



**DLA Piper (Canada) LLP**  
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**F** +1 403.296.4474

October 6, 2026

FILE NUMBER: 103454-00017

To Service List (See Schedule "A")

Dear Sir/Madam:

**Re: MCAP**  
**Court of King's Bench File No. 2603-15449**  
**Application Scheduled October 16, 2026 @ 3:30 p.m. (Calgary Time)**

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We are counsel to AlixPartners Restructuring, Inc. in its capacity as court-appointed receiver (the "**Receiver**") in respect of the above noted matter.

Please find enclosed, for service upon you, the following filed documents:

1. Notice of Application for Approval of Sales Process; and
2. First Report of the Receiver.

The hearing method will be by video conference and can be accessed by link here:  
<https://albertacourts.webex.com/meet/virtual.courtroom86>.

Sincerely,  
**DLA Piper (Canada) LLP**  
Per:

A handwritten signature in blue ink, appearing to read 'Anthony Mersich', is written over a horizontal line.

Anthony Mersich  
Counsel

AM:en  
Enclosures

# SCHEDULE "A"

COURT FILE NUMBER 2603-15449

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF MCAP FINANCIAL CORPORATION as agent for and on behalf of COMPUTERSHARE TRUST COMPANY OF CANADA

DEFENDANTS LUXOR LAND LTD., MESA WEST CAPITAL CORP., GSRI LTD., PACIFIC PLAZA LIMITED PARTNERSHIP and GEORGE SCHLUESSEL

IN THE MATTER OF THE *BANKRUPTCY AND INSOLVENCY ACT*, RSC 1985, c. B-3, AS AMENDED

IN THE MATTER OF THE RECEIVERSHIP OF LUXOR LAND LTD. and MESA WEST CAPITAL CORP.

## SERVICE LIST

| PARTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | METHOD OF DELIVERY | ROLE/INTEREST             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|
| <b>CASSELS BROCK &amp; BLACKWELL LLP</b><br>Bankers Hall West<br>3810, 888 3 St SW<br>Calgary, Alberta T2P 5C5<br><br><b>Jeffrey Oliver</b><br><b>Danielle Marechal</b><br><b>Danica Jorgenson</b><br><b>Kamryn Wiest</b><br><br><a href="mailto:JOliver@cassels.com">JOliver@cassels.com</a><br><a href="mailto:DMarechal@cassels.com">DMarechal@cassels.com</a><br><a href="mailto:Djorgenson@cassels.com">Djorgenson@cassels.com</a><br><a href="mailto:Kwiest@cassels.com">Kwiest@cassels.com</a> | Email              | Counsel to the Applicants |
| <b>MCAP Financial Corporation</b><br>400, 200 King Street West<br>Toronto, ON M5H 3T4<br><br><b>Ifti Rashid</b><br><a href="mailto:Ifti.rashid@mcap.com">Ifti.rashid@mcap.com</a>                                                                                                                                                                                                                                                                                                                     | Email              | Applicant                 |

SCHEDULE "A"

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------|
| <b>AlixPartners</b><br>1165, 324 – 8 Avenue SW<br>Calgary, AB T2P 2Z2<br><br><b>Andrew Basi</b><br><a href="mailto:andrew.basi@alixpartners.com">andrew.basi@alixpartners.com</a><br><br><b>Jason Knight</b><br><a href="mailto:jason.knight@alixpartners.com">jason.knight@alixpartners.com</a><br><br><b>Paul Lim</b><br><a href="mailto:paul.lim@alixpartners.com">paul.lim@alixpartners.com</a> | Email | Receiver                |
| <b>DLA Piper (Canada) LLP</b><br>Suite 1000, Livingston Place West<br>250 2nd St SW<br>Calgary, AB T2P 0C1<br><br>Anthony Mersich<br><a href="mailto:anthony.mersich@ca.dlapiper.com">anthony.mersich@ca.dlapiper.com</a>                                                                                                                                                                           | Email | Counsel to the Receiver |

| PARTY                                                                                                                                                                                                                                                                                                                                                                              | METHOD OF DELIVERY | ROLE/INTEREST                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------|
| <b>Gowling WLG (Canada) LLP</b><br>1600, 421 7th Avenue SW<br>Calgary, Alberta, T2P 4K9<br><br><b>Tom Brookes</b><br><a href="mailto:tom.brookes@gowlingwlg.com">tom.brookes@gowlingwlg.com</a>                                                                                                                                                                                    | Email              | Counsel to Chandos Construction |
| <b>Duncan Craig LLP</b><br>2800, 10060 Jasper Avenue<br>Edmonton, AB T5J 3V9<br><br><b>Darren Bieganeck</b><br><a href="mailto:dbieganeck@dcllp.com">dbieganeck@dcllp.com</a><br><br><b>Aydin McClelland</b><br><a href="mailto:amcclelland@dcllp.com">amcclelland@dcllp.com</a><br><br><b>Zachary Soprovich</b><br><a href="mailto:zsoprovich@dcllp.com">zsoprovich@dcllp.com</a> | Email              | Counsel to the Defendants       |

SCHEDULE "A"

