



Court No. 2603-14087

**IN THE MATTER OF THE RECEIVERSHIP OF
ANS 1993 LTD., 1416452 ALBERTA LTD., 2242246 ALBERTA LTD., 2308213
ALBERTA LTD., 786 N AND S ENTERPRISES LTD., P & N DEVELOPMENT LTD.,
2595568 ALBERTA LTD., AND 2595574 ALBERTA LTD.
OF THE CITY OF EDMONTON, IN THE PROVINCE OF ALBERTA**

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

1. Pursuant to an order of the Court of King's Bench of Alberta (the "**Court**") pronounced on August 12, 2026 (the "**Receivership Order**"), AlixPartners Restructuring, Inc. ("**AlixPartners**") was appointed receiver (in such capacity, the "**Receiver**"), without security, of all of the assets, undertakings, and properties (the "**Property**") of ANS 1993 Ltd. ("**ANS**"), 1416452 Alberta Ltd. ("**141 AB**"), 2242246 Alberta Ltd. ("**224 AB**"), 2308213 Alberta Ltd. ("**230 AB**"), 786 N and S Enterprises Ltd. ("**786 Ltd**"), P & N Development Ltd. ("**P&N Ltd**"), 2595568 Alberta Ltd. ("**568 AB**"), and 2595574 Alberta Ltd. ("**574 AB**") (collectively, the "**Debtors**").
2. The Receivership Order and other information relevant to the receivership proceedings are available at: <https://cdncases.alixpartners.com/experience/case/ANS1993>.
3. A summary of each of the Debtors is provided below:
 - a) **ANS** – an entity that owns two commercial condominium units located at Unit 205 and Unit 206, 751 Daniels Way SW, Edmonton, Alberta (the "**ANS Property**");
 - b) **568 AB** – an entity that leases one commercial condominium unit located at Unit 204, 751 Daniels Way SW, Edmonton, Alberta ("**Unit 204**", and together with the ANS Property, the "**Daniels Way Facility**"). The Daniels Way Facility is currently under construction and was planned to accommodate a childcare space in which 568 AB intended to operate a childcare facility called "Roots Montessori – ELC 2" ("**Roots #2**");
 - c) **786 Ltd** – an entity that was incorporated as a holding company and was originally intended to operate Roots #2 until it was determined that 786 Ltd could not obtain a childcare licence from the Government of Alberta. As such 568 AB was incorporated to operate Roots #2 upon completion of the Daniels Way Facility;
 - d) **224 AB** – an entity that owns two commercial condominium units located at 205 Cartmell Place SW, Edmonton, Alberta (the "**224 Property**"); and
 - e) **574 AB** – an entity that operates the daycare, Roots Montessori – ELC 1 ("**Roots #1**") located at the 224 Property;
 - f) **141 AB** – an entity that formerly operated the daycare doing business as Dickinsfield Child Development Centre ("**Dickinsfield**") from a premises located at #20, 9228 144 Ave NW, Edmonton, Alberta;

- g) **230 AB** – an entity that formerly operated the daycare doing business as Roots Montessori Early Learning Centre – Pioneer ("**Pioneer**") from a premises located at #202, 280 Pioneer Road, Spruce Grove, Alberta; and
 - h) **P&N Ltd** – an entity that formerly operated the daycare doing business as Learned Robin Montessori Daycare ("**LRM**") from a premises located at #2300, 10180 101 St. NW, Edmonton, Alberta.
4. Prior to the commencement of the receivership, AlixPartners was the Court-appointed interim receiver of ANS, 141 AB, 224 AB, 230 AB, 786 Ltd, and P&N Ltd. (in such capacity, the "**Interim Receiver**") pursuant to an interim receivership order dated July 2, 2026 (the "**Interim Receivership Order**"). As further described in the First Report of the Interim Receiver dated August 4, 2026 (the "**First Report**"), Royal Bank of Canada made an application for, and was granted, the Receivership Order which, among other things: (i) converted the interim receivership proceedings to a receivership; and (ii) added 568 AB and 574 AB to these proceedings.
5. As further detailed in the First Report, the Interim Receiver determined that it was not commercially viable to continue operating Dickinsfield, Pioneer and LRM. As such, the Receiver ceased operations at these childcare facilities effective August 15, 2026. As at the date of this notice, the Receiver continues to assess the financial viability of continuing to operate Roots #1.

