

ENTERED

COURT FILE NO. 1801-04745
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
PLAINTIFF HILLSBORO VENTURES INC.
DEFENDANT CEANA DEVELOPMENT SUNRIDGE INC.



JS Jan 14 2021

IN THE MATTER OF THE RECEIVERSHIP OF
CEANA DEVELOPMENT SUNRIDGE INC.

102046

APPLICANT ALVAREZ & MARSAL CANADA INC. in its capacity as
Court-appointed Receiver and Manager of the assets,
undertakings and properties of CEANA
DEVELOPMENT SUNRIDGE INC.

DOCUMENT **APPLICATION**
(Approval of Receiver's Actions, Conduct and Fees)

ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS DOCUMENT
Torys LLP
4600 Eighth Avenue Place East
525 - Eighth Ave SW
Calgary, AB T2P 1G1
Attention: Kyle Kashuba
Telephone: +1 403.776.3744
Fax: +1 403.776.3800
Email: kkashuba@torys.com
File No. 39108-2003

NOTICE TO RESPONDENTS on the Service List attached as Schedule "A".

This Application is made against you. You are the Respondents.

You have the right to state your side of this matter before the Justice.

To do so, you must be in Court when the Application is heard as shown below:

Date: Thursday, January 14, 2021
Time: 9:30 a.m.
Where: Calgary Courts Centre, via WebEx videoconference
Before Whom: Madam Justice K.M. Eidsvik, of the Commercial List

Go to the end of this document to see what else you can do and when you must do it.

Remedy claimed or sought:

1. Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the “**Receiver**”) of the assets, undertakings and properties (the “**Property**”) of Ceana Development Sunridge Inc. (“**Ceana**” or the “**Debtor**”), pursuant to the receivership order granted on July 3, 2019, which was amended and restated on June 17, 2020 (the “**Amended and Restated Receivership Order**”), respectfully seeks the following relief:
 - (a) an Order, in substantially the form attached hereto as Schedule “B”:
 - (i) declaring that the time for service of the within application and supporting materials (the “**Application**”) be abridged if necessary, that the Application is properly returnable on the scheduled date and that service of this Application on the service list attached hereto as Schedule “A” is validated and deemed to be good and sufficient, and that further service of the Application be dispensed with;
 - (ii) approving the actions, conduct and activities of the Receiver and those of the Receiver’s legal counsel, and the Receiver’s statement of receipts and disbursements, as set out and described in the sixth report of the Receiver (the “**Sixth Report**”);
 - (iii) approving the professional fees, receipts and disbursements of the Receiver, and those of the Receiver’s legal counsel, as set forth in the Sixth Report; and
 - (b) such other relief as may be sought by the Receiver and granted by this Honourable Court.

Grounds for making this Application:

2. On July 3, 2019, following the Application of Hillsboro Ventures Inc., Alvarez & Marsal Canada Inc. was appointed Receiver over the Property of the Debtor, which order, as noted above, was amended and restated on June 17, 2020.
 - i. **Approval of Receiver’s Activities, Conduct and Fees**
3. The efforts of the Receiver in relation to the matters discussed and set out in the Sixth Report, including, without limitation, in relation to the Receiver’s efforts made in connection with the market analysis of the purchase agreements and discussions with its sales agent, Barclay Street Real Estate,

related to same, discussions with certain stakeholders who had entered into agreements with the Debtor prior to the commencement of the subject Receivership Proceedings, and disclaimer of certain agreements, which have been required as part of the administration of the receivership estate, and have been duly undertaken as part of the Receiver's Court-ordered mandate in these proceedings.

4. The Receiver has duly marketed and attempted to arrange for the completion and sale of the Ceana property, in compliance with the Amended and Restated Receivership Order and other Orders granted by this Honourable Court, and this process remains ongoing.
5. All of the actions and conduct in respect of the fees and disbursements incurred by the Receiver and its legal counsel during the course of the administration of the within proceedings as reported in the Sixth Report are reasonable and necessary, and have been validly undertaken and incurred in connection with the conduct of the Receiver's obligations herein in relation to the Ceana Property.

