

COURT FILE NUMBER 2201 - 11655

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

Clerk's Stamp:

MATTER IN THE MATTER OF THE COMPANIES CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED, AND IN THE MATTER OF SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.

APPLICANTS: SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.

DOCUMENT: **APPLICATION**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT: MLT AIKINS LLP
2100 Livingston Place
222 - 3rd Avenue S.W.
Calgary, AB T2P 0B4
Solicitor : Ryan Zahara/Chris Nyberg
Phone Number: 403-693-5420/2636
Email: rzahara@mltaikins.com/cnyberg@mltaikins.com
File No.: 0158011/00003

NOTICE TO RESPONDENT(S)

This application is made against you. You are Respondents.

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

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

Date:	May 9, 2023
Time:	2:00 p.m.
Where:	Calgary Courts Centre via Webex videoconference
Before Whom:	Honourable Justice C.J. Feasby on 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. The Applicants, Sugarbud Craft Growers Corp. ("**SCGC**"), Trichome Holdings Corp. ("**THC**") and 1800905 Alberta Ltd. ("**Opco**" together with SCGC and THC, collectively "**Sugarbud**" or the "**Applicants**") respectfully seek an Order under the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended (the "**CCAA**") substantially in the form attached hereto as **Schedule "A"**:
 - (a) declaring the service of this Application and the supporting materials good and sufficient and, if necessary, abridging time for notice of the Application to the time actually given;
 - (b) approving the transaction contemplated under the asset purchase agreement (the "**Sale Agreement**") between OpCo and Connect First Credit Union Ltd. ("**CFCU**"), by and through its nominee 1800905 Alberta Ltd. (the "**Purchaser**") dated May 2, 2023;
 - (i) authorizing and directing OpCo to take all steps reasonably required to carry out the terms of the Sale Agreement;
 - (ii) upon closing of the transaction contemplated by the Sale Agreement, vesting title to the Purchased Asset in and to the proposed Purchaser, or its nominee; and
 - (iii) granting leave to the Receiver to apply to this Court for advice and direction as may be necessary to carry out the terms of any Order granted at the within application;
 - (c) a release (the "**D&O Release**") of the sole remaining director and officer, Daniel Wilson (the "**D&O**"); and
 - (d) such further and other relief as may be sought by the Applicants and this Honourable Court may deem appropriate.

Grounds for Making this Application:

2. All capitalized terms used but not defined in this Application shall have the meaning ascribed to them in the First Report, Second Report, Third Report and Fourth Report of the Monitor.
3. On September 26, 2022, each of SCGC, THC and Opco filed a Notice of Intention to Make a Proposal (the “**NOI**”) pursuant to section 50.4(1) of the BIA with the Office of the Superintendent of Bankruptcy. A&M is the Proposal Trustee of each of SCGC, THC and Opco.
4. On October 14, 2022, the Applicants continued the NOI proceedings into CCAA proceedings pursuant to the Initial Order and also obtained on the same date the ARIO that extended the stay of proceedings until December 10, 2022 (the “**Stay Period**”).
5. The Initial Order and the ARIO declared, among other things, that the Applicants are companies to which the CCAA applies, granted a stay of proceeding and appointed A&M as Monitor.
6. The within CCAA proceedings have stabilized the Applicants’ business and provided the necessary time to enable the Applicants to advance the SISP, implement a key employee retention plan, obtain interim financing and continue to operate their business in the normal course, all in order to facilitate a restructuring of their affairs.
7. The SISP concluded without a going concern transaction complying with the terms of the SISP and capable of being closed by the Applicants.

SAVO

8. The Applicants are seeking approval by way of sale approval and vesting order (“**SAVO**”) of a transaction (the “**CFCU Transaction**”) with CFCU to sell the Facility to CFCU in accordance with the terms of the Sale Agreement.
9. CFCU are purchasing the Facility by way of hybrid credit and cash bid with enough cash to satisfy certain priority amounts for the CCAA charges.

10. The CFCU Transaction was sourced after the SISP completed and there were no other available transactions capable of being completed by the Applicants for the benefit of their stakeholders.
11. The Applicants understand that the Monitor supports the CFCU Transaction.

