

**DUPLICATE ORIGINAL**

**FORM 10-3  
(RULE 10-3)**

**COURT FILE NUMBER Q.B. No. 1693 of 2017**

**COURT OF QUEEN'S BENCH FOR SASKATCHEWAN**

**JUDICIAL CENTRE SASKATOON**

**APPLICANTS COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD., JJL DEVELOPMENTS & INVESTMENTS CORP. and MDI UTILITY CORP.**

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,  
RSC 1985, c C-36, AS AMENDED**

**AND IN THE MATTER OF A PROPOSED PLAN OF ARRANGEMENT FOR THE CREDITORS OF  
COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL  
DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD., JJL  
DEVELOPMENTS & INVESTMENTS CORP. and MDI UTILITY CORP.**

**AMENDED AND RESTATED INITIAL ORDER**

BEFORE THE HONOURABLE )  
MR. JUSTICE N.G. GABRIELSON )  
IN CHAMBERS )  
THURSDAY, THE  
5TH DAY OF  
JULY, 2018

UPON THE APPLICATION of counsel on behalf of the Applicants, Copper Sands Land Corp ("**CSLC**"), Willow Rush Development Corp. ("**Willow Rush**"), Midtdal Developments & Investments Corp. ("**MDI**"), Prairie Country Homes Ltd. ("**Prairie Country**"), JJL Developments & Investments Corp. ("**JJL**") and MDI Utility Corp. (collectively, the "**Applicants**"), and upon having read the Originating Application dated the 10<sup>th</sup> day of November, 2017; the Affidavit of Jaimey Midtdal sworn the 9<sup>th</sup> day of November, 2017; the Pre-Filing Report of the Proposed Monitor; the Pre-Filing Confidential Report of the Proposed Monitor; the Consent to Appointment of the Proposed Monitor; the Brief of Law on Behalf of the Applicants and the Draft CCAA Initial Order, all filed; and upon hearing from counsel present; and on being advised that the principal secured creditors who are likely to be affected by the charges created herein were given notice of this hearing:

IT IS HEREBY ORDERED, ADJUDGED, AND DECLARED THAT:

**SERVICE AND SEALING ORDER**

1. The time for service of the Originating Application in respect of this Order (and all supporting materials filed by the Applicants in support of its application for this Order) is hereby abridged and service is deemed good, valid, timely and sufficient.
2. The Pre-Filing Confidential Report of the Proposed Monitor dated November 10, 2017 shall be kept sealed and confidential, and shall not form part of the public record but shall be kept separate and apart from the other contents of the Court file in respect of this matter in a sealed envelope which sets out the style of cause of these proceedings and a statement that the contents thereof are subject to a Sealing Order, and shall not be opened prior to the hearing

scheduled in respect of this matter on November 15, 2017 except by a Judge of the Court or upon further Order of the Court.

3. Application to unseal the Pre-Filing Confidential Report of the Proposed Monitor may be made at any time upon fourteen days' notice to counsel for the Monitor.
- 3A. Words and phrases contained in this Amended and Restated Initial Order which begin with capital letters but which are not expressly defined herein shall have the respective meanings ascribed thereto in the Supplementary Affidavit of Jaimey Midtdal sworn on December 6, 2017 and filed in these proceedings.

#### **TERM OF ORDER**

4. [Intentionally Deleted]

#### **APPLICATION**

5. The Applicants are Companies to whom the CCAA applies.

#### **PLAN OF ARRANGEMENT**

6. The Applicants shall have the authority to file and may, subject to further order of this Court, file with this Court one or more plans of compromise or arrangement (the "**Plan**").