Material or evidence to be relied on:

6. All pleadings, proceedings, orders, affidavits, reports and other materials filed in Alberta Court of Queen's Bench Action No. 1801-04745, and in particular the Amended and Restated Receivership Order.
7. The Sixth Report of the Receiver.
8. The schedules to this Application, and in particular the proposed form of Order being sought.
9. The inherent jurisdiction of this Honourable Court to control its own process.
10. Such further and other material and evidence as counsel may advise and this Honourable Court may permit.

Applicable rules:

11. Part 6, Division 7, and in particular Rules 6.47(e) and (f), and, Part 13, Rule 13.5, and such further and other Rules as counsel may advise and that this Honourable Court may permit.

Applicable Acts and regulations:

12. *Bankruptcy and Insolvency Act*, RSC 1985, c B-3.
13. *Judicature Act*, RSA 2000, c J-1.
14. Such further and other acts and regulations as this Honourable Court may allow.

Any irregularity complained of or objection relied on:

15. None.

How the Application is proposed to be heard or considered:

16. Oral submissions by counsel at an Application in Commercial List Chambers as agreed and scheduled by counsel, scheduled to be heard via WebEx videoconference on January 14, 2021 at 9:30 a.m. before the Honourable Madam Justice K.M. Eidsvik, of the Commercial List.

AFFIDAVIT EVIDENCE IS REQUIRED IF YOU WISH TO OBJECT.

WARNING

If you do not come to Court either in person or by your lawyer, the Court may give the Applicant(s) what they want in your absence. You will be bound by any order that the Court makes. If you want to take part in this Application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to rely on an affidavit or other evidence when the Application is heard or considered, you must reply by giving reasonable notice of the material to the Applicant.

Schedule “A”

Service List

[See attached.]

Service List – Updated December 29, 2020

In the Matter of the Receivership of Ceana Development Sunridge Inc. Alberta
Court of Queen's Bench Action No. 1801-04745

Party	Mode of Service	Representing
Torys LLP Suite 4600, 525 - 8 Avenue SW Eighth Avenue Place East Calgary, AB T2P 1G1 Attn: Kyle Kashuba Jessie Mann	Email: kkashuba@torys.com; jmann@torys.com	Counsel to the Receiver
Alvarez & Marsal Canada Inc. Bow Valley Square IV 1100, 250 – 6 th Avenue SW Calgary, AB T2P 3H7 Attn: Orest Konowalchuk Chad Artem David Williams	Email: okonowalchuk@alvarezandmarsal.com; cartem@alvarezandmarsal.com; david.williams@alvarezandmarsal.com	Receiver and Manager of Ceana Development Sunridge Inc.
Dentons Canada LLP 850 – 2 nd Street SW Calgary, AB T2P 0R8 Attn: Derek Pontin	Email: derek.pontin@dentons.com	Counsel to Hillsboro Ventures Inc. <i>*Instrument Registered against COT</i>
Glenn & Card LLP #100, 2886 Sunridge Way NE Calgary, AB T1Y 7H9 Attn: Thomas Glenn	Email: tfglenn@gclawyers.ca	Counsel to Ceana Development Sunridge Inc.
KH Dunkley Law Group 1915 32 Ave NE #20 Calgary, AB T2E 7C8 Attn: Khalil Haji	Email: khalil@khlawgroup.com	Former counsel to Ceana Development Sunridge Inc., with respect to purchase deposits
Shameer Gaidhar	Email: shameerg@mphones.ca Email: bg@ceana.ca	Representative of Bahadur (Bob) Gaidhar Guarantor / Shareholder
Burnett Duckworth & Palmer LLP 2400, 525-8 th Avenue SW Calgary, AB T2P 1G1 Attn: David LeGeyt	Email: dlegeyt@bdplaw.com	Counsel to Connect First Credit Union Ltd.
McLennan Ross LLP 1900 Eau Claire Tower 600-3 rd Avenue SW Calgary, AB T2P 0G5 Attn: Jamie Flanagan	Email: jflanagan@mross.com	Counsel to Emco Corporation <i>*Instrument Registered against COT</i>