D&O Release

12. The Applicants understand that the terms of the proposed transaction (the “**Going-Concern Transaction**”) that was received by the Monitor for a sale of the business as a going concern was not acceptable to CFCU, was withdrawn by the third-party on April 12, 2023, and will not be proceeding. As a result of that the only transaction being presented to the Court will be the CFCU Transaction.
13. Due to the Going-Concern Transaction not proceeding, the Applicants are seeking a release of their sole remaining director as part of the approval of the CFCU Transaction due to the fact that the Going-Concern Transaction was not acceptable to CFCU.
14. It was always intended that a D&O Release would be sought as part of any going concern transaction.
15. The D&O had the following critical roles for the Applicants during the restructuring process:
 - (a) Chairman of the Board of Directors;
 - (b) Chief Executive Officer since August of 2022;
 - (c) President;
 - (d) Chief Financial Officer;
 - (e) Health Canada License Responsible Person (the “**RP**”).
16. The D&O was the sole management person for the entire eight months of the restructuring. The D&O provided critical direction leading up to the filing of the NOI, in bringing forward the CFCU Transaction. The D&O played an integral role in identifying

and facilitating potential transactions during the SISP for the benefit of the Applicants' stakeholders.

17. The D&O also played an integral role as the RP, in continuing the operations during the restructuring and in winding down the operations and liquidating the remaining inventory of the Applicants in compliance with Health Canada regulations.
18. The D&O continues to have a Director's Charge in the amount of \$200,000 against the assets of the Applicants'.
19. The D&O Release will not affect claims against the D&O that are covered by an applicable insurance policy of the Applicants.
20. Throughout the CCAA proceedings the D&O has acted in good faith and with due diligence.
21. The D&O Release will be subject to limitations under section 5.1(2) of the CCAA, which provides for an exception of claims that relate to contractual rights of creditors or are based on allegations of misrepresentations made by directors to creditors or of wrongful or oppressive conduct by directors.
22. The D&O Release will provide certainty and finality within the CCAA proceedings in the most efficient and cost effective manner.
23. Other members of the Board of Directors, except for one, resigned prior to or in conjunction with the filing of the NOI and are not subject to the D&O Release.
24. The Sale Agreement states that the Applicants will seek a release for the D&O in conjunction with the SAVO.
25. Such further and other grounds as counsel may advise and this Honourable Court may permit.

Material of Evidence to be Relied On:

26. Affidavit of Daniel T. Wilson sworn on October 7, 2022, filed;

27. Second Affidavit of Daniel T. Wilson sworn on November 28, 2022;
28. Third Affidavit of Daniel T. Wilson, sworn on January 12, 2023;
29. Fourth Affidavit of Daniel T. Wilson, sworn on March 15, 2023;
30. Fifth Affidavit of Daniel T. Wilson, sworn on April 20, 2023;
31. Sixth Affidavit of Daniel T. Wilson, sworn on May 2, 2023;
32. Pre-Filing Report of the Monitor, filed;
33. First Report of the Monitor, filed;
34. Second Report of the Monitor, filed;
35. Third Report of the Monitor, filed;
36. Fourth Report of the Monitor, filed;
37. Fifth Report of the Monitor, to be filed;
38. Such further and other materials as counsel may advise and this Honourable Court may permit.

Applicable Rules:

39. The Alberta *Rules of Court*, AR 124/2010, as amended.

Applicable Acts and Regulations

40. The *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended, including, but not limited to sections 5.1, 11, and 36; and
41. Such further and other Acts and Regulations as counsel may advise and that this Honourable Court may permit.

