

COURT FILE NUMBER 2201-13540

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFFS BANCORP FINANCIAL SERVICES INC., BANCORP BALANCED MORTGAGE FUND II LTD., and BANCORP GROWTH MORTGAGE FUND II LTD.

DEFENDANTS ALVARO DEVELOPERS INC., ALVARO LIMITED PARTNERSHIP, CRUZ CUSTOM HOMES LTD., 1770374 ALBERTA INC., SUNSET HOMES LTD., DANIEL RODOLFO ASTETE-CRUZ, and PEDRO ARNOLDO OCANA MULLER

IN THE MATTER OF THE RECEIVERSHIP
OF ALVARO DEVELOPERS INC., and ALVARO LIMITED PARTNERSHIP

SERVICE LIST

(Updated on April 27, 2023)

PARTY	ROLE	SERVICE VIA
Torys LLP 4600 Eighth Avenue Place East 525 - 8th Avenue S.W. Calgary, AB T2P 1G1 Kyle Kashuba / Jessie Mann kkashuba@torys.com / jmann@torys.com	<i>Counsel to the Receiver</i>	Email
Alvarez & Marsal Canada ULC 202 - 6 Avenue SW Calgary, Alberta T2P 2R9 Orest Konowalchuk / David Williams okonowalchuk@alvarezandmarsal.com / david.williams@alvarezandmarsal.com	<i>Receiver</i>	Email
Fasken Martineau DuMoulin LLP 350 7th Avenue SW, Suite 3400 Calgary, Alberta T2P 3N9 Jessica Cameron / Desmond Mitic jcameron@fasken.com / dmitic@fasken.com	<i>Counsel to the Plaintiffs</i>	Email
Bancorp Financial Services Inc. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfinancial.com	<i>Plaintiff and Secured Party (against ADI and ALP)</i> <i>Certificate of Title 181 195 112, Registration No. 201 011 929 (mortgagee), Registration No. 201 011 930</i>	Email

	<i>Certificate of Title 201 009 726, Same registrations as above</i>	
Bancorp Balanced Mortgage Fund II Ltd. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfincial.com	<i>Plaintiff and Secured Party (against ADI and ALP)</i> <i>Certificate of Title 181 195 112, Registration No. 201 011 929 (mortgagee), Registration No. 201 011 930</i> <i>Certificate of Title 201 009 726, Same registrations as above</i>	Email
Bancorp Growth Mortgage Fund II Ltd. 1420 - 1090 West Georgia Street Vancouver, BC V6E 3V7 Michael Saba Msaba@bancorpfincial.com	<i>Plaintiff and Secured Party (against ADI and ALP)</i> <i>Certificate of Title 181 195 112, Registration No. 201 011 929 (mortgagee), Registration No. 201 011 930</i> <i>Certificate of Title 201 009 726, Same registrations as above</i>	Email
Robertson LLP #520, 999 - 8 Street SW Calgary, Alberta T2R 1J5 Lina Truong ltruong@robertsonllp.ca	<i>Counsel for Debtors: Alvaro Developers Inc.; Cruz Custom Homes Ltd.; and Daniel Astete-Cruz (Holds 10,000 Class B Units in Alvaro Limited Partnership according Certificate of LP)</i>	Email
Alvaro Developers Inc. (“ADI”) 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Debtor</i>	Email
Alvaro Limited Partnership (“ALP”) 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Debtor</i>	Email & Courier
Cruz Custom Homes Ltd. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz danny@cruzcustomhomes.com	<i>Debtor</i>	Email

Daniel Rodolfo Astete-Cruz 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 danny@cruzcustomhomes.com	<i>Debtor</i>	Email
Burnett Duckworth & Palmer LLP 2400, 525 – 8 th Avenue Place SW Calgary, AB T2P 1G1 Trevor McDonald tmcDonald@bdplaw.com	<i>Counsel to Daniel Rodolfo Astete-Cruz and Cruz Custom Homes Ltd.</i>	Email
1770374 Alberta Inc. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnoldo Ocana Muller pedro@sunsethomes.ca	<i>Debtor</i>	Email & Courier
Sunset Homes Ltd. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnoldo Ocana Muller pedro@sunsethomes.ca	<i>Debtor</i>	Email & Courier
Pedro Arnoldo Ocana Muller 2124 32 Avenue SW Calgary, Alberta T2T 1W8 pedro@sunsethomes.ca	<i>Debtor & Creditor</i> <i>Certificate of Title 181 195 112, Registration No. 211 018 522 (Caveator)</i>	Email & Courier
Canada Revenue Agency Surrey National Verification and Collections Centre 9755 King George Boulevard Surrey BC V3T 5E1		Courier
Office of the Superintendent of Bankruptcy Suite 478, 220 - 4 Avenue SE Calgary, Alberta T2G 4X3 Marie Wu marie.wu@ised-isde.gc.ca		Email
<i>PPR Registrants of ADI</i>		
Capex Consulting and Promo Group Ltd. 477, 1811 - 4 Street SW Calgary, Alberta T2S 1W2 general@agahilaw.com	<i>SECURITY AGREEMENT Secured Party against ADI, PPR Registration No. 20111730153</i>	Email