Party	Mode of Service	Representing
McLennan Ross LLP 1900 Eau Claire Tower 600-3 rd Avenue SW Calgary, AB T2P 0G5 Attn: Jamie Flanagan	Email: jflanagan@mross.com	Counsel to Cold Frog Plumbing & Heating Inc. <i>*Instrument Registered against COT</i>
Chibambo Law Firm 703 6 Ave SW Calgary, AB T2P 0T9 Attn: Tchupa Chibambo	Email: chibambolaw@telus.net	Counsel for: 1989207 Alberta Ltd. 1517-18 Avenue NW Calgary, AB T2M 0W9 Purchaser / Joint Venturee
Williamson Law 602 11 Avenue SW, Suite 416 Calgary, AB T2R 1J8 Attn: Chad Williamson	Email: chad@williamson.law Email: alex@qssi.ca	Counsel to Quantity Surveying Services International Ltd. 2 Douglasview Rd SE Calgary, AB T2Z 2S9 <i>*Instrument Registered against COT</i>
Demon Water Hauling Ltd. 11333-84 th Street SE Calgary, AB T2C 4T4 Attn: Jennifer Singer	Email: DemonWater1@gmail.com	<i>*Instrument Registered against COT</i>
Calgary Landscaper Ltd. 120, 4954 Richard Rd SW Calgary, AB T3E 6L1 Attn: Bernhard Penner <i>*Note: Purolator advised on Dec 16/20 that the home at 293084 Township Road 263 Calgary, AB T4A 0N5 was boarded up – we had delivered to this address several times before without a bounce-back. We conducted a Corp. Search and the address is: 120, 4954 Richard Rd SW T3E 6L1</i> <i>*Note: Previous package delivered to 38048 Country Hills RPO T3K 5G9 was returned to Torys due to incorrect address; a Google search indicates on a company Facebook page that the current address of this entity is: 293084 Township Road 263 Calgary, AB T4A 0N5</i>	Canada Post – Xpress Post	<i>*Instrument Registered against COT</i>
Field Law 400, 444-7 th Avenue SW Calgary, AB T2P 0X8 Attn: Kim Beachum	Email: kbeachum@fieldlaw.com	Counsel to Sunbelt Rentals of Canada Inc.

Party	Mode of Service	Representing
Field Law LLP 400 – 444 7 Avenue SW Calgary, AB T2P 0X8 Attn: Douglas Nishimura	Email: dnishimura@fieldlaw.com	Counsel to 1785337 Alberta Ltd. Joint Venturee/Purchaser
Field Law LLP 400 – 444 7 Avenue SW Calgary, AB T2P 0X8 Attn: Douglas Nishimura	Email: dnishimura@fieldlaw.com Email: gdcl@live.com	Counsel to Sukhdeep S Dhaliwal & Mandeep S. Mavi 280181 Township Road 242 Chestermere, AB T1X 0M5 28 Castlebrook Place NE Calgary, AB T3J 1V8 Joint Venturee/Purchaser <i>*Instrument Registered against COT</i>
Field Law LLP 400 – 444 7 Avenue SW Calgary, AB T2P 0X8 Attn: Douglas Nishimura	Email: dnishimura@fieldlaw.com	Counsel Rahul Kapoor and Sachin Sarna Joint Venturee / Purchaser
JSS Barristers 800, 304 - 8 Avenue SW, Calgary, AB T2P 1C2 Attn: William Katz	Email: katzw@jssbarristers.ca	Counsel to Alein Mounir Purchaser / Joint Venturee
Masuch Law 125 - 8838 Blackfoot Trail SE Calgary AB T2J 3J1 Attn: Rick Seibel	Email: rick@masuchlaw.com	Counsel to Dr. Chinyem Dzwanda, JV Deposit Holder
Essential Quality Electrical Services 245 Mountain Park Drive SE Calgary, AB T2Z 2L2 Attn: Brian Scott	Canada Post – Xpress Post	<i>*Instrument Registered against COT</i>
Moore Wittman Phillips 307, 1228 Kensington Road NW Calgary, AB T2N 3P7 Attn: Christina Dao	Email: mjohnson@nucleus.com	Counsel to Super Save Fence Rentals Inc. <i>*Instrument Registered against COT</i>
Moore Wittman Phillips 307, 1228 Kensington Road NW Calgary, AB T2N 3P7 Attn: Brian O. Phillips Q.C.	Email: bphillips@nucleus.com	Counsel to Alein Mounir Purchaser / Joint Venturee