#### **POSSESSION OF PROPERTY AND OPERATIONS**

7. The Applicants shall:
  - (a) remain in possession and control of their current and future assets, undertakings and property of every nature and kind whatsoever, and wherever situate including all proceeds thereof (the "**Property**");
  - (b) subject to further Order of this Court, and subject to the provisions of this Order, continue to carry on business in a manner consistent with the preservation of their business (the "**Business**") and Property;
  - (c) be authorized and empowered to continue to retain, employ, and pay the employees, consultants, agents, experts, accountants, counsel and such other persons (collectively "**Assistants**") currently retained or employed by them, with liberty to retain, employ, and pay such further Assistants as it deems reasonably necessary or desirable, all in the ordinary course of business or for the carrying out of the terms of this Order;
  - (d) be entitled to continue to utilize the central cash management system currently in place, or replace it with another substantially similar central cash management system (the "**Cash Management System**"). Any present or future bank providing the Cash Management System:
    - (i) shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any transfer, payment, collection or other action taken under the Cash Management System, or as to the use or application by the Applicants of funds transferred, paid, collected or otherwise dealt with in the Cash Management System;
    - (ii) shall be entitled to provide the Cash Management System without any liability in respect thereof to any Person (as hereinafter defined) other than the Applicants,

pursuant to the terms of the documentation application to the Cash Management System; and

- (iii) shall be, in its capacity as provider of the Cash Management System, an unaffected creditor under the Plan with regard to any claims or expenses it may suffer or incur in connection with the provision of the Cash Management System.
8. The Applicants shall be entitled, but not required, to pay the following expenses whether incurred prior to or after this Order:
- (a) all outstanding and future wages, salaries, employee and pension benefits, contributions to pension plans, vacation pay, bonuses, and expenses payable on or after the date of this Order, in each case incurred in the ordinary course of business and consistent with existing compensation policies and arrangements; and
  - (b) the fees and disbursements of any Assistants retained or employed by the Applicants in respect of these proceedings, at their standard rates and charges.
9. Except as otherwise provided to the contrary herein, the Applicants shall be entitled, but are not required, to pay all reasonable expenses incurred by the Applicants in carrying on the Business in the ordinary course after the date of this Order, and in carrying out the provisions of this Order, which expenses shall include, without limitation:
- (a) all expenses and capital expenditures reasonably necessary for the preservation of the Property or the Business including, without limitation, payments on account of insurance (including directors and officers insurance), maintenance and security services; and
  - (b) payment for goods or services actually supplied to the Applicants.
10. The Applicants shall, in accordance with legal requirements, remit or pay:
- (a) any statutory deemed trust amounts in favour of the Crown in right of Canada or of any Province thereof or any other taxation authority which are required to be deducted from employees' wages, including, without limitation, amounts in respect of (i) employment insurance, (ii) Canada Pension Plan, (iii) Quebec Pension Plan, and (iv) income taxes;
  - (b) all goods and services or other applicable sales taxes (collectively, "**Sales Taxes**") required to be remitted by the Applicants in connection with the sale of goods and services by the Applicants, but only where such Sales Taxes are accrued or collected after the date of this Order, or where such Sales Taxes were accrued or collected prior to the date of this Order but not required to be remitted until on or after the date of this Order; and
  - (c) any amount payable to the Crown in right of Canada or of any Province thereof or any political subdivision thereof or any other taxation authority in respect of municipal realty, municipal business or other taxes, assessments or levies of any nature or kind which are entitled at law to be paid in priority to claims of secured creditors and which are attributable to or in respect of the carrying on of the Business by the Applicants.
11. Until a real property lease is disclaimed in accordance with the CCAA, the Applicants shall pay all amounts constituting rent or payable as rent under real property leases (including, for greater certainty, common area maintenance charges, utilities and realty taxes and any other amounts payable to a landlord under a lease) or as otherwise may be negotiated by the Applicants from time to time ("**Rent**"), for the period commencing from and including the date of this Order, bi-weekly, in advance (but not in arrears). On the date of the first of such payments, any arrears relating to the period commencing from and including the date of the issuance of this Order shall also be paid.

12. Except as specifically permitted herein, the Applicants are hereby precluded and enjoined, until further Order of this Court, from:
- (a) making any payments of principal, interest thereon or otherwise on account of amounts owing by the Applicants to any of their creditors as of the date of this Order,
  - (b) granting any security interests, trusts, mortgages (or other real property interests), liens, charges, or encumbrances upon or in respect of any of their Property; and
  - (c) granting credit or incurring liabilities except in the ordinary course of the Business.

