

District of: Alberta  
Division No. 02  
Court No. 1808-05767

**FORM 87**  
**Notice and Statement of the Receiver**  
**(Subsections 245(1) and 246(1) of the Act)**

**In the Matter of the Receivership of**  
**C.K.V. Developments Inc. operating as Centro Motel**  
**in the City of Calgary, in the Province of Alberta**

The receiver gives notice and declares that:

1. On June 4, 2019, Deloitte Restructuring Inc. ("**Deloitte**") consented to act as receiver and manager (the "**Receiver**") of the lands and premises described as Plan 7545FN Block 11 Lot 8 to 10 inclusive and the motel assets and business (collectively the "**Property**") of C.K.V. Developments Inc. ("**CKV**" or the "**Company**") operating as Centro Motel pursuant to the Order granted by the Court of Queen's Bench of Alberta:

<b>Description</b>	<b>Book Value as at June 4, 2019 (*)</b>
Cash on hand	\$ 10
Property, plant and equipment	3,202,000
<b>Total</b>	<b>\$3,202,010</b>

(\*) – Amounts are based on information compiled by CKV, including unaudited financial statements of Centro Motel for the fiscal year-ended December 31, 2018. Deloitte has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the information and, accordingly, Deloitte expresses no opinion or form of assurance on the information contained herein. The Receiver has made requests to the Principal and Director of CKV for additional information which remains outstanding as at the date of this Notice.

2. Deloitte became the Receiver by virtue of an order of the Honorable Justice D.K. Miller of the Court of Queen's Bench of Alberta and the acceptance of such appointment by Deloitte, both of which are attached to this Notice as **Schedule "A"**.
3. The Receiver took possession and control of the Property described above on the 5<sup>th</sup> day of June, 2019.

The Receiver issued a detailed information request to Mr. Dino Rossi, the Director of CKV, via email and has requested his response. The Receiver continues its efforts to coordinate with Mr. Rossi to obtain the books and records. The Receiver has not been provided with any current financial information or any list of creditors as at the date of this Notice.

4. The following information relates to the receivership:

- (a) Mailing Addresses: 4540 – 16 Avenue NW, Calgary AB T3B 0M6
- (b) Principal line of business: Motel
- (c) Location of business: 4540 – 16 Avenue NW, Calgary AB T3B 0M6

(d) Amounts owed to each creditor who holds security on the Property described above include the following:

Alberta Treasury Branches	\$ Unknown
New City Financial Corp.	Unknown
David Newsome	Unknown
F.M.I. Consultants Ltd.	Unknown
1019318 B.C. Ltd.	Unknown
Canadian Commercial Mortgage Solutions Ltd.	Unknown
Centro Management and Consulting Ltd.	Unknown

(e) A list of unsecured creditors is attached to this Notice as **Schedule "B"**.

(f) The intended plan of action of the Receiver during the receivership, to the extent that such a plan has been determined, is as follows:

Secure and manage the Property of the Company and undertake a sales process of the Property.

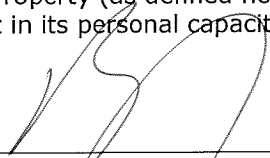
(g) Contact person for the Receiver:

Naomi McGregor  
Deloitte Restructuring Inc.  
Suite 700, 850 – 2<sup>nd</sup> Street SW  
Calgary, AB T2P 0R8  
Phone: 403-503-1423  
Email: [naomcgregor@deloitte.ca](mailto:naomcgregor@deloitte.ca)

Dated at the City of Calgary in the Province of Alberta, this 13<sup>th</sup> day of June, 2019.

**DELOITTE RESTRUCTURING INC.**

Solely in its capacity as Receiver and Manager  
of the Property (as defined herein),  
and not in its personal capacity.



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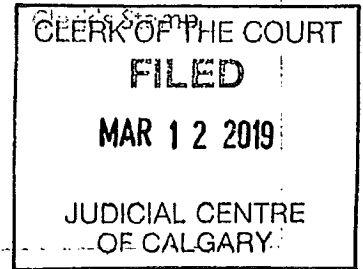
Robert J. Taylor, FCPA, FCA, CIRP, LIT, CFE  
Senior Vice-President

700 Bankers Court, 850 - 2nd Street SW  
Calgary AB T2P 0R8  
Phone: (403) 503-1458 Fax: (403) 718-3681

**SCHEDULE "A"  
RECEIVERSHIP ORDER**

Form 27  
[Rules 6.3 and 10.52(1)]

COURT FILE NUMBER 1801-05767  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY  
PLAINTIFF C.K.V. DEVELOPMENTS INC.  
(RESPONDENT)  
DEFENDANT CENTRO MOTEL INC.  
(APPLICANT)  
DOCUMENT CONSENT ORDER



ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Jensen Shawa Solomon Duguid Hawkes LLP  
800, 304 - 8 Avenue SW  
Calgary, Alberta T2P 1C2

Robert Hawkes QC  
Tel: 403 571 1520  
Fax: 403 571 1528  
File: 11711-003

DATE ON WHICH ORDER WAS PRONOUNCED: MARCH 12, 2019  
NAME OF JUSTICE MAKING THIS ORDER: The Honourable Justice D.K. MILLER  
LOCATION OF HEARING: Calgary, Alberta

**UPON THE APPLICATION** of CENTRO MOTEL INC.; **AND UPON** reference to the Affidavits of Dino Rossi and Brian Webb sworn and filed in this Action;

**AND UPON HEARING** counsel for the Applicant; **AND UPON NOTING** the consent of counsel for the Respondent.

**IT IS HEREBY ORDERED THAT:**

1. Centro Motel Inc., now known as Centro Management & Consulting Ltd. ("Centro") may exercise its contractual rights under the Agreement for Sale entered into effective May 31, 2017 ("AFS"), between Centro and C.K.V. Developments Inc. ("CKV") without further Order of this Court.