<p>Walsh LLP 2800 801 6 AVE SW Calgary, Alberta T2P 4A3 Paul Pidde ppidde@walshlaw.ca</p>	<p><i>WRIT OF ENFORCEMENT Solicitor / Agent of Lafarge, PPR Registration No. 21072211925</i></p>	<p>Email</p>
<p>Lafarge Canada Inc. c/o Walsh LLP 2800, 801 – 6th Avenue Calgary, Alberta T2P 4A3 Paul Pidde ppidde@walshlaw.ca</p>	<p><i>WRIT OF ENFORCEMENT Creditor of ADI, PPR Registration No. 21072211925</i></p>	<p>Email</p>
<p>Masuch Law LLP #125, 8838 Blackfoot Trail SE Calgary, AB T2J 3J1 lev@masuchlaw.com</p>	<p><i>WRIT OF ENFORCEMENT Solicitor / Agent and Creditor against ADI, PPR Registration No. 21092728352</i></p> <p><i>Certificate of Title 181 195 112, Registration No. 211 224 653 (writ, Masuch as creditor)</i></p> <p><i>Certificate of Title 201 009 726 Registration No. 211 224 653 (writ, Masuch as creditor)</i></p>	<p>Email</p>
<p>Q Construction Management Ltd. c/o Agent: Adrianna Worman Goodfellow & Schuettlaw Suite 200, 602 - 11 Ave SW Calgary, AB T2R 1J8 aworman@gfslaw.ca / greg@qconstruction.ca</p>	<p><i>WRIT OF ENFORCEMENT AGAINST ADI Solicitor / Agent, PPR Registration No. 22070731447</i></p> <p><i>Certificate of Title 181 195 112, Registration No. 211 062 732 (Builder's Lien)</i></p> <p><i>Registration No. 211 087 141 (Builder's Lien)</i></p> <p><i>Certificate of Title 201 009 726 / 181 195 112 Registration No. 231 056 899 (Writ \$235,208)</i></p>	<p>Email</p>

<p>Goodfellow & Schuettlaw Suite 200, 602 - 11 Ave SW Calgary, AB T2R 1J8 aworman@gfslaw.ca</p>	<p><i>Counsel to Foothills Fire Protection Ltd. and Q Construction Management Ltd.</i></p>	<p>Email</p>
<p><i>Certificate of Title Registrants</i></p>		
<p>1788459 Alberta Ltd. c/o Bennett Jones LLP, Kelsey Meyer 4500 Bankers Hall East 855 2 Street SW Calgary, AB T2P 4K7 Kelsey Meyer meyerk@bennettjones.com</p>	<p><i>Certificate of Title 181 195 112, Registration No. 181 229 765 (Mortgagee), Registration No. 201 009 729, Postponement No. 201 039 228</i></p> <p><i>Certificate of Title 201 009 726, Registration No. 201 009 728 (Mortgagee) Registration No. 201 009 796, Postponement No. 201 039 227</i></p>	<p>Email</p>
<p>Foothills Fire Protection Ltd. 46 Cimarron Grove Drive Okotoks, Alberta T1S 2H1</p>	<p><i>Certificate of Title 181 195 112, Registration No. 211 049 341 (Builder's Lien)</i></p>	<p>Courier</p>
<p>BESTPRO Construction Ltd. c/o Field LLP 400, 444-7 Ave SW Calgary, Alberta T2P 0X8 Todd W. Kathol tkathol@fieldlaw.com</p>	<p><i>Certificate of Title 181 195 112, Registration No. 211 062 027 Registration No. 211 087 552 (Builder's Lien)</i></p>	<p>Email</p>
<p>Creative Solutions Contracting Services Ltd. c/o Carscallen LLP Centrium Place 900, 332 - 6 Ave SW Calgary, Alberta T2P 0B2 Susanna Gafarova / Alyssa Short Gafarova@carscallen.com / short@carscallen.com</p>	<p><i>Certificate of Title 181 195 112, Registration No. 211 064 408 (Builder's Lien)</i></p>	<p>Email</p>
<p>DLA Piper (Canada) LLP Suite 1000, 250 2nd St SW Calgary, AB T2P 0C1 Kevin Hoy kevin.hoy@dlapiper.com</p>	<p><i>Counsel to Kang Construction Ltd.</i></p> <p><i>Certificate of Title 181 195 112, Registration No. 211 164 579</i></p>	<p>Email</p>