## RESTRUCTURING

13. The Applicants shall, subject to such requirements as are imposed by the CCAA, have the right to:
- (a) permanently or temporarily cease, downsize or shut down any of their Business or operations;
  - (b) sell their assets in the ordinary course of its Business;
  - (c) dispose of (by sale or otherwise) redundant or non-material assets not exceeding \$100,000 in any one transaction or \$500,000 in the aggregate under a series of connected transactions
  - (d) dispose of (by sale or otherwise) redundant or non-material assets not authorized by paragraph 13(c) of this Order only with the approval of the Court;
  - (e) terminate the employment of such of their employees or temporarily lay off such of their employees as they deem appropriate; and
  - (f) pursue all avenues of refinancing of their Business or Property, subject to prior approval of this Court being obtained before any material refinancing is undertaken;

all of the foregoing to permit the Applicants to proceed with an orderly restructuring of the Business (the "**Restructuring**").

14. The Applicants shall provide each of the relevant landlords with notice of the Applicants' intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Applicants' entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Applicants, or by further Order of this Court upon application by the Applicants on at least two (2) days' notice to such landlord and any such secured creditors. If the Applicants disclaim the lease governing such leased premises in accordance with section 32 of the CCAA, they shall not be required to pay Rent under such lease pending resolution of any such dispute (other than Rent payable for the notice period provided for in section 32(5) of the CCAA), and the disclaimer of the lease shall be without prejudice to the Applicants' claim to the fixtures in dispute.
15. If a notice of disclaimer is delivered pursuant to section 32 of the CCAA, then (a) during the notice period prior to the effective time of the disclaimer, the landlord may show the affected leased premises to prospective tenants during normal business hours, on giving the Applicants and the Monitor 24 hours' prior written notice, and (b) at the effective time of the disclaimer or repudiation, the relevant landlord shall be entitled to take possession of any such

leased premises without waiver of or prejudice to any claims or rights such landlord may have against the Applicants in respect of such lease or leased premises and such landlord shall be entitled to notify the Applicants of the basis on which it is taking possession and to gain possession of and re-lease such leased premises to any third party or parties on such terms as such landlord considers advisable, provided that nothing herein shall relieve such landlord of its obligation to mitigate any damages claimed in connection therewith.

16. Subject to the other provisions of this Order (including the payment of Rent as herein provided) and any further Order of this Court, the Applicants shall be permitted to dispose of any or all of the Property located (or formerly located) at such leased premises without any interference of any kind from landlords (notwithstanding the terms of any leases) and, for greater certainty, the Applicants shall have the right to realize upon the Property and other assets in such manner and at such locations, including leased premises, as they deem suitable or desirable for the purpose of maximizing the proceeds and recovery therefrom.

#### **NO PROCEEDING AGAINST THE APPLICANTS, MONITOR, OR THE PROPERTY**

17. Until and including 11:59 p.m. Saskatchewan Time on the 5<sup>th</sup> day of September, 2018 or such later date as this Court may order (the "**Stay Period**"), no proceeding (the "**Proceeding**") or enforcement process (the "**Enforcement**") in any court or tribunal shall be commenced or continued against or in respect of the Applicants, the Monitor, or affecting the Business or the Property, except with the written consent of the Applicants, the Monitor, or with leave of this Court and any Proceeding or Enforcement currently underway against or in respect of the Applicants or affecting the Business or the Property are hereby stayed and suspended pending further Order of this Court.

#### **NO EXERCISE OF RIGHTS OR REMEDIES**

18. During the Stay Period, all rights and remedies of any individual, firm, corporation, governmental body or agency, or any other entities (all of the foregoing, collectively being "**Persons**" and each being a "**Person**") against or in respect of the Applicants, the Monitor, or affecting the Business or the Property, are hereby stayed and suspended except with the written consent of the Applicants, the Monitor or leave of this Court, provided that nothing in this Order shall (a) empower the Applicants to carry on any business which the Applicants are not lawfully entitled to carry on; (b) affect such investigations, actions, suits or proceedings by a regulatory body as are permitted by section 11.1 of the CCAA; (c) prevent the filing of any registration to preserve or perfect a mortgage, floating charge, or security interest; or (d) prevent the registration or filing of a lien or claim for lien or the commencement of a Proceeding to protect a lien or other rights that might otherwise be barred or extinguished by the effluxion of time, provided that no further steps shall be taken in respect of such lien, claim for lien or Proceeding except for service of the initiating documentation on the Applicants.

