

COURT FILE NUMBER 1901-18029
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY



I hereby certify this to be a true copy of
the original Order

Dated this 19 day of Feb 2020

[Signature]
for Clerk of the Court

IN THE MATTER OF SECTION 47 OF THE *BANKRUPTCY AND
INSOLVENCY ACT*, RSC 1985, c B-3

AND IN THE MATTER OF SECTION 13(2) OF THE
JUDICATURE ACT, RSA 2000, c J-2

AND IN THE MATTER OF SECTION 49 OF *THE LAW OF
PROPERTY ACT*, RSA 2000, c L-7

APPLICANTS SUN LIFE ASSURANCE COMPANY OF CANADA, AND THOSE
OTHER APPLICANTS SET OUT IN THE ATTACHED
SCHEDULE "A.1"

RESPONDENTS SUNDANCE PLACE II LTD., SUNDANCE PLACE II 1000
LIMITED PARTNERSHIP by its general partner SUNDANCE
PLACE II LTD., AND THOSE OTHER RESPONDENTS SET OUT
IN THE ATTACHED SCHEDULE "A.2"

DOCUMENT **ORDER (Sealing)**

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT
McCarthy Tétrault LLP
4000, 421 – 7th Avenue SW
Calgary, AB T2P 4K9
Attention: Sean Collins / Walker W. MacLeod / Pantelis Kyriakakis
Tel: 403-260-3531 / 3710 / 3536
Fax: 403-260-3501
Email: scollins@mccarthy.ca / wmacleod@mccarthy.ca /
pkyriakakis@mccarthy.ca

DATE ON WHICH ORDER WAS PRONOUNCED: **February 19, 2020**
NAME OF JUDGE WHO MADE THIS ORDER: **Justice K.M. Horner**
LOCATION OF HEARING: **Calgary, Alberta**

UPON the application (the "**Application**") of the general partner applicants, as set out in
Schedule "B.2" to the proposed form of amended and restated receivership order (collectively,
the "**GP Debtors**"); **AND UPON** having read the Affidavit of Riaz Mamdani, sworn on February 19,

2020 (the "Mamdani Affidavit"), filed; **AND UPON** having read the Confidential Exhibit "1" to the Mamdani Affidavit (the "Confidential Exhibit"), unfiled; **AND UPON** having read the Affidavit of Service of Katie Doran, sworn on February 19, 2020 (the "Service Affidavit"), filed; **AND UPON** hearing counsel for the GP Debtors and any other counsel present;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. Any and all capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Mamdani Affidavit.
2. Part 6, Division 4 of the *Alberta Rules of Court* does not apply to the Application and the Clerk of the Court is hereby directed to seal the Confidential Exhibit, on the Court file, until the earlier of: (i) the removal of the Co-Owned Properties from the Receivership Proceedings (as a result of or following the closing of the Settlement Agreement); or (ii) upon the closing of any sale or sales of all of the Co-Owned Properties, which takes place within these Receivership Proceedings. The Confidential Exhibit shall be sealed and filed in an envelope containing the following endorsement thereon:

THIS ENVELOPE CONTAINS THE CONFIDENTIAL EXHIBIT TO THE AFFIDAVIT OF RIAZ MAMDANI, SWORN ON FEBRUARY 19, 2020. THE CONFIDENTIAL EXHIBIT TO THE AFFIDAVIT OF RIAZ MAMDANI, SWORN ON FEBRUARY 19, 2020 IS SEALED PURSUANT TO AN ORDER ISSUED BY THE HONOURABLE JUSTICE K.M. HORNER, DATED FEBRUARY 19, 2020, AND IS NOT TO BE PLACED ON THE PUBLIC RECORD OR MADE PUBLICALLY ACCESSIBLE.

3. Any person (including a member or members of the Strategic Group of Companies) may apply, on reasonable notice to Alvarez & Marsal Canada Inc. in its capacity as receiver and manager in the within action (the "Receiver"), and any other persons likely to be affected, to vary or amend the terms of paragraph 1 of this Order.
4. Any mortgage lender may obtain a copy of the Confidential Exhibit from the Receiver provided that such mortgage lender enter into a form of confidentiality agreement to be provided by the Receiver, for and on behalf of the applicable GP Debtor.

5. Service of this Order shall be deemed good and sufficient by:

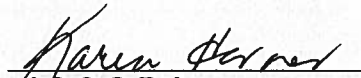
(a) Serving the same on:

- (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; and

(b) Posting a copy of this Order on the Receiver's website at:

and service on any other person is hereby dispensed with.

6. 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.



J.C.C.Q.B.A.