



**NOTICE TO TENANTS
OF
DOMINION PLACE**

April 25, 2018

Dear Sir or Madam:

As you may know, on January 26, 2018, the Court of Queen's Bench of Alberta (the "**Court**") granted an Order (the "**Receiver Manager Order**") pursuant to section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3 ("**BIA**"), sections 13(2) of the Judicature Act, R.S.A. 2000, cJ-2, and 49 of the Law of Property Act, R.S.A. 2000, c L-7, whereby Alvarez & Marsal Canada Inc. ("**A&M**") was appointed receiver and manager (the "**Receiver**") of the lands owned and premises commonly known as the "**Dominion Place**" commercial building located at 906 – 12th Avenue SW, Calgary, Alberta (the "**Building**") that was owned by Starke Dominion Ltd. (the "**Corporation**").

Pursuant to the Receivership Order, the Receiver is appointed, without security, of the Building's assets and undertakings and not the Corporation. For more information, please visit the Receiver's website: www.alvarezandmarsal.com/starkedominion (the "**Website**").

The Receiver is taking this opportunity to advise each of the Tenants ("**Tenants**") of Dominion Place of certain recent developments in the receivership proceedings relating specifically to the Building. On March 21, 2018 the Queen's Bench of Alberta approved an order ("**Final Order**") to, among other things, cancel the existing Certificate of Title to the Mortgage Lands and issue a new Certificate of Title in the name of Paragon Capital Corp. Inc. #1200, 1015 4th Street SW, Calgary, Alberta, T2R 1J4, ("**Paragon**") or such other party as Paragon may direct by way of written advice to the Registrar, free and clear from Paragon's mortgage and all subsequent encumbrancers (the "**New Owner**"). Paragon held the 1st mortgage of the Building. A copy of the Final Order can be found on the Website.

As a result of the Final Order, the ownership of the Building has now changed from Starke Dominion Ltd. to Paragon and further, Paragon has changed the respective title to the New Owner, 2107209 Alberta Inc. ("**210**"). The Receiver is working with the New Owner, 210 ("906 Capital Corp) and its representatives to transition operational matters.

On April 24, 2018, the Court granted a discharge order (the "**Receiver's Discharge Order**") where by the Receiver, amongst other things, was discharged upon completing certain remaining administrative tasks. As such, the Receiver requests that, effective **May 1, 2018**, all go-forward Tenant rental payments (if not already the case) be sent directly to Strategic Group at the following address:

Strategic Group
Attention: 906 Capital Corp
Suite 400, Strategic Centre
630 - 8 Ave SW
Calgary AB T2P 1G6
ggreekas@strategicgroup.ca



The Receiver is advised that communication from the New Owner is expected to be sent to all Tenants forthwith on the go-forward transition.

If you have any questions, please do not hesitate to contact the New Owner directly.

Yours truly,

**Alvarez & Marsal Canada Inc., in its capacity as
the Court Appointed Receiver Manager of
the Building, and not in its
personal or corporate capacity**

A handwritten signature in blue ink, appearing to read 'CA', with a long horizontal stroke extending to the right.

Chad Artem, CPA, CA, CBV
Senior Manager