#### **NO INTERFERENCE WITH RIGHTS**

19. During the Stay Period, no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Applicants, except with the written consent of the Applicants and the Monitor, or leave of this Court.

#### **CONTINUATION OF SERVICES**

20. During the Stay Period, all Persons having oral or written agreements with the Applicants or statutory or regulatory mandates for the supply of goods and/or services, including without limitation all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation, utility or other services to the Business or the Applicants, are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be

required by the Applicants, and the Applicants shall be entitled to the continued use of their current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Applicants in accordance with normal payment practices of the Applicants or such other practices as may be agreed upon by the supplier or service provider and each of the Applicants and the Monitor, or as may be ordered by this Court.

#### **NON-DEROGATION OF RIGHTS**

21. Notwithstanding anything else contained in this Order, no Person shall be prohibited from requiring immediate payment for goods, services, use of leased or licensed property or other valuable consideration provided on or after the date of this Order, nor shall any Person be under any obligation on or after the date of this Order to advance or re-advance any monies or otherwise extend credit to the Applicants.

#### **PROCEEDINGS AGAINST DIRECTORS AND OFFICERS**

22. During the Stay Period, and except as permitted by subsection 11.03(2) of the CCAA, or by further order of this Court, no Proceeding or Enforcement may be commenced or continued against any one or more of the former, current or future directors or officers of the Applicants (the "**Past and Present Directors**") with respect to any claim against any one or more of the Past and Present Directors which arose before the date hereof in regard to or in respect of:
  - (a) claims involving acts or omissions of those individuals in their capacity as directors or officers or in any way related to matters arising from their role or status as directors or officers;
  - (b) claims in any way related to any matters arising from the appointment of any one or more of the Past and Present Directors by or on behalf of the Applicants to any corporation, partnership or venture, including their appointment or election by or on behalf of the Applicants to any other board of directors or other governing body or committee;
  - (c) derivative rights of the Applicants against any one or more of the Past and Present Directors; or
  - (d) claims by former, current or future shareholders of the Applicants or former, current or future directors or officers of the Applicants involving acts or omissions of any one or more of the Past and Present Directors which are alleged to be oppressive, or unfairly prejudicial to, or which are alleged to unfairly disregard the interests of, former, current or future shareholders of the Applicants or former, current or future directors or officers of the Applicants,

until a compromise or arrangement in respect of the Applicants, if one is filed, is sanctioned by this Court or is refused by the creditors of the Applicants or this Court.

#### **APPOINTMENT OF MONITOR**

23. Deloitte Restructuring Inc. of Winnipeg, Manitoba (the "**Monitor**") is hereby appointed pursuant to the CCAA, as an officer of this Court, to monitor the business and financial affairs of the Applicants, with the powers and obligations set out in the CCAA or set forth herein and the Applicants and their shareholders, officers, directors, and Assistants shall advise the Monitor of all material steps taken by the Applicants pursuant to this Order, and shall cooperate fully with the Monitor in the exercise of its powers and discharge of its obligations, including providing the Monitor with access to such books, records, assets and premises of the Applicants as the Monitor requires, and otherwise provide the Monitor with the assistance that is necessary to enable the Monitor to adequately carry out the Monitor's functions.