<p>Lafarge Canada Inc. c/o 2800, 801-6th Ave SW Calgary, Alberta T2P 4A3</p>	<p><i>Certificate of Title 181 195 112, Registration No. 211 193 150 (writ)</i></p> <p><i>Certificate of Title 201 009 726, Registration No. 211 205 970 (writ)</i></p>	<p>Courier</p>
<p>Sherger Construction Ltd. D10, 6115 – 3rd Street SE Calgary, Alberta T2H 1K1</p>	<p><i>Certificate of Title 181 195 112, Registration No. 221 071 883 (Certificate of Lis Pendens)</i></p> <p><i>[Note: the instrument that the COLP refers to (211 226 377) is not listed on the subject Certificate of Title]</i></p>	<p>Courier</p>
<p>Lux Windows and Glass Ltd. 6875-9th Street NE Calgary, Alberta T2E 8R9 Phil Cartwright (agent)</p>	<p><i>Certificate of Title 181 195 112, Registration No. 221 103 153 (Builder's Lien)</i></p>	<p>Courier</p>
<p>1188716 BC Ltd. o/a Calderisi Holdings Ltd. 1771 Coquitlam Avenue Port Coquitlam, BC V3B 1H9</p>		<p>Courier</p>
<p>1188716 BC Ltd. c/o Thomas Keeper 709 Edmonton Trail Calgary, AB T2E 3J5 thomas@tinkinternational.com</p>	<p><i>Realtor acting on a proposed sale transaction for 1188716 BC Ltd.</i></p>	<p>Email</p>
<p>McLeod Law LLP Nicholas L. Lo 707 5 St SW Unit 500, Calgary, AB T2P 0Y3 Nlo@mcleod-law.com</p>	<p><i>Counsel to Lisa Kantor</i></p> <p><i>Customer File Number: 157778</i></p> <p><i>Certificate of Title 181 195 112</i></p> <p><i>Certificate of Lis Pendens (231 060 661 and 231 074 550)</i></p>	<p>Courier</p>
<p>The City of Calgary Jennifer Ndirangu Law, Legal Services, Law and Legislative Department Floor 12, Municipal Building 800 Macleod Trail SE Calgary, AB Canada T2G 2M3</p>	<p><i>Caveat re: Order Pursuant to Municipal Government Act</i></p> <p><i>Certificate of Title 201 009 726, Registration No. 231 086 539</i></p>	<p>Courier</p>
<p>The City of Calgary Credit & Collections, IMC #8060 800 Macleod Trail S Calgary, Alberta T2P 2M5</p>	<p><i>Tax Notification</i></p> <p><i>Certificate of Title 181 195 112, Certificate of Title 201 009 726, Registration No.</i></p>	<p>Courier</p>

<p align="center">Pending Registrations [Note: There are a number of pending registrations against the certificates of title for the lands that are the subject matter of the Receivership Proceeding. Once these parties' interests have been registered against the certificate(s) of title, we will incorporate such individuals to the Service List and the email/courier list below.]</p>		
<p>Fares Law Firm 134 17 Ave NE, Calgary, AB T2E 1L6 [Note: This pending registration no longer appears on the Certificate of Title 181 195 112 dated March 6, 2023. Please serve the noted address for the time being.]</p>	<p align="center">Customer File Number: 11562/SARHAN (CB)</p>	<p>Courier</p>
<p>Robert Schuett Professional Corporation 11 Ave SW Suite 200, Calgary, AB T2R 1J8 [Note: This pending registration no longer appears on the Certificate of Title 181 195 112 dated March 6, 2023. Please serve the noted address for the time being.]</p>	<p align="center">Customer File Number: 08903- 001/AB Writ #181 195 112</p>	<p>Courier</p>
<p>JZ Law John C. Zang 707 7 Ave SW Unit 1150, Calgary, AB T2P 3H6 jzanglaw@gmail.com [Note: This pending registration no longer appears on the Certificate of Title 201 009 726 dated March 6, 2023. However, there is a pending registration against the 112 Lands with the noted law firm. Please serve the noted address for the time being.]</p>	<p align="center">Customer File Number: 258001 Mortgage #201 009 726</p>	<p>Courier and email</p>
<p>Canada Revenue Agency – Regional Intake Centre and Service Canada (WEPP)</p> <p>Pacific Insolvency Intake Centre Surrey National Verification and Collection Centre Canada Revenue Agency 9755 King George Boulevard Surrey, BC V3T 5E1 Phone (toll free): 1-866-891-7403 Fax (toll free): 1-866-219-0311</p>		<p>Fax</p>
<p>Wage Earner Protection Program (WEPP) Service Canada Office PO Box 5900 Cornwall, ON K6H 6J6* Toll Free: 1-866-683-6516</p>		<p>Courier</p>

