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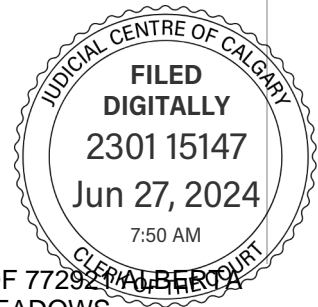
COURT FILE NUMBER 2301-15147

COURT COURT OF KING'S BENCH OF ALBERTA  
IN BANKRUPTCY AND INSOLVENCY

JUDICIAL CENTRE CALGARY

IN THE MATTER OF THE *BANKRUPTCY  
AND INSOLVENCY ACT*, RSC 1985, C B-3,  
as amended

Clerk's Stamp



AND IN THE MATTER OF THE RECEIVERSHIP OF 772921 ALBERTA  
INC., SPRUCE IT UP LAND CORP. and RIDGE MEADOWS  
PROPERTIES LTD.

APPLICANT KSV RESTRUCTURING INC., in its capacity as receiver of the  
properties, assets and undertakings of 772921 Alberta Inc., Spruce It Up  
Land Corp. and Ridge Meadows Properties Ltd.

DOCUMENT

**SEALING ORDER**

ADDRESS FOR  
SERVICE AND  
CONTACT  
INFORMATION  
OF PARTY  
FILING THIS  
DOCUMENT

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**Attention: Jeffrey Oliver / Jane Dietrich**

File no. 54670-7

**DATE ON WHICH ORDER WAS PRONOUNCED:** June 26, 2024

**LOCATION WHERE ORDER WAS PRONOUNCED:** Calgary, AB – Via Webex

**NAME OF JUSTICE WHO MADE THIS ORDER:** The Honourable Justice B.E.C. Romaine

**UPON THE APPLICATION** by KSV Restructuring Inc. in its capacity as the Court-appointed receiver (in such capacity, the “**Receiver**”) of 772921 Alberta Inc. (“**772 Inc.**”), Spruce It Up Land Corp. (“**SIU**”) and Ridge Meadows Properties Ltd. (“**Ridge Meadows**” and together with 772 Inc. and SIU, the “**Debtors**”) for an order, among other things, a) approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between the Receiver and Cedric Doerksen and Maria Doerksen (together, the “**Purchaser**”) dated June 3, 2024 and appended as Confidential Appendix “1” to the Second Report of the Receiver dated June 17, 2024 (the “**Second Report**”); b) approving the Receiver's activities; and c) approving the sealing of Confidential Appendix “1” (the “**Confidential Appendix**”) to the Second Report;

**AND UPON HAVING READ** the Receivership Order granted on November 17, 2023 (the “**Receivership Order**”), the Second Report, the Confidential Appendix and the Affidavit of Service of Angeline Gagnon, sworn June 25, 2024; **AND UPON HEARING** the submissions of counsel for the Receiver and counsel to any other interested parties in attendance who wished to make submissions;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

Service of the Application

1. Service of notice of the Application and supporting materials is hereby declared to be good and sufficient and time for service of the Application is abridged to that actually given.

Sealing the Confidential Appendix

2. The Confidential Appendix shall be sealed on the Court file notwithstanding Division 4, Part 6 of the *Alberta Rules of Court*, Alta Reg 124/2010 until the earlier of:
  - (a) the filing of a Receiver’s Certificate confirming that the transaction under the agreement of purchase and sale dated June 3, 2024 between the Receiver and the Purchaser has been completed to the satisfaction of the Receiver;
  - (b) the discharge of the Receiver; or
  - (c) further order of this Honourable Court;

(collectively, the “**Unsealing Date**”).

3. Until the Unsealing Date, the Confidential Appendix shall be sealed and kept confidential, to be shown only to a Justice of the Court of King’s Bench of Alberta, and accordingly, shall be filed with the Clerk of the Court who shall keep the Confidential Appendix in a sealed envelope attached to a notice that sets out the style of cause of these proceedings and states:

THIS ENVELOPE CONTAINS CONFIDENTIAL MATERIALS FILED IN COURT FILE NO. 2301 15147. THE CONFIDENTIAL APPENDIX IS SEALED PURSUANT TO THE SEALING ORDER ISSUED BY THE HONOURABLE JUSTICE ROMAINE ON JUNE 26, 2024.

4. Any person may apply to set aside paragraph 2 of this order upon providing the Receiver and all other interested parties with 5 days notice of such application.

Receiver's Activities

5. The Receiver’s actions, conduct and activities as disclosed in the Second Report are hereby ratified and approved.

Service of this Order

6. Service of this order shall be deemed good and sufficient by serving same on the persons and manner listed on the service list in these proceedings and by posting a copy of it on the Receiver's website at: <https://www.ksvadvisory.com/experience/case/wallace-and-carey>



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Justice of the Court of King's Bench of Alberta