24. The Monitor, in addition to its prescribed rights and obligations under the CCAA, is hereby directed and empowered to:
- (a) monitor the Applicants' receipts and disbursements;
  - (b) report to this Court at such times and intervals as the Monitor may deem appropriate or as this Court may direct with respect to matters relating to the Property, the Business, and such other matters as may be relevant to these proceedings;
  - (c) advise the Applicants in its development of the Plan and any amendments to the Plan;
  - (d) advise the Applicants, to the extent required by the Applicants, with regard to the holding and administering of creditors' and shareholders' meetings for voting on the Plan;
  - (e) have full and complete access to the Property, including the premises, books, records, data, including data in electronic form, and other financial documents of the Applicants to the extent that is necessary to adequately assess the Applicants' business and financial affairs or to perform its duties arising under this Order;
  - (f) be at liberty to engage independent legal counsel or such other persons as the Monitor deems necessary or advisable respecting the exercise of its powers and performance of its obligations under this Order;
  - (g) exercise such rights, powers and obligations of the Applicants, on behalf of the Applicants, as the Monitor deems necessary or advisable under the following provisions of this Order: paragraphs 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 21, 32, 40, 41, and 42; and
  - (h) perform such other duties as are required by this Order and by this Court from time to time.
25. The Monitor shall not:
- (a) take possession of the Property and shall not by fulfilling its obligations hereunder be deemed to have taken or maintained possession or control of the Business or Property or any part thereof; and
  - (b) subject to the terms of this Order, take any part whatsoever in the management or supervision of the management of the Business.
26. Nothing herein contained shall require the Monitor to occupy or take control, care, charge, possession or management (separately and/or collectively, "**Possession**") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Monitor from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Monitor shall not, as a result of this Order or anything done in pursuance of the Monitor's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.
27. The Monitor shall provide any creditor of the Applicants, if any, with information provided by the Applicants in response to reasonable requests for information made in writing by such creditor addressed to the Monitor. The Monitor shall not have any responsibility or liability with respect to the information disseminated by it pursuant to this paragraph. In the case of information that the Monitor has been advised by the Applicants is confidential, the Monitor

shall not provide such information to creditors unless otherwise directed by this Court or on such terms as the Monitor and the Applicants may agree.

28. In addition to the rights and protections afforded to the Monitor under the CCAA or as an officer of the Court, the Monitor shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the protections afforded the Monitor by the CCAA or any applicable legislation.
29. The Monitor, counsel to the Monitor and counsel to the Applicants shall be paid their reasonable fees and disbursements by the Applicants as part of the costs of these proceedings. The Applicants are hereby authorized and directed to pay the accounts of the Monitor, counsel for the Monitor and counsel for the Applicants on a weekly basis or such other interval as the Monitor and the Applicants agree.
30. The Monitor, counsel for the Monitor and counsel for the Applicants may render accounts on a periodic basis and the Applicants shall pay such accounts when rendered, subject to any final assessments and taxations ordered by this Court.
31. The Monitor, counsel for the Monitor and the Applicants' counsel shall be entitled to the benefits of and are hereby granted a charge (the "**Administration Charge**") on the Property, which charge shall not exceed an aggregate amount of \$250,000.00, as security for their reasonable professional fees and disbursements, both before and after the making of this Order in respect of these proceedings. The Administration Charge shall have the priority set out in paragraphs 39 and 42 hereof.
- 31A. The Monitor, counsel for the Monitor and the Applicants' counsel shall further be entitled to the benefits of and are hereby granted an additional charge (the "**Subordinate Administration Charge**") on all of the Property, which Subordinate Administration Charge shall not exceed an aggregate amount of \$500,000.00, as further security for their reasonable professional fees and disbursements, both before and after the making of this Order in respect of these proceedings. For greater clarity, the Subordinate Administration Charge shall rank against the Property subsequent and subordinate to the security interests of IPR Capital Ltd., Industrial Properties Regina Ltd. and 101297277 Saskatchewan Ltd. (collectively, the "**Senior Secured Creditors**") in the Property. The Subordinate Administration Charge shall have the priority set out in paragraphs 39 and 42 hereof.
32. The appointment of the Monitor by this Order and the exercise of the powers and privileges granted to the Monitor in this Order shall not constitute the Monitor an employer or a successor employer or payor for any purpose, including (without limitation) pensions or benefits or any legislation governing employment or labour standards or pension benefits or health and safety or any other statute, regulation, rule of law or rule of equity.

#### **INTERIM FINANCING**

33. [Intentionally Deleted]
34. [Intentionally Deleted]
35. [Intentionally Deleted]
36. [Intentionally Deleted]
37. [Intentionally Deleted]
38. [Intentionally Deleted]



38A. [Intentionally Deleted]

