



July 14, 2026

Via Email, Fax & Courier

joliver@cassels.com
tel: +1 403 351 2921
file # 029633-0416

Attention: See enclosed Service List

Dear Sir/Madam:

**Re: Court File Number – 2603-15449
MCAP Financial Corporation as agent for Computershare Trust Company of Canada v
Luxor Land Ltd., Mesa West Capital Corp., Pacific Plaza Limited Partnership and George
Schluessel
Application Scheduled for Wednesday, July 22, 2026, at 2:00 PM to be heard by Justice
Little via WebEx (the “Application”)**

We are counsel to the Plaintiff.

Further to the above-noted Application, enclosed for service upon you kindly find a copy of the following documents:

1. Statement of Claim, filed July 14, 2026;
2. Application, which attaches to it as Schedules “B” and Schedule “C” the proposed forms of Order;
3. Blackline of form of Receivership Order against Alberta Template Receivership Order; and
4. Affidavit of Ifti Rashid (excluding Exhibits), sworn July 13, 2026 (the “**Affidavit**”).

The Applicant's Brief of Law and proof of filing to follow.

For those parties receiving these materials via email, a TitanFile Channel has been created for these proceedings and you will receive a link via email to access the complete Affidavit.

For those parties receiving this correspondence via fax or courier, please contact my Assistant (Angeline Gagnon agagnon@cassels.com) to receive the link to access the complete Affidavit.

We trust that you will find the foregoing to be in order, but please do not hesitate to contact the undersigned should you require anything further.

Yours truly,

Cassels Brock & Blackwell LLP


Jeffrey Oliver
Partner

JO/ag

WebEx Details

Virtual Courtroom 86 has been assigned for the above noted matter.

Virtual Courtroom Link: <https://albertacourts.webex.com/meet/virtual.courtroom86>

Instructions for Connecting to the Meeting

1. Click on the link above or open up Chrome or Firefox and cut and paste it into your browser address bar.
2. If you do not have the Cisco Webex application already installed on your device, the site will have a button to install it. Follow installation instructions. Enter your full name and email address when prompted
3. Click on the **Open Cisco Webex Meeting**.
4. You will see a preview screen. Click on **Join Meeting**.

Key considerations for those attending:

1. Please connect to the courtroom **15 minutes prior** to the start of the hearing.
2. Please ensure that your microphone is muted and remains muted for the duration of the proceeding, unless you are speaking. Ensure that you state your name each time you speak.
3. If bandwidth becomes an issue, some participants may be asked to turn off their video and participate by audio only.
4. **Note: Recording or rebroadcasting of the video is prohibited.**
5. **Note: It is highly recommended you use headphones with a microphone or a headset when using Webex. This prevents feedback.**

For more information relating to Webex protocols and procedures, please visit:
<https://www.albertacourts.ca/qb/court-operations-schedules/webex-remote-hearings-protocol>

You can also join the meeting via the “Cisco Webex Meetings” App on your smartphone/tablet or other smart device. You can download this via the App marketplace and join via the link provided above

COURT FILE NUMBER

COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY

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 SCHLEUSSEL

SERVICE LIST

(Updated July 14, 2026)

PARTY	METHOD OF DELIVERY	ROLE/INTEREST
CASSELS BROCK & BLACKWELL LLP Bankers Hall West 3810, 888 3 St SW Calgary, Alberta T2P 5C5 Jeffrey Oliver Danielle Marechal Danica Jorgenson Kamryn Wiest JOliver@cassels.com DMarechal@cassels.com Djorgenson@cassels.com Kwiest@cassels.com	Email	Counsel to the Applicants
MCAP Financial Corporation 400, 200 King Street West Toronto, ON M5H 3T4 Ifti Rashid Ifti.rashid@mcap.com	Email	Plaintiff
AlixPartners 1165, 324 – 8 Avenue SW Calgary, AB T2P 2Z2 Andrew Basi andrew.basi@alixpartners.com Jason Knight jason.knight@alixpartners.com	Email	Proposed Receiver