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| <b>Mesa West Capital Corp.</b><br>c/o ProCura Real Estate Services Ltd.<br>WSP Building<br>320, 10909 Jasper Ave<br>Edmonton, AB T5J 3L9<br><br><b>Luxor Land Ltd.</b><br>c/o ProCura Real Estate Services Ltd.<br>WSP Building<br>320, 10909 Jasper Ave<br>Edmonton, AB T5J 3L9<br><br><b>George Schluessel</b><br>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a> | Email | Borrowers             |
| <b>George Schluessel</b><br>2789 Wheaton Ave NW<br>Edmonton, AB T6W 2M6<br><br>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a>                                                                                                                                                                                                                                      | Email | Individual Guarantors |
| <b>Pacific Plaza Limited Partnership</b><br>c/o<br>320, 10909 Jasper Ave<br>Edmonton, AB T5J 3L9<br><br><b>GSRI Ltd.</b><br>c/o<br>320, 10909 Jasper Ave<br>Edmonton, AB T5J 3L9<br><br><b>George Schluessel</b><br>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a>                                                                                                 | Email | Corporate Guarantors  |

| <b>GOVERNMENT AGENCIES</b>                                                                                                                                                                                                             |                 |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------|
| <b>Canada Revenue Agency</b><br><b>c/o Surrey National Verification and Collection Centre</b><br>9755 King George Blvd<br>Surrey, BC V3T 5E1<br><br>Fax: 1 866 219 0311                                                                | Fax             | Potential Creditor                         |
| <b>Department of Justice Canada</b><br>Prairie Regional Office — Edmonton<br>300 Epcor Tower<br>10423 101 St NW<br>Edmonton, AB T5H 0E7<br><br>Email: <a href="mailto:agc_pgc_alberta@justice.gc.ca">agc_pgc_alberta@justice.gc.ca</a> | Courier & Email | Potential Counsel to Canada Revenue Agency |

SCHEDULE "A"

| <b>INTERESTED PARTIES</b>                                                                                                                                                           |                    |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|
| <b>Alberta Treasury Branches</b><br>27 <sup>th</sup> Flr, 10235 – 101 Street<br>Edmonton, AB T5J 3G1                                                                                | Courier            | PPR Registrant |
| <b>Servus Credit Union Ltd.</b><br>11311 Kingsway Avenue<br>Edmonton, AB T5G 0X3                                                                                                    | Courier            | PPR Registrant |
| <b>Alberta Treasury Branches/<br/>ATB Financial</b><br>25 <sup>th</sup> Flr, 10020 – 100 Street<br>Edmonton, AB T5J 0N3                                                             | Courier            | PPR Registrant |
| <b>Canadian Western Bank</b><br>201, 12230 Jasper Avenue<br>Edmonton, AB T5N 3K3                                                                                                    | Courier            | PPR Registrant |
| <b>First National Financial GP Corporation</b><br>700. 100 University Ave<br>Toronto, ON M5J 1V6                                                                                    | Courier            | PPR Registrant |
| <b>Canada ICI Capital Corporation</b><br>106 – 205 Carnegie Drive<br>St. Albert, AB T8N 5B2<br><br><a href="mailto:servicing@canadaicicapital.ca">servicing@canadaicicapital.ca</a> | Email              | PPR Registrant |
| <b>Bank of Montreal – As Administrative Agent</b><br>1200, 525 – 8 Avenue SW<br>Calgary, AB T2P 1G1<br><br>Email: <a href="mailto:hantz.gin@bmo.com">hantz.gin@bmo.com</a>          | Email              | PPR Registrant |
| <b>INTERESTED PARTIES</b>                                                                                                                                                           |                    |                |
| <b>Timbercreek Mortgage Servicing Inc.</b><br>25 Price Street<br>Toronto, ON M4W 1Z1<br><br>Email: <a href="mailto:lwheller@timbercreek.com">lwheller@timbercreek.com</a>           | Email              | PPR Registrant |
| <b>The Bank of Nova Scotia</b><br>10 Wright Boulevard<br>Stratford, ON N5A 7X9<br><br>Email: <a href="mailto:albertaprod@teranet.ca">albertaprod@teranet.ca</a>                     | Email              | PPR Registrant |
| <b>Microcell Connexions Inc.</b><br>400, 1250 Rene Levesque Boulevard West<br>Montreal, QC H3B 4W8<br><br><b>Linda Lamy</b>                                                         | Registered<br>Mail | Caveator       |

SCHEDULE "A"

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| <b>Rogers Wireless Inc.</b><br>11 <sup>th</sup> Flr, One Mount Pleasant<br>Toronto, ON M4Y 2Y5<br><br><b>Winston Gaskin</b>            | Registered Mail | Caveator |
| <b>Minister of Public Works and Government Services Canada</b><br>1000, 9700 Jasper Avenue<br>Edmonton, AB T5J 4E2                     | Registered Mail | Caveator |
| <b>Alberta Health Services</b><br>100, 10030 – 107 Street NW<br>Edmonton, AB T5J 3E4<br><br><b>Director, Real Estate &amp; Leasing</b> | Registered Mail | Caveator |
| <b>Alentus Corporation</b><br>c/o 750, 10909 Jasper Avenue<br>Edmonton, AB T5J 3L9<br><br><b>Jonathan Ritter</b>                       | Registered Mail | Caveator |
| <b>Central Social Hall Ltd.</b><br>6107 – 104 Street<br>Edmonton, AB T6H 2K8<br><br><b>Kevin R. Ozubko</b>                             | Registered Mail | Caveator |
| <b>Zebra Child Protection Centre Society</b><br>c/o Ogilvie LLP<br>1400, 10303 Jasper Avenue<br>Edmonton, AB<br><b>Dana Treasure</b>   | Courier         | Caveator |

| <b>INTERESTED PARTIES</b>                                                                                                                                             |         |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|
| <b>Canada ICI Capital Corporation</b><br>c/o Swainson Miki Peskett LLP<br>2800, 1014 – 103 Avenue<br>Edmonton, AB T5J 0H8<br><br><b>Graeme R Swainson</b>             | Courier | Caveator                           |
| <b>McLennan Ross</b><br>600, 12220 Stony Plain Road<br>Edmonton, AB T5N 3Y4<br><br>Ryan Trainer<br><a href="mailto:Ryan.trainer@mross.com">Ryan.trainer@mross.com</a> | Email   | Counsel to National Bank of Canada |