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"

COURT FILE NUMBER	2201 - 11655	Clerk's Stamp:
COURT	COURT OF KING'S BENCH OF ALBERTA	
JUDICIAL CENTRE	CALGARY	
MATTER	IN THE MATTER OF THE COMPANIES CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED, AND IN THE MATTER OF SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.	
APPLICANTS:	SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.	
DOCUMENT:	APPROVAL AND VESTING ORDER	
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT:	MLT AIKINS LLP 2100 Livingston Place 222 - 3rd Avenue S.W. Calgary, AB T2P 0B4 Solicitor : Ryan Zahara Phone Number: 403-693-5420 Email: rzahara@mltaikins.com File No.: 0158011/00003	

DATE ON WHICH ORDER WAS PRONOUNCED: MAY 9, 2023

LOCATION OF HEARING OR TRIAL: CALGARY, ALBERTA

JUSTICE WHO MADE THIS ORDER: HONOURABLE JUSTICE C.J. FEASBY

UPON the application of Sugarbud Craft Growers Corp., Trichome Holdings Corp. and 1800905 Alberta Ltd. (collectively, the **"Applicants"**) for an Order approving the sale transaction (the **"Transaction"**) contemplated by the Asset Purchase Agreement, as defined herein, appended to the Monitor's Fifth Report dated May 2, 2023 (the **"PSA"**), and which contemplates vesting in the purchaser, Connect First Credit Union Ltd. (or its nominee) (the **"Purchaser"**) the Applicants' right, title and interest in and to the Purchased Assets (as hereinafter defined);

AND UPON having read the CCAA Initial Order granted October 18, 2022 (the **"Initial Order"**); the Application dated May 2, 2023; the Affidavit of Daniel T. Wilson sworn May 2, 2023

(the "**Sixth Wilson Affidavit**"); and the Fifth Report of the Monitor, Alvarez & Marsal Canada Inc.; **AND UPON** hearing counsel for the Applicants and all other interested parties present;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. The time for service of the notice of application for this order (the "**Order**") is hereby abridged and deemed good and sufficient and this application is properly returnable today.

DEFINED TERMS

2. Capitalized terms used herein but not otherwise defined shall have the same meaning as given to such terms in the Sixth Wilson Affidavit.

APPROVAL OF TRANSACTION

3. The PSA is hereby approved and execution of the PSA by the Applicants and the Monitor is hereby authorized and approved, with such minor amendments as the Applicants and the Monitor may deem necessary. The Applicants and the Monitor are hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for completion of the Transaction and conveyance of the Purchased Assets to the Purchaser (or its nominee).

VESTING OF PROPERTY

4. In this Order, the Purchased Assets are the following:

PLAN 0812160

BLOCK 4

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS, AREA: 1.636 HECTARES
(4.04 ACRES) MORE OR LESS

(the "**Purchased Assets**")

and all Equipment set out in Schedule "A" of the PSA:

Equipment Description	Location	Model #	Qty	Serial #
Lennox 5 ton package HVAC rooftop unit	lower roof	KGB048S4BH1Y	1	5618L03588
Lennox 5 ton package HVAC rooftop unit	lower roof	KGB060S4BH2Y	1	5618L03646
Stultz condensing unit - 15 ton	lower roof	SCS252DAA	1	10307561
Stultz evaporator units - 15 tons	storage rm	CFR-053-D2A-0-IT	1	10307557
Engineer Air Make up Air Unit	lower roof	FWE113/DJS100/0	1	B58250-MUA-1
Mitsubishi Condensing Unit	Clone room	PUY-A36NKA7	1	84U07869C
Carbon Exhaust Fan	2 Shipping/ 1 Sanitation/ 1 dry room /2 production hallway		6	
Stultz evaporator units - 25 tons	mech corrid	CFD-088-D2A-0-IT	1	10307560
Stultz evaporator units - 25 tons	mech corrid	CFD-088-D2A-0-IT	1	10307556
Stultz condensing unit - 25 ton	upper roof	SCS312DAA	1	10307559
Stultz condensing unit- 25 ton	upper roof	SCS312DAA	1	10307558

5. Upon delivery of a Monitor's certificate to the Purchaser (or its nominee) substantially in the form set out in **Schedule "A"** hereto (the "**Monitor's Closing Certificate**"), all of the Applicants' right, title and interest in and to the Purchased Assets shall vest absolutely in the name of the Purchaser (or its nominee), free and clear of and from any and all caveats, security interests, hypothecs, pledges, mortgages, liens, trusts or deemed trusts, reservations of ownership, royalties, options, rights of pre-emption, privileges, interests, assignments, actions, judgements, executions, levies, taxes, writs of enforcement, charges, or other claims, whether contractual, statutory, financial, monetary or otherwise, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, "**Claims**") including, without limiting the generality of the foregoing:

