

# Cassels

July 20, 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 (the  
“Applicant”) 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 Adjourned to Friday,  
August 14, 2026 at 2:00 PM to be heard by Justice Burns via WebEx (the “Application”)**

We are counsel to the Applicant.

Further to the above-noted matter, please note that Application scheduled for July 22, 2026, has been adjourned to August 14, 2026, commencing at 2:00 PM before the Honourable Justice Burns. WebEx details are below.

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  
Enclosures  
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 16, 2026)

| 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                 |
| <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>                                                                                                                                                                                                      | Email              | Proposed Receiver         |

| PARTY                                                                                                                                                                                                                                                                                                                                                                                       | METHOD OF DELIVERY | ROLE/INTEREST             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|
| <p><b>Duncan Craig LLP</b><br/>2800, 10060 Jasper Avenue<br/>Edmonton, AB T5J 3V9</p> <p><b>Darren Bieganek</b><br/><a href="mailto:dbieganek@dcllp.com">dbieganek@dcllp.com</a></p> <p><b>Aydin McClelland</b><br/><a href="mailto:amcclelland@dcllp.com">amcclelland@dcllp.com</a></p> <p><b>Zachary Soprovich</b><br/><a href="mailto:zsoprovich@dcllp.com">zsoprovich@dcllp.com</a></p> | Email              | Counsel to the Defendants |
| <p><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</p> <p><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</p> <p><b>George Schluessel</b><br/>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a></p> | Email              | Borrowers                 |
| <p><b>George Schluessel</b><br/>2789 Wheaton Ave NW<br/>Edmonton, AB T6W 2M6</p> <p>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a></p>                                                                                                                                                                                                                                             | Email              | Individual Guarantors     |
| <p><b>Pacific Plaza Limited Partnership</b><br/>c/o<br/>320, 10909 Jasper Ave<br/>Edmonton, AB T5J 3L9</p> <p><b>GSRI Ltd.</b><br/>c/o<br/>320, 10909 Jasper Ave<br/>Edmonton, AB T5J 3L9</p> <p><b>George Schluessel</b><br/>Email: <a href="mailto:gs@procura.ca">gs@procura.ca</a></p>                                                                                                   | 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 |

| <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/ 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:hanz.gin@bmo.com">hanz.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 Mail | Caveator       |
| <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                                                              | Courier         | Caveator       |

| <b>INTERESTED PARTIES</b>                                                                                                                                             |         |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|
| <b>Dana Treasure</b>                                                                                                                                                  |         |                                    |
| <b>Chandos Construction</b><br>c/o Miller Thomson LLP<br>2700, 10155 – 102 Street<br>Edmonton, AB T5J 4G8<br><br><b>Paul Ryzuk</b>                                    | Courier | Caveator                           |
| <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 |