PARTY	METHOD OF DELIVERY	ROLE/INTEREST
Duncan Craig LLP 2800, 10060 Jasper Avenue Edmonton, AB T5J 3V9 Darren Bieganek dbieganek@dcllp.com Aydin McClelland amcclelland@dcllp.com Zachary Soprovich zsoprovich@dcllp.com	Email	Counsel to the Defendants
Mesa West Capital Corp. c/o ProCura Real Estate Services Ltd. WSP Building 320, 10909 Jasper Ave Edmonton, AB T5J 3L9 Luxor Land Ltd. c/o ProCura Real Estate Services Ltd. WSP Building 320, 10909 Jasper Ave Edmonton, AB T5J 3L9 George Schluessel Email: gs@procura.ca	Email	Borrowers
George Schluessel 2789 Wheaton Ave NW Edmonton, AB T6W 2M6 Email: gs@procura.ca	Email	Individual Guarantors
Pacific Plaza Limited Partnership c/o 320, 10909 Jasper Ave Edmonton, AB T5J 3L9 GSRI Ltd. c/o 320, 10909 Jasper Ave Edmonton, AB T5J 3L9 George Schluessel Email: gs@procura.ca	Email	Corporate Guarantors

PARTY	METHOD OF DELIVERY	ROLE/INTEREST
RFA Capital 2401, 1 Yonge Street Toronto, ON M5E 1E5 Nicholas Lagopoulos Email: nlagopoulos@rfcapital.com	Email	Interested Party

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

INTERESTED PARTIES		
Alberta Treasury Branches 27 th Flr, 10235 – 101 Street Edmonton, AB T5J 3G1	Courier	PPR Registrant
Servus Credit Union Ltd. 11311 Kingsway Avenue Edmonton, AB T5G 0X3	Courier	PPR Registrant
Alberta Treasury Branches/ ATB Financial 25 th Flr, 10020 – 100 Street Edmonton, AB T5J 0N3	Courier	PPR Registrant
Canadian Western Bank 201, 12230 Jasper Avenue Edmonton, AB T5N 3K3	Courier	PPR Registrant
National Bank of Canada 201, 12230 Jasper Avenue Edmonton, AB T5N 3K3	Email	PPR Registrant

INTERESTED PARTIES		
info@mross.com		
First National Financial GP Corporation 700, 100 University Ave Toronto, ON M5J 1V6	Courier	PPR Registrant
Canada ICI Capital Corporation 106 – 205 Carnegie Drive St. Albert, AB T8N 5B2 servicing@canadaicicapital.ca	Email	PPR Registrant
Bank of Montreal – As Administrative Agent 1200, 525 – 8 Avenue SW Calgary, AB T2P 1G1 Email: hantz.gin@bmo.com	Email	PPR Registrant
Timbercreek Mortgage Servicing Inc. 25 Price Street Toronto, ON M4W 1Z1 Email: lwheller@timbercreek.com	Email	PPR Registrant
The Bank of Nova Scotia 10 Wright Boulevard Stratford, ON N5A 7X9 Email: albertaprod@teranet.ca	Email	PPR Registrant
Microcell Connexions Inc. 400, 1250 Rene Levesque Boulevard West Montreal, QC H3B 4W8 Linda Lamy	Registered Mail	Caveator
Rogers Wireless Inc. 11 th Flr, One Mount Pleasant Toronto, ON M4Y 2Y5 Winston Gaskin	Registered Mail	Caveator
Minister of Public Works and Government Services Canada 1000, 9700 Jasper Avenue Edmonton, AB T5J 4E2	Registered Mail	Caveator
Alberta Health Services 100, 10030 – 107 Street NW Edmonton, AB T5J 3E4	Registered Mail	Caveator

INTERESTED PARTIES		
Director, Real Estate & Leasing		
Alentus Corporation c/o 750, 10909 Jasper Avenue Edmonton, AB T5J 3L9 Jonathan Ritter	Registered Mail	Caveator
Central Social Hall Ltd. 6107 – 104 Street Edmonton, AB T6H 2K8 Kevin R. Ozubko	Registered Mail	Caveator
Zebra Child Protection Centre Society c/o Ogilvie LLP 1400, 10303 Jasper Avenue Edmonton, AB Dana Treasure	Courier	Caveator
Chandos Construction c/o Miller Thomson LLP 2700, 10155 – 102 Street Edmonton, AB T5J 4G8 Paul Ryzuk	Courier	Caveator
Canada ICI Capital Corporation c/o Swainson Miki Peskett LLP 2800, 1014 – 103 Avenue Edmonton, AB T5J 0H8 Graeme R Swainson	Courier	Caveator