- (a) any encumbrances or charges created by the Initial Order;
- (b) any charges, security interests or claims evidenced by registrations pursuant to the Personal Property Security Act (Alberta) or any other personal property registry system;
- (c) any liens or claims of lien under the Builders' Lien Act (Alberta); and
- (d) those Claims listed in **Schedule "B"** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, caveats, interests, easements, and restrictive covenants listed in **Schedule "C"** (collectively, "**Permitted Encumbrances**");

and for greater certainty, this Court orders that all Claims including Encumbrances other than Permitted Encumbrances, affecting, or relating to the Purchased Assets are hereby expunged, discharged, and terminated as against the Purchased Assets.

6. Upon delivery of the Monitor's Closing Certificate, and upon filing of a certified copy of this Order, together with any applicable registration fees, all governmental authorities including those referred to below in this paragraph (collectively, "**Governmental Authorities**") are hereby authorized, requested and directed to accept delivery of such Monitor's Closing Certificate and certified copy of this Order as though they were originals and to register such transfers, interest authorizations, discharges and discharge statements of conveyance as may be required to convey to the Purchaser or its nominee clear title to the Purchased Assets subject only to Permitted Encumbrances. Without limiting the foregoing:

- (a) the Registrar of Land Titles ("**Land Titles Registrar**") for the lands defined below shall and is hereby authorized, requested, and directed to forthwith:

- (i) cancel existing Certificates of Title No. 141 344 707 for those lands and premises municipally described as 5822 – 52nd Street, Stavelly, Alberta, and legally described as:

PLAN 0812160

BLOCK 4

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS, AREA: 1.636 HECTARES (4.04 ACRES) MORE OR LESS

(the "**Lands**")

- (ii) issue a new Certificate of Title for the Lands in the name of the Purchaser (or its nominee), namely, Connect First Credit Union Ltd. (or its nominee);
- (iii) transfer to the New Certificate of Title the existing instruments listed in **Schedule "C"**, to this Order, and to issue and register against the New Certificate of Title such new caveats, utility rights of ways, easements or other instruments as are listed in **Schedule "C"**; and
- (iv) discharge and expunge the Encumbrances listed in **Schedule "B"** to this

Order and discharge and expunge any Claims including Encumbrances (but excluding Permitted Encumbrances) which may be registered after the date of the PSA against the existing Certificate of Title to the Lands;

7. In order to effect the transfers and discharges described above, this Court directs each of the Governmental Authorities to take such steps as are necessary to give effect to the terms of this Order and the PSA. Presentment of this Order and the Monitor's Closing Certificate shall be the sole and sufficient authority for the Governmental Authorities to make and register transfers of title or interest and cancel and discharge registrations against any of the Purchased Assets of any Claims including Encumbrances but excluding Permitted Encumbrances.
8. No authorization, approval, or other action by and no notice to or filing with any governmental authority or regulatory body exercising jurisdiction over the Purchased Assets is required for the due execution, delivery, and performance by the Monitor of the PSA.
9. Upon delivery of the Monitor's Closing Certificate together with a certified copy of this Order, this Order shall be immediately registered by the Land Titles Registrar notwithstanding the requirements of section 191(1) of the *Land Titles Act*, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed. The Land Titles Registrar is hereby directed to accept all Affidavits of Corporate Signing Authority submitted by the Monitor in its capacity as Monitor of the Applicants and not in its personal capacity.
10. Except as expressly provided for in the PSA, the Purchaser (or its nominee) shall not, by completion of the Transaction, have liability of any kind whatsoever in respect of any Claims against the Applicants.
11. Upon completion of the Transaction, the Applicants and all persons who claim by, through or under the Applicants in respect of the Purchased Assets, and all persons or entities having any Claims of any kind whatsoever in respect of the Purchased Assets, save and except for persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all right, title, estate, interest, royalty, rental, equity of redemption or other Claim whatsoever in respect of or to the

Purchased Assets, and to the extent that any such persons or entities remain in the possession or control of any of the Purchased Assets, or any artifacts, certificates, instruments or other indicia of title representing or evidencing any right, title, estate, or interest in and to the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser (or its nominee).

