



COURT FILE NUMBER 1903-08169
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF(S) FORTIS LGS STRUCTURES INC.
DEFENDANT(S) STATION POINT DEVELOPMENTS LTD. and
BCM DEVELOPMENTS LTD.

DOCUMENT

ORDER

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT

BENNETT JONES LLP
Barristers and Solicitors
3200 Telus House
South Tower, 10020 – 100th Street
Edmonton, Alberta T5J 0N3

Attention: Katherine J. Fisher and Sean Zweig
Telephone No.: (780) 917-4268/ (416) 777-6254
Fax No.: (780) 421-7591
Email: fisherka@bennettjones.com
zweigs@bennettjones.com

DATE ON WHICH ORDER WAS PRONOUNCED: May 17, 2022
NAME OF JUDGE WHO MADE THIS ORDER: The Honourable Justice G.S. Dunlop
LOCATION OF HEARING: Edmonton, Alberta

UPON THE APPLICATION by KSV Restructuring Inc. (previously KSV Kofman Inc.) in its capacity as the Court-appointed trustee and receiver and manager (the "**Receiver**") of certain undertakings, property and assets of Station Point Developments Ltd.; **AND UPON HAVING READ** the Affidavit of Shelly Bilinsky, sworn May 9, 2022, and the Affidavit of Service; **AND UPON HEARING** the submissions of counsel for the Receiver and of other interested parties;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.
2. The Registrar of Land Titles (the "**Registrar**") is hereby directed to register a strata subdivision plan substantially in the form attached hereto as **Schedule "A"** (the "**Plan**") in respect of the lands legally described as:

Firstly

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 – SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Secondly

PLAN 1821512

BLOCK 3

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS,

notwithstanding that one or more of the Interest Holders (as outlined in the attached **Schedule "B"**) has not provided a written consent to register the Plan pursuant to the requirements of section 85(1) of the *Land Titles Act*.

3. The Registrar is hereby directed to register this Order notwithstanding the requirements of section 191(1) of the *Land Titles Act*.



Justice of the Court of Queen's Bench of Alberta

Schedule "A"

PLAN OF SUBDIVISION

Schedule "B"

INTEREST HOLDERS

1. HMT Holdings Inc.
#500, 36 Toronto Street
Toronto, ON M5C 2C5
Registered Instrument: Mortgage; Instrument No. 162 208 926
2. Fortis L.G.S. Structures Inc.
9515 – 28 Avenue NW
Edmonton, AB T6N 0A3
Registered Instrument: Builders' Lien; Instrument No. 192 026 961
3. Fenceline Rentals Ltd.
24835 – 117 Avenue
Acheson, AB T7X 6C2
Registered Instrument: Builders' Lien; Instrument No. 192 075 558
4. Vipond Inc.
13056 Yellowhead Trail
Edmonton, AB T5T 3C1
Registered Instrument: Builders' Lien; Instrument No. 192 091 695
5. Met-Ex Construction Ltd.
c/o Murray L. Engelking, Engleking Law
4311 Savaryn Drive SW
Edmonton, AB T6X 2E8
Registered Instrument: Builders' Lien; Instrument No. 192 162 407
6. Hagen Surveys (1982) Ltd.
8929 – 20 Street
Edmonton, AB T6P 1K8
Registered Instrument: Builders' Lien; Instrument No. 192 143 618
7. Durabuild Windows & Doors Inc.
16404 – 100 Avenue NW
Edmonton, AB T5P 4Y2
Registered Instrument: Builders' Lien; Instrument No. 192 160 519
8. City Disposal Containers Inc.

17706 – 102 Avenue
Edmonton, AB T5S 1H5
Registered Instrument: Builders' Lien; Instrument No. 192 174 394

9. Live Wire Electric Inc.
5405 – 76 Avenue NW
Edmonton, AB T6B 0A7
Registered Instrument: Builders' Lien; Instrument No. 192 179 654
10. Fancy Doors & Mouldings Ltd.
4421 Roper Road
Edmonton, AB T6B 3S5
Registered Instrument: Builders' Lien; Instrument No. 192 179 833
11. Bradcan Caulking & Restoration Ltd.
c/o Finlay Maxton Law
13815 – 127 Street NW
Edmonton, AB T6V 1A8
Registered Instrument: Builders' Lien; Instrument No. 192 217 694
12. Met-Ex Construction Ltd.
Met Exteriors
10350 – 72 Avenue
Edmonton, AB T6E 0Z4
Registered Instrument: Builders' Lien; Instrument No. 202 040 548