Arkell Law 4620 Manilla Road SE Calgary, AB T2G 4B7 Attn: Martin J. Arkell	Email: martin@arkell-law.com	Counsel to CECA Holding Co. Ltd. Joint Venturee / Purchaser <i>*Instrument Registered against COT</i>
First West Law LLP 1501 1 St SW #100 Calgary, AB T2R 0W1 Attn: Ryan Moneo	Email: ryan@firstwest.com Email: megapharm@mail.com	Counsel to Eureka Prescriptions 58 Hidden Spring Green NW Calgary, AB T3A 5N2 Purchaser/Joint Venturee
Wilson Laycraft Barristers & Solicitors 1601, 333 – 11 th Avenue SW Calgary, AB T2R 1L9 Attn: Robert Stack	Email: rstack@wilcraft.com	Counsel to Amish Morjaria Joint Venturee
Wilson Laycraft Barristers & Solicitors 1601, 333 – 11 th Avenue SW Calgary, AB T2R 1L9 Attn: Robert Stack	Email: rstack@wilcraft.com	Ashok Morjaria & Mridula Morjaria Joint Venturees
Canadian Western Bank 2810-32 nd Avenue NE Calgary, AB T1Y 5J4	Fax: 403-250-8806	
2035043 Alberta Ltd. (Simon Touchan) 670, 433 Marlborough Way NE Calgary, AB T2A 5H5	Email: simontouchan@gmail.com	Purchaser
Paul Ng 51 Hamptons Circle NW Calgary, AB T3A 5T2	Email: ngpaul68@gmail.com	Purchaser
Central Halal Meat 205, 4655-54 Avenue NE Calgary, AB T3J 3Z4	Mail	Purchaser / Joint Venturee
Edos Omorotionmwan, LL.M Barrister, Solicitor & Notary Public EO LAW (Suite 110, 32 Westwinds Crescent NE, Calgary, AB T3J 5L3) * <i>*Note: P. Omene, EO Law advised via email on Dec 24/20 that Mr. Omorotionmwan no longer represents Central Halal Meats; serve Company directly.</i>	Email: edosmo@eolaw.ca*	Former Counsel to Central Halal Meats

Dr. Jasbir Mundi 2240, 4818 Westwinds Drive NE Calgary, AB T3J 3Z5 <i>*Note: the subject address was obtained through a corporate search of 1695411 Alberta Ltd. on Dec. 29/20</i> <i>*Note: Previous package delivered to RR6, Site 6, Box 40 Conrad, AB T2M 4L5 was returned to Torys – the address is incorrect, June 16, 2020.</i>	Email: drjmundi@gmail.com	Joint Venturee / Purchaser
1695411 Alberta Ltd. 2240, 4818 Westwinds Drive NE Calgary, AB T3J 3Z5 <i>*Note: the subject address was obtained through a corporate search on Dec. 29/20</i>	Email: drjmundi@gmail.com	Purchaser
Manish Raval 8403 Ashworth Road SE Calgary, AB T2H 1R1	Mail	Joint Venturee / Purchaser
Usveer Singh Grewal & Mahinderpal Singh Sandhu 17 Coral Springs Park NE, Calgary AB, T3J 3R1	Mail	Purchaser
Zahir Karmali & Almas Karmali 207 Edgeland Rise NW Calgary, AB T3A 4G1	Email: nim@shaw.ca	Shareholder / Joint Venturee/ Purchaser
1396081 Alberta Ltd. 39 Panorama Hills Cres NW Calgary, AB T3K 5H7	Mail	Joint Venturee /Purchaser
909472 Alberta Ltd. 115 – 8 th Avenue SW Calgary, AB T2P 1B4	Mail	Shareholder / Joint Venturee
Shafique Kanji & Yasmin Kanji 243 Hidden Ranch Circle NW Calgary, AB T3A 5R2	Mail	Shareholder / Joint Venturee
1814121 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, AB T2E 7C8	Mail	Shareholder / Joint Venturee
1630374 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, AB T2E 7C8	Mail	Joint Venturee