12. The Purchaser (or its nominee) shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for its own use and benefit without any interference of or by the Applicants, or any person claiming by, through or against the Applicants.
13. Immediately upon closing of the Transaction, holders of Permitted Encumbrances shall have no claim whatsoever against the Applicants or the Monitor in respect of the Purchased Assets.
14. The Monitor is directed to file with the Court a copy of the Monitor's Closing Certificate forthwith after delivery thereof to the Purchaser (or its nominee).

D&O RELEASE

15. In this section of the Order, the definitions of the following terms are as follows:
 - (a) **"D&O"** means the Applicants' sole and current director, officer and Daniel T. Wilson;
 - (b) **"D&O Claims"** means any and all demands, claims (including claims for contribution and indemnity), actions, causes of action, counterclaims, suits, debts, sums of money, liabilities, accounts, covenants, damages, judgments, orders (including orders for injunctive relief or specific performance and compliance orders), expenses, executions, encumbrances and recoveries on account of any liability, obligation, demand or cause of action whatever nature that any creditor arising out of environmental matters, pensions or post-employment benefits), whether known or unknown, matured or unmatured, contingent or actual, direct, indirect or derivative, at common law, in equity or under statute, foreseen or unforeseen, existing or hereafter arising, based in whole or part on any act, omission, transaction, duty, responsibility, indebtedness, liability, obligation, dealing, matter or occurrence existing or taking place at or prior to the date of this Order that in any way related to or arises out of or is in connection with the

assets, obligations, business or affairs of the Applicants, the CCAA proceedings or any matter or transaction involving any of the members of the Applicants occurring or in connection with the CCAA proceeding; and

- (c) **"Insured Claims"** means and D&O Claims that are covered by an applicable insurance policy of the Applicants', but only to the extent of any such available insurance.

RELEASE OF DIRECTOR AND OFFICER

- 16. Save and except any Insured Claims, any and all D&O Claims shall be deemed to be fully, finally and irrevocably and forever compromised, released, discharged, cancelled and barred, and the ability of any person to proceed against any other person in respect of or relating to D&O Claims, whether directly, indirectly, derivatively or otherwise is hereby forever discharged, enjoined and retrained, and all proceedings with respect to, in connection with or relating to D&O Claims are hereby permanently stayed, provided nothing in this paragraph 16 shall waive, discharge, release, cancel or bar any claim against the D&O that is permitted to be release pursuant to s.5.1(2) of the CCAA.
- 17. Notwithstanding paragraph 16 Insured Claims shall not be compromised, released, discharged, cancelled or barred by this Order, and any person having an Insured Claim shall be irrevocably limited to recovery in respect of such Insured Claim solely from the proceeds of the applicable insurance policies, and persons with Insured Claims shall have no right to, and shall not, directly or indirectly, seek any recoveries in respect thereof from the Applicants or the D&O, other than enforcing such person's rights to be paid by the applicable insurer(s) from the proceeds of the applicable insurance policies.

MISCELLANEOUS MATTERS

- 18. Notwithstanding:
 - (a) the pendency of these proceedings and any declaration of insolvency made herein;
 - (b) the pendency of any applications for a bankruptcy order now or hereafter issued pursuant to the Bankruptcy and Insolvency Act, R.S.C. 1985, c.B-3, as amended (the "**BIA**"), in respect of the Debtor, and any bankruptcy order issued pursuant to any such applications;

- (c) any assignment in bankruptcy made in respect of the Debtor; and
- (d) the provisions of any federal or provincial statute:

the vesting of the Purchased Assets in the Purchaser (or its nominee) pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Applicants and shall not be void or voidable by creditors of the Applicants, nor shall it constitute nor be deemed to be a transfer at undervalue, settlement, fraudulent preference, assignment, fraudulent conveyance, or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

