reduction of the net proceeds payable to the Estate. The Receiver will return any Deposit, within ten (10) business days of the related Offer / Proposal being rejected by the Receiver or by the Court. Deposit refunds will be sent by registered mail or courier.

If an Offer / Proposal is withdrawn prior to the Receiver notifying the Offeror if the Offer / Proposal has been rejected or accepted or if the Offeror fails to close the purchase on the terms and conditions set out herein after the Receiver accepts the Offer / Proposal and Court Approval is obtained, the Deposit shall be immediately and irrevocably forfeited to the Receiver.

The Receiver may, in its sole discretion:

- a. negotiate the terms of any Offer / Proposal with one or more Offerors;
- b. waive or vary any of these Terms and Conditions;
- c. accept an Offer / Proposal, or portion thereof, prior to the Offer / Proposal Deadline;
- d. reject an Offer / Proposal in full and unfettered discretion; and
- e. withdraw this Invitation at any time.

If no purchase offers that are deemed acceptable to the Receiver are received by the deadline noted above the Receiver may (but is not obligated to) consider any sale proposals received through this process.

This request for offers to purchase or sale proposals does not prohibit the Receiver from accepting and closing any offer for all or any part of the Property prior to the proposal deadline, should any acceptable offer be received. If you have questions about this request for proposals or would like to arrange for a site visit of the Property, please contact **Evan MacKinnon by email at evan.mackinnon@parthenon.ey.com**.