Assets

6. A consolidated summary of the net book value of each of the Debtors' assets is attached as **Appendix "A"**.

Principal Secured Creditor

7. The Debtors' principal secured lender is the Royal Bank of Canada ("**RBC**"). RBC has extended 14 credit facilities consisting of term loans, revolving credit facilities, and credit cards, all of which are cross guaranteed by the Debtors. As at June 19, 2026, the total indebtedness outstanding to RBC was \$5,790,791, with interest and costs continuing to accrue.
8. During the interim receivership, AlixPartners borrowed \$240,000 from RBC to fund operations prior to the Receivership Order being granted. These borrowings are secured by an Interim Receiver's Borrowing Charge (as defined in the Interim Receivership Order), which ranks in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, but subordinate in priority to the Interim Receiver's Charge for the fees of the Interim Receiver and its counsel.

Other Creditors

9. A list of each of the Debtors' other known secured and unsecured creditors is provided as **Appendix "B"**. These amounts remain subject to change.

10. The principal purpose of the receivership proceedings is to identify, secure, and realize on the Property. The Receivership Order has, among other things, authorized the Receiver to market any or all of the Property, including advertising and soliciting offers in respect of the Property. Any transactions for the Property are subject to Court approval. The outcome of the realization process will determine the amount available for distribution to the Debtors' creditors.
11. The Receiver's contact information is as follows:

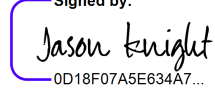
AlixPartners Restructuring, Inc.
Suite 1165, 324 – 8th Avenue SW, Box 129
Calgary, AB T2P 2Z2

Attention: Paul Lim
Telephone No: (587) 437-8741
Facsimile No: (416) 932-6266
Email address: paul.lim@alixpartners.com

Dated at Calgary, Alberta this 21st day of August 2026.

ALIXPARTNERS RESTRUCTURING, INC.

solely in its capacity as court-appointed receiver of ANS 1993 Ltd., 1416452 Alberta Ltd., 2242246 Alberta Ltd., 2308213 Alberta Ltd., 786 N and S Enterprises Ltd., P & N Development Ltd., 2595568 Alberta Ltd., and 2595574 Alberta Ltd., and not in its personal or corporate capacity

Signed by:

OD18F07A5E634A7...

Per: Jason Knight
Managing Director

Appendix "A"

[ATTACHED]

IN THE MATTER OF THE RECEIVERSHIP OF
ANS 1993 LTD., 1416452 ALBERTA LTD., 2242246 ALBERTA LTD., 2308213 ALBERTA LTD., 786 N AND S ENTERPRISES LTD., P & N DEVELOPMENT LTD., 2595568 ALBERTA LTD., AND 2595574 ALBERTA LTD.
(Asset Book Value Summary as at August 12, 2026)
(Unaudited \$)

Entity	Asset Net Book Value (CAD\$)
ANS 1993 Ltd.	
Cash	20,000.00
Property Plant and Equipment	1,356,600.00
Total Asset Book Value as at August 12, 2026	1,376,600.00
1416452 Alberta Ltd.	
Cash	14,828.60
Prepaid Expenses	6,800.00
Short Term Investments	12,000.00
Accounts Receivable	75,056.88
Capital Assets	78,656.00
Total Asset Book Value as at August 12, 2026	187,341.48
2242246 Alberta Ltd.	
Cash	25,000.00
Property Plant and Equipment	4,013,663.00
Total Asset Book Value as at August 12, 2026	4,038,663.00
2308213 Alberta Ltd.	
Cash	53,712.20
Accounts Receivable	35,604.62
Short Term Investments	2,000.00
Capital Assets	331,962.00
Total Asset Book Value as at August 12, 2026	423,278.82
786 N and S Enterprises Ltd.	
Cash	5,000.00
Leasehold Improvements	1,393,474.00
Long-Term Investments	302,636.00
Total Asset Book Value as at August 12, 2026	1,701,110.00
P & N Development Ltd.	
Cash	24,503.17
Accounts Receivable	38,375.32
Short Term Investments	6,000.00
Capital Assets	492,334.00
Total Asset Book Value as at August 12, 2026	561,212.49
2595568 Alberta Ltd.	
Cash	0.00
Total Asset Book Value as at August 12, 2026	0.00
2595574 Alberta Ltd.	
Cash	20,944.22
Accounts Receivable	1.00
Capital Assets	1.00
Total Asset Book Value as at August 12, 2026	20,946.22
Total	8,309,152.01

NOTES

- 1. An amount of \$1 indicates that the amount due is undetermined or unknown.
- 2. The Debtors have not maintained adequate books and records to determine an accurate asset net book value. Other than the cash and accounts receivable balances above, the net book value of each asset was derived from the Debtors' December 31, 2025 financial statements.