2. Under paragraph 9 of the AFS, Centro may appoint a Receiver Manager over:

PLAN 7545FN, BLOCK 11, LOTS 8 to 10 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Lands")

and the motel assets and business located on the Lands (the "Motel Business"). The Land and the Motel Business will be referred to as the Property.

3. The Receiver Manager is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver Manger is hereby expressly empowered and authorized to do any of the following where the Receiver Manger considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to the placement of such insurance coverage as may be necessary or desirable;
- (c) to manage, operate and carry on the motel business, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part other business, or cease to perform any contracts of CKV or Centro in relation to the Property;
- (d) to engage an appraiser, accountants, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;


- (e) to receive and collect all monies and accounts now owed or hereafter owing to CKV and to exercise all remedies of CKV in collecting such monies, including, without limitation, to enforce any security held by CKV;
  - (f) to settle, extend or compromise any indebtedness owing to or by CKV;
  - (g) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver Manager's name or in the name and on behalf of CKV, for any purpose pursuant to this Order;
  - (h) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations.
4. No proceeding or enforcement process in any court or tribunal, shall be commenced or continued against the Receiver Manager except with the written consent of the Receiver Manager or with leave of this Court.
5. Except for gross negligence or wilful misconduct, as a result of its appointment or carrying out the provisions of this Order the Receiver Manager shall incur no liability or obligation that exceeds an amount for which it may obtain full indemnity from the Property. Nothing in this Order shall derogate from any limitation on liability or other protection afforded to the Receiver Manager under any applicable law.
6. The Receiver Manger manager shall proceed with a sales process for the Lands and the Motel Business as allowed by paragraph 9 of the AFS, including:
- (a) Obtaining an appraisal for the Lands and Motel Business;
  - (b) Listing the Lands and the Motel Business for sale with a licensed commercial realtor specializing in motel properties.
7. CKV and its employees shall cooperate with the Receiver Manger manager both with respect to obtaining the appraisal, management of the property during the sale process and with respect to listing and showing the property.

8. The Receiver Manager manager shall seek Court approval for any sale of the Lands and the Motel Business, after first seeking the consent of both Centro and CKV.

9. The Receiver Manager, and counsel to the Receiver Manager, if any, shall be paid their reasonable fees and disbursements, in each case, incurred at their standard rates and charges. The Receiver Manager and counsel to the Receiver Manager shall be entitled to and are hereby granted a charge (the "Receiver's Charge") on the Property, as security for such fees and disbursements, incurred both before and after the making of this Order in respect of these proceedings, and the Receiver Manager's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person.

10. The Receiver Manager and its legal counsel shall pass their accounts from time to time.

11. Centro shall have its entire costs of these proceedings on a solicitor and his own client basis, payable by CKV.

  
Justice of the Court of Queen's Bench of  
Alberta

Consented to this 4<sup>th</sup> of day of July 2018

Llewellyn Law

  
Per: Meenu Aluwalia  
counsel for C.K.V. DEVELOPMENTS INC

Consented to this 5<sup>th</sup> of day of July 2018

JSS Barristers

  
Per: Robert Hawkes QC  
counsel for Centro Motel Inc.

COURT FILE NUMBER 1801-05767  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY  
PLAINTIFF C.K.V. DEVELOPMENTS INC.  
DEFENDANTS CENTRO MOTEL INC.  
DOCUMENT **CONSENT TO ACT**  
ADDRESS FOR SERVICE AND CONTACT **Jensen Shawa Solomon Duguid Hawkes LLP**  
INFORMATION OF PARTY FILING THIS 800, 304 – 8 Avenue SW  
DOCUMENT Calgary, AB T2P 1C2  
  
Robert Hawkes QC  
Tel: 403 571 1520  
Fax: 403 571 1528  
File: 11711-003

**CONSENT OF RECEIVER TO ACT UNDER CONSENT ORDER**

Deloitte Restructuring Inc., a trustee within the meaning of subsection 2(a) of the Bankruptcy and Insolvency Act (Canada), does hereby consent to its appointment as Receiver and Manager, effective June 4, 2019, of C.K.V. Developments Inc. pursuant to the Consent Order agreed to on July 5, 2018 and pronounced by the Honorable Justice D.K. Miller on March 12, 2019.

Dated at the City of Calgary, in the Province of Alberta, this 4<sup>th</sup> day of June 2019.

Deloitte Restructuring Inc.



Per: Robert J. Taylor, FCPA, FCA, CIRP, LIT, CFE  
Senior Vice-President



**SCHEDULE "B"**  
**UNSECURED CREDITORS**

## Schedule B – Unsecured creditors

### Unsecured Creditors

Alberta Hotel and Lodging Association	\$ Unknown
Booking.com	Unknown
Canada Revenue Agency	Unknown
Eden Textile	Unknown
ENMAX	Unknown
Expedia Group Lodging Partner Services	Unknown
Gordon Food Service	Unknown
Shaw Cable Systems	Unknown
Telus Communications	Unknown
The City of Calgary	Unknown
Travel.click	Unknown
Worker's Compensation Board	Unknown
WorldWeb Technologies Inc.	Unknown
<b>Total Unsecured Creditors</b>	<u>\$ Unknown</u>