- 19. The Applicants, the Monitor, the Purchaser (or its nominee), and any other interested party, shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.
- 20. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, to give effect to this Order and to assist the Monitor and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Monitor, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Monitor and its agents in carrying out the terms of this Order.
- 21. Service of this Order shall be deemed good and sufficient by:
 - (a) Serving the same on:
 - (i) the persons listed on the service list created in these proceedings;
 - (ii) any other person served with notice of the application for this Order;
 - (iii) any other parties attending or represented at the application for this Order;

(iv) the Purchaser or the Purchaser's solicitors.

and service on any other person is hereby dispensed with.

22. Service of this Order may be effected by facsimile, electronic mail, personal delivery, or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

Justice of the Court of King's Bench of Alberta

Schedule "A"

Form of Monitor's Certificate

COURT FILE NUMBER	2201 - 11655	<div style="border: 1px solid black; padding: 10px; width: fit-content;">Clerk's Stamp:</div>
COURT	COURT OF KING'S BENCH OF ALBERTA	
JUDICIAL CENTRE	CALGARY	
MATTER	IN THE MATTER OF THE COMPANIES CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED, AND IN THE MATTER OF SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.	
APPLICANTS:	SUGARBUD CRAFT GROWER CORP., TRICHOME HOLDINGS CORP., and 1800905 ALBERTA LTD.	
DOCUMENT:	MONITOR'S CERTIFICATE	
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT:	MLT AIKINS LLP 2100 Livingston Place 222 - 3rd Avenue S.W. Calgary, AB T2P 0B4 Solicitor : Ryan Zahara Phone Number: 403-693-5420 Email: rzahara@mltaikins.com File No.: 0158011/00003	

RECITALS

1. Pursuant to an Order of the Court of King's Bench of Alberta, Judicial District of Calgary (the "**Court**") dated **October 18, 2022**, Alvarez & Marsal Canada Inc. was appointed as the monitor (the "**Monitor**") of the undertakings, property and assets of the Applicants.
2. Pursuant to an Order of the Court dated **May 9, 2023**, the Court approved the agreement of purchase and sale of certain real and personal property of the Applicants (the "**PSA**") between the Applicants and Connect First Credit Union Ltd. (or its nominee) (the "**Purchaser**") and provided for the vesting in the Purchaser of the Applicants' right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Monitor to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the

Purchased Assets and (ii) the Transaction has been completed to the satisfaction of the Monitor.

3. Unless otherwise indicated herein, capitalized terms have the meanings set out in the PSA:

THE MONITOR CERTIFIES the following:

1. The Purchaser (or its nominee) has paid and the Applicants have received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the PSA; and
2. The Transaction has been completed to the satisfaction of the Monitor.
3. This Certificate was delivered by the Monitor at _____[Time] on _____[Date].

Alvarez & Marsal Canada Inc., in its capacity as Monitor of the undertakings, property and assets of the Applicants and not in its personal capacity.

Per: _____
Name:
Title:

Schedule “B”

Encumbrances

Instrument No.	Registration Date	Registration
191 169 775	22/08/2019	Caveat
201 104 947	10/06/2020	Mortgage
201 104 949	10/06/2020	Postponement
201 118 654	07/07/2020	Mortgage
201 125 288	20/07/2020	Postponement
211 021 281	25/01/2021	Amending Agreement
211 021 283	25/01/2021	Postponement
211 021 284	25/01/2021	Postponement
221 006 541	13/01/2022	Amending Agreement
221 006 543	13/01/2022	Postponement
221 006 544	13/01/2022	Postponement
221 083 817	23/04/2022	Amending Agreement
221 083 818	23/04/2022	Caveat
221 083 819	23/04/2022	Postponement
221 083 820	23/04/2022	Postponement
231 024 734	25/01/2023	Mortgage
231 024 735	25/01/2023	Postponement
231 115 225	18/04/2023	Amending Agreement

Schedule "C"

Permitted Encumbrances

Instrument No.	Registration Date	Registration
751 035 480	23/04/1975	Utility Right of Way