Appendix "B"

[ATTACHED]

IN THE MATTER OF THE RECEIVERSHIP OF
ANS 1993 LTD., 1416452 ALBERTA LTD., 2242246 ALBERTA LTD., 2308213 ALBERTA LTD., 786 N AND S ENTERPRISES LTD., P & N DEVELOPMENT LTD., 2595568 ALBERTA LTD.,
AND 2595574 ALBERTA LTD.
(Preliminary consolidated list of creditors as at August 12, 2026)
(Unaudited \$)

Secured Creditors	Address	City	Province / State	Postal / ZIP Code	Country	Amount Due (CAD \$)
Royal Bank of Canada	24th Floor, 335 8th Ave SW	Calgary	AB	T2P 1C9	Canada	6,030,791
Canada Revenue Agency	9755 King George Boulevard	Surrey	BC	V3T 5E1	Canada	655,634
Rupinder Kaur, Jaspreet Kaur, and Kulvinder Sidhu	333 - 52147 RR 231	Sherwood Park	AB	T8B 1A4	Canada	350,000
Golden Touch Construction Ltd.	10917 167A Ave NW	Edmonton	AB	T5X 2Z1	Canada	327,485
2114338 Alberta Ltd	200, 2121 Premier Way	Sherwood Park	AB	T6E 1T4	Canada	295,532
ATB Financial	350 Manning Crossing N.W.	Edmonton	AB	T5A 5A1	Canada	187,000
Icapital Financial Services Corp.	68 Jutland Road Block B, Suite 23	Toronto	ON	M8Z 0G7	Canada	74,900
Mercedes-Benz Financial Services Canada Corporation	2680 Matheson Blvd. E, Suite 500	Mississauga	ON	L4W 0A5	Canada	60,000
Business Development Bank of Canada	28 Quarry Park Blvd. SE, Suite 250	Calgary	AB	T2C 5P9	Canada	48,954
The Bank of Nova Scotia	10 Wright Boulevard	Stratford	ON	N5A 7X9	Canada	43,481
Royal Bank of Canada (Vehicle Financing)	24th Floor, 335 8th Ave SW	Calgary	AB	T2P 1C9	Canada	40,937
TD Auto Finance (Canada) Inc.	Box 4086, Station A	Toronto	ON	M5W 5K3	Canada	20,719
Alberta Workers Compensation Board	Box 2415, 9925 107 Steet	Edmonton	AB	T5J 2S5	Canada	13,589
Canacap	2505101 Buchan	Montreal	QC	H4P 2R9	Canada	11,634
City of Edmonton	Box 1935, Station Main	Edmonton	AB	T5J 2P3	Canada	1
Total Secured						8,160,656.25
Unsecured Creditors						
Employees	Various	Various	Various	Various	Canada	235,244
2114338 Alberta Ltd	200, 2121 Premier Way	Sherwood Park	AB	T6E 1T4	Canada	118,047
Dickinsfield Mall (AB) Ltd.	#18, 9228 - 144 Avenue NW	Edmonton	AB	T5E 6A3	Canada	41,440
Ministry of Finance - Alberta	9th Floor, 9820 107 Street	Edmonton	AB	T5K 1E7	Canada	37,788
Canada Revenue Agency	9755 King George Boulevard	Surrey	BC	V3T 5E1	Canada	32,883
Trusted Accounting and Tax Services	2814 Calgary Trl NW	Edmonton	AB	T6J 6V7	Canada	31,500
Elara Property management	#250, 14032 23rd Ave NW	Edmonton	AB	T6R 3L6	Canada	23,533
Bishop & McKenzie LLP	2300, 10180 - 101 Street	Edmonton	AB	T5J 1V3	Canada	21,393
1035352 Alberta Ltd.	#203, 10941 - 120 Street NW	Edmonton	AB	T5H 3R3	Canada	15,323
Cintas Canada Limited	Dept 400004 PO Box 4372 Stn A	Toronto	ON	M5W 0J2	Canada	4,762
Rogers Communications	PO Box 2468 Stn Main	Calgary	AB	T2P 4Y2	Canada	4,201
Epcor	PO Box 500	Edmonton	AB	T5J 3Y3	Canada	3,485
ATCO Energy Ltd.	P.O. Box 1240, Station Main	Edmonton	AB	T5J 2M4	Canada	2,062
City of Edmonton	10th Floor, Edmonton Tower, 10111 104 Ave NW	Edmonton	AB	T5J 0J4	Canada	2,000
Direct Energy Regulated Services	P.O. Box 1520, Station M	Calgary	AB	T2P 5R6	Canada	361
City of Spruce Grove	315 Jespersen Ave	Spruce Grove	AB	T7X 3E8	Canada	345
Families of enrolled daycare students	Various	Various	Various	Various	Canada	1
OfficeCo	4911 68 Ave	Edmonton	AB	T76B 3S4	Canada	1
Total Unsecured						574,370.02
Total						8,735,026.27

NOTES

1. An amount of \$1 indicates that the amount due is undetermined or unknown.
2. Some creditors may have claims against one or more of the Debtors or against a single Debtor.