<i>*Note: the subject address was obtained through a corporate search.</i>		
854413 Alberta Ltd. 20, 1915 – 32 nd Avenue NE Calgary, AB T2E 7C8 <i>*Note: the subject address was obtained through a corporate search.</i>	Mail	Joint Venturee
Fiazali and Parin Devji 15 Coral Springs Green NE Calgary, AB T3J 3S5	Mail	Joint Venturee
Gordon Piper 1062 Northmount Drive NW Calgary, AB T2L 0B9	Email: gpiper333@gmail.com	Joint Venturee
Asif and Simeen Bhanji 2424 Wall Street Vancouver, BC V5I 1B8* <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect/incomplete, June 2020.</i>		Joint Venturee
Nathan Professional Corporation 4528 Brisebois Drive NW Calgary, AB T2L 2G4	Mail	Joint Venturee
Mark Pugh 19 Ranchridge Road NE Calgary, AB T3G 1V7	Mail	Joint Venturee
Chem-Pet Process Tech 240 Hawkwood Drive N.W. Calgary, Alberta, Canada T3G 3M9 <i>*Note: Previous package delivered to the subject address P.O. Box 62064, 407 Hawkwood Blvd NW T3G 5S7 was returned to Torys with incorrect address; however, a Google search of the entity indicates, via President, Wayne Monnery's CV, the current address is: 240 Hawkwood Drive NW T3G 3M9</i>	Mail	Joint Venturee

1673300 Alberta Ltd. 122 Citadel Crest Green NW Calgary, AB T3G 4W4 <i>*Note: the subject address was obtained through a corporate search</i>	Mail	Joint Venturee
2020 Law Group 110, 7330 Fisher Street SE Calgary, AB T2H 2H8	Email: fraser@2020law.ca	Counsel to Paul MacMullin and Yorkfield Financial Corporation (r/o 110, 7330 Fisher Street SE Calgary, AB T2H 2H8) <i>*Note: the subject address was obtained through a corporate search.</i> <i>*Instrument Registered against COT</i>
Mintz Law 410, 10339 – 124 St Edmonton, AB T5N 3W1 Attention: Bruce Mintz <i>*Note: Address was pulled from the Law Society of Alberta website</i>	Email: BMintz@mintzlaw.ca	Counsel to Trane Canada ULC. <i>*Instrument Registered against COT</i>
Pipan and Nirmala Kumar 39 Panorama Hills Crescent NW Calgary, AB T3K 5H7	Mail	Joint Venturee
Saj Paleja	Email: sajpaleja@gmail.com	Joint Venturee
Reliance Legal Group Commonwealth Centre Unit 1101, 3961 52 nd Avenue N.E. Calgary, AB T3J 0J7 Attention: Gurteg Singh Gill	Email: gsg@rlglaw.ca Email: gurjitdhillon77@gmail.com	Counsel to Gurjeet Singh Dhillon (1731 - 42 Street NE Calgary, AB T1Y 2L6) Shareholder / Joint Venturee / Purchaser
Century 21 Bravo Realty 3009 – 23 Street NE Calgary, AB T2E-7A4 Attention: Sarah Mastronardi	Email: sales@century21bravo.com	Conveyancing Administrator
Vogel Verjee 128 2 Avenue SE Calgary, AB T2G 5J5 Attention: Amanda Zalmanowitz	Email: azalmanowitz@vogelverjee.com	Counsel to Ceana Development Inc.

<p>HMA Homes and Investment Ltd. 406 140 10th Ave. SW Calgary, AB T2R 0A3</p> <p><i>*Note: on Dec. 17, 2020 we were provided a corp. search on this entity and address/email has since been updated</i></p> <p><i>*Note: June 16, 2020 package delivered to 1812, 608-9th Street SW T2P 2B3 was confirmed by the homeowner's boyfriend (as homeowner was not home due to business) that the package should not be sent there as the homeowner was/is not affiliated with HMA Homes and Investment Ltd. – the address is incorrect.</i></p>	<p>Email: gopal1111@gmail.com</p>	<p>Shareholder / Joint Venturee</p>
<p>1785337 Alberta Ltd. 44 Skyview Springs Rd NE Calgary, AB T3N 0C2*</p> <p><i>*Note: on Dec. 17, 2020 we were provided a corp. search on this entity. While address is same as above, email has been updated</i></p> <p><i>*Note: homeowner called June 17, 2020 to confirm that they are not associated with the matter</i></p>	<p>Email: cal1ac@sm-cpa.ca</p>	<p>Joint Venturee / Purchaser</p>
<p>Ajay Pal Singh Dhillon 5 Redstone Manor NE Calgary, AB T3N 1B5</p>	<p>Mail</p>	<p>Purchaser</p>

The following are entities/individuals for which an address was not provided, but which the Receiver has requested Mr. Gaidhar provide.