<p>The City of Calgary Andrea Henderson Barrister & Solicitor, Prosecutions Law, Legal Services Floor 12, Municipal Building – C3, 800 Macleod Trail SE P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5</p>		<p>Courier</p>
<p>The City of Calgary Tracy Hayter, B. Comm (she/her) Finance Leader, Credit and Collections Financial Operations</p>	<p><i>Property Taxes</i></p>	<p>Email</p>
<p>Workers' Compensation Board - Alberta 9912 107 Street PO Box 2415 Edmonton AB T5J 2S5 Tracy.Hayter@calgary.ca</p>		<p>Courier</p>
<p>Ness Excavating 4 Sunset View Cochrane, AB T4C 0G2</p> <p>123 Riviera View, Cochrane, AB T4C 0Z1 c/o 733209 Alberta Inc.¹ 214 West Terrance Bay Cochrane, AB T4K 1R8</p>		<p>Courier</p>
<p>DD West LLP 520 5 Ave SW #2300, Calgary, AB T2P 3R7 Daniel D. Peterson, K.C. dpeterson@ddwestllp.com jglen@ddwestllp.com</p>	<p><i>Counsel to potential interested purchaser</i></p>	<p>Email</p>
<p>Alberta Municipal Affairs, New Home Buyer Protection Office² rpp@gov.ab.ca</p>	<p><i>Certificate of Title 181 195 112 Customer File Number 21RE1327998</i></p>	<p>[Mode of service to be confirmed; however, we have included the email address noted in the subject entities voice messaging system]</p>
<p><i>Litigation Search Results (Note that many of the parties included above were also listed in the litigation search results)</i></p>		

¹ Note: Ness Excavating is a trade name used by the 733209 Alberta Inc.

² Note: We made several phone calls to Alberta Municipal Affairs, New Home Buyer Protection Office on April 18, 2023 to confirm their preferred mode of service. We have included the email provided on the voice messaging system.

<p>Regent Protection Services <i>Note: Regent Protection Services Ltd. is subject to an interim receivership proceeding.</i> c/o Grant Thornton LLP Centrium Place 332 - 6 Avenue SW Suite 1100, Calgary AB T2P 0B2 Jason Knight Jason.Knight@ca.gt.com Par Zilka Par.Zilka@ca.gt.com</p>	<p><i>Interim Receiver to Regent Protection Services Ltd.</i></p>	<p>Email</p>
<p>Dentons LLP Bankers Court, 850 2 St SW 15th Floor, Calgary, AB T2P 0R8 Afshan Naveed afshan.naveed@dentons.com</p>	<p><i>Counsel to the Interim Receiver of Regent Protection Services Ltd.</i></p>	<p>Email</p>
<p>Corporate Registry Service Alberta PO Box 1007, Station Main Edmonton AB T5J 4W6 cr@gov.ab.ca</p>		<p>Courier and email</p>
<p>Erin Fraser 10 Whispering Springs Way, Heritage Pointe, AB T1S 4K4</p>	<p><i>Holds 20,000 Class B Units in Alvaro Limited Partnership according to Certificate of Limited Partnership</i></p>	<p>Courier</p>

FAX:

<p>Wage Earner Protection Program (WEPP)</p>	<p>1-866-219-0311</p>
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EMAIL:

kkashuba@torys.com; jmann@torys.com; okonowalchuk@alvarezandmarsal.com;
criglin@alvarezandmarsal.com; david.williams@alvarezandmarsal.com; jcameron@fasken.com;
dmitic@fasken.com; Msaba@bancorpfincial.com; ltruong@robertsonllp.ca;
danny@cruzcustomhomes.com; pedro@sunsethomes.ca; marie.wu@ised-isde.gc.ca; linda@agahilaw.ca;
ppidde@walshlaw.ca; lev@masuchlaw.com; aworman@gfslaw.ca; greg@qconstruction.ca;
kevin.hoy@dlapiper.com; MEYERK@bennettjones.com; tkathol@fieldlaw.com;
Gafarova@carscallen.com; short@carscallen.com; thomas@tinkinternational.com; jglen@ddwestllp.com;
cr@gov.ab.ca; jzanglaw@gmail.com; Tracy.Hayter@calgary.ca; Par.Zilka@ca.gt.com;
Jason.Knight@ca.gt.com; afshan.naveed@dentons.com; dpeterson@ddwestllp.com; Nlo@mcleod-law.com; tmcdonald@bdplaw.com; rpp@gov.ab.ca

COURIER:

1.	Alvaro Limited Partnership c/o the General Partner Alvaro Developers Inc. 223 Lakeside Greens Court Chestermere, Alberta T1Z 1C8 Daniel Rodolfo Astete-Cruz
2.	1770374 Alberta Inc. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnoldo Ocana Muller
3.	Sunset Homes Ltd. 2124 32 Avenue SW Calgary, Alberta T2T 1W8 Pedro Arnoldo Ocana Muller
4.	Pedro Arnoldo Ocana Muller 2124 32 Avenue SW Calgary, Alberta T2T 1W8 pedro@sunsethomes.ca
5.	Foothills Fire Protection Ltd. 46 Cimarron Grove Drive Okotoks, Alberta T1S 2H1
6.	Lafarge Cananda Inc. c/o 2800, 801-6th Ave SW Calgary, Alberta T2P 4A3
7.	Lux Windows and Glass Ltd. 6875-9th Street NE Calgary, Alberta T2E 8R9 Phil Cartwright
8.	Walsh LLP 2800 801 6 AVE SW Calgary, Alberta T2P 4A3
9.	1188716 BC Ltd. o/a Calderisi Holdings Ltd. 1771 Coquitlam Avenue Port Coquitlam, BC V3B 1H9
10.	Wage Earner Protection Program (WEPP) Service Canada Office PO Box 5900 Cornwall, ON K6H 6J6* Toll Free: 1-866-683-6516

11.	<p>Ness Excavating 4 Sunset View Cochrane, AB T4C 0G2</p> <p><i>and</i></p> <p>123 Riviera View, Cochrane, AB T4C 0Z1</p>
12.	<p>733209 Alberta Inc. 214 West Terrance Bay Cochrane, AB T4K 1R8</p>
13.	<p>The City of Calgary Andrea Henderson Barrister & Solicitor, Prosecutions Law, Legal Services Floor 12, Municipal Building – C3, 800 Macleod Trail SE P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5</p>
14.	<p>The City of Calgary Jennifer Ndirangu Law, Legal Services, Law and Legislative Department Floor 12, Municipal Building 800 Macleod Trail SE Calgary, AB Canada T2G 2M3</p>
15.	<p>The City of Calgary Credit & Collections, IMC #8060 800 Macleod Trail S Calgary, Alberta T2P 2M5</p>
16.	<p>Workers' Compensation Board - Alberta 9912 107 Street PO Box 2415 Edmonton AB T5J 2S5</p>
17.	<p>Sherger Construction Ltd. D10, 6115 – 3rd Street SE Calgary, Alberta T2H 1K1</p>
18.	<p>Fares Law Firm 134 17 Ave NE, Calgary, AB T2E 1L6</p> <p><i>[Note: This pending registration no longer appears on the Certificate of Title 181 195 112 dated March 6, 2023. Please serve the noted address for the time being.]</i></p>

19.	<p>Robert Schuett Professional Corporation 602 11 Ave SW Suite 200, Calgary, AB T2R 1J8</p> <p>[Note: This pending registration no longer appears on the Certificate of Title 181 195 112 dated March 6, 2023. Please serve the noted address for the time being.]</p>
20.	<p>McLeod Law LLP 707 5 St SW Unit 500, Calgary, AB T2P 0Y3</p> <p>[Note: One of the pending registrations with McLeod Law LLP's contact details no longer appears on the Certificate of Title 181 195 112 dated March 6, 2023. Please serve the noted address for the time being.]</p>
21.	<p>JZ Law John C. Zang 707 7 Ave SW Unit 1150, Calgary, AB T2P 3H6</p> <p>[Note: This pending registration no longer appears on the Certificate of Title 201 009 726 dated March 6, 2023. Please serve the noted address for the time being.]</p>
22.	<p>Corporate Registry Service Alberta PO Box 1007, Station Main Edmonton AB T5J 4W6</p>
23.	<p>Erin Fraser 10 Whispering Springs Way, Heritage Pointe, AB T1S 4K4</p>
24.	<p>Canada Revenue Agency Surrey National Verification and Collections Centre 9755 King George Boulevard Surrey BC V3T 5E1</p>