Sameer and Aliya Dhalla		Joint Venturee
Antony Retchaganathan and Sulochana Antony		Joint Venturee
Suleman Lakhani 114 Sage Hill Way NW Calgary, AB T3R 0H5* <i>*Note: June 16, 2020 package delivered to the subject address was returned to Torys – the address is incorrect.</i>		Joint Venturee
Nan Investments Ltd. 3310 Country Village Park NE Calgary, AB T3K 0W5* <i>*Note: June 16, 2020 package delivered to the subject address was returned to Torys – the address is incorrect.</i>		Joint Venturee
Tarnbir K. Mundi RR6, Site 6, Box 40 LCD 9 Calgary, AB T2M 4L5* <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect, June 16, 2020.</i>		Joint Venturee
Bhupinder Basati & Ravinder Kaur Basati Box 32, Site 6, RR6 LCD 9 Calgary, AB T2M 4L5* <i>*Note: Previous package delivered to the subject address was returned to Torys – the address is incorrect, June 16, 2020.</i>		Shareholder / Joint Venturee

Schedule “B”

**Proposed form of Order
(Approval of Receiver’s Activities, Conduct and Fees)**

[See attached.]

COURT FILE NO. 1801-04745

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF HILLSBORO VENTURES INC.

DEFENDANT CEANA DEVELOPMENT SUNRIDGE INC.

IN THE MATTER OF THE RECEIVERSHIP OF
CEANA DEVELOPMENT SUNRIDGE INC.

APPLICANT ALVAREZ & MARSAL CANADA INC. in its capacity
as Court-appointed Receiver and Manager of CEANA
DEVELOPMENT SUNRIDGE INC.

DOCUMENT **ORDER**
(Approval of Receiver's Activities, Conduct and Fees)

ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS
DOCUMENT

Torys LLP
4600 Eighth Avenue Place East
525 - Eighth Ave SW
Calgary, AB T2P 1G1

Attention: Kyle Kashuba
Telephone: +1 403.776.3744
Fax: +1 403.776.3800
Email: kkashuba@torys.com
File No. 39108-2003

DATE UPON WHICH ORDER WAS PRONOUNCED: Thursday, January 14, 2021

NAME OF JUSTICE WHO MADE THIS ORDER: Madam Justice K.M. Eidsvik

LOCATION OF HEARING: Calgary, Alberta

UPON THE APPLICATION by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the “**Receiver**”) of the assets, undertakings and properties of Ceana Development Sunridge Inc. (“**Ceana**”); **AND UPON HAVING READ** the Receivership Order filed in this matter on July 3, 2019, which was amended and restated on June 17, 2020, the Application, filed January 6, 2021, and the Sixth Report of the Receiver (the “**Sixth Report**”), filed January 6, 2021, and any other material and evidence filed to date in the within proceedings; **AND UPON HEARING** the submissions of counsel for the Receiver, counsel for Hillsboro Ventures Inc., counsel to Connect First Credit Union Ltd., counsel to Ceana, and from any other interested parties who may be present, with no one appearing for any other person on the service list,

although properly served as appears from the Affidavit of Service; **AND UPON IT APPEARING** that all interested and affected parties have been served with notice of this Application;

IT IS HEREBY ORDERED AND DECLARED THAT:

Receiver's Activities, Conduct, Fees and Disbursements

1. The actions, activities and conduct of the Receiver as described in the Sixth Report are hereby approved.
2. The professional fees and disbursements of the Receiver and the Receiver's legal counsel, Torys LLP, incurred to date in the receivership proceedings and as summarized in the Sixth Report, are fair and reasonable and are hereby approved and ratified.

Miscellaneous

3. The time for service of this Application together with all supporting materials is hereby declared to be good and sufficient and no other person is required to have been served with such documents, and this hearing is properly returnable before this Honourable Court today and further service thereof is hereby dispensed with.
4. Service of this Order shall be deemed good and sufficient by serving the same on:
 - (a) the persons listed on the service list attached as Schedule "A" to the Application; and
 - (b) by posting a copy of this Order on the Receiver's website at:
<https://www.alvarezandmarsal.com/content/ceana-development-sunridge-inc-court-orders>

Justice of the Court of Queen's Bench of Alberta