#### VALIDITY AND PRIORITY OF CHARGES CREATED BY THIS ORDER

39. The priorities of the Administration Charge and the Subordinate Administration Charge created by this Order (collectively, the "**Charges**"), as among them, shall be as follows:
- (a) First – Administration Charge (to the maximum amount of \$250,000).
  - (b) [[Intentionally Deleted];
  - (c) Second, the Subordinate Administration Charge (to the maximum amount of \$500,000), which shall be a charge against all of the Property and which shall rank against the Property subsequent and subordinate to the security interests of the Senior Secured Creditors in the Property.
40. If the Persons sharing in the benefit of the Charges (the "**Chargees**") have claims that, in the aggregate, exceed the maximum authorized amount of that Charge, such Chargees shall share in the benefit of that Charge (as between themselves) on a *pro rata* basis to the maximum aggregate authorized amount of such Charge.
41. The filing, registration or perfection of each of the Charges shall not be required, and the Charges shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered, recorded or perfected subsequent to the Charges coming into existence, notwithstanding any such failure to file, register, record or perfect.
42. Each of the Charges shall constitute a charge on the Property. The Administration Charge shall rank in priority to all other security interests, real property interests, trusts, liens, charges and encumbrances, claims of secured creditors, statutory or otherwise (collectively, "**Encumbrances**") in favour of any Person. The Subordinate Administration Charge shall rank in priority to all Encumbrances in favour of any Person, save and except for the Encumbrances in favour of the Senior Secured Creditors (which Encumbrances in favour of the Senior Secured Creditors shall rank in priority to the Subordinate Administration Charge).
43. Except as otherwise expressly provided for herein, or as may be approved by this Court, the Applicants shall not grant any Encumbrances over any Property that purports to rank in priority to, or *pari passu* with, any of the Charges, unless the Applicants also obtain the prior written consent of the Monitor and the beneficiaries of Charges, or further Order of this Court.
44. The Charges and the security therefor (the "**Charge Documents**") shall not be rendered invalid or unenforceable and the rights and remedies of the Chargees entitled to the benefit of the Charges shall not otherwise be limited or impaired in any way by (a) the pendency of these proceedings and the declarations of insolvency made herein; (b) any application(s) for bankruptcy order(s) issued pursuant to the BIA, or any bankruptcy order made pursuant to such applications; (c) the filing of any assignments for the general benefit of creditors made pursuant to the BIA; (d) the provisions of any federal or provincial statutes; or (e) any negative covenants, prohibitions or other similar provisions with respect to borrowings, incurring debt or the creation of Encumbrances, contained in any existing loan documents, lease, sublease, offer to lease or other agreement (collectively, an "**Agreement**") which binds the Applicants, and notwithstanding any provision to the contrary in any Agreement:
- (a) neither the creation of the Charges nor the execution, delivery, perfection or their registration shall create or be deemed to constitute a breach by the Applicants of any Agreement to which they are a party;
  - (b) none of the Chargees shall have any liability to any Person whatsoever as a result of any breach of any Agreement caused by or resulting from the creation of the Charges; and

- (c) the payments made by the Applicants pursuant to this Order and the granting of the Charges, do not and will not constitute preferences, fraudulent conveyances, transfers at undervalue, oppressive conduct, or other challengeable or voidable transactions under any applicable law.

## SERVICE AND NOTICE

45. The Monitor shall:

- (a) without delay, publish in the Regina *Leader Post* and the Saskatoon *Star Phoenix* a notice containing the information prescribed under the CCAA;
- (b) within five (5) days after the date of this Order,
  - (i) make this Order publically available in the manner prescribed under the CCAA;
  - (ii) send, in the prescribed manner, a notice in the form attached as Schedule "A" to this Order (the "**Notice**") to every known creditor who has a claim against the Applicants of more than \$1,000.00; and
  - (iii) prepare a list (the "**Creditor's List**") showing the name, address, telephone, fax and email contact information, if available, of those creditors and the estimated amounts of those claims and make it publicly available in the prescribed manner;

all in accordance with section 23(1)(a) of the CCAA and the regulations made thereunder.

- 46. Every creditor on the Creditor's List and any other interested Person who requires notice in respect of any or all further proceedings in this matter shall provide to counsel for each of the Monitor and the Applicants, by electronic mail or facsimile, a demand for notice of such proceedings, which demand for notice shall be in the form provided in the attached Schedule "B" to this Order (the "**Demand for Notice**") and shall contain an electronic mail address or a facsimile number to which such Person has elected that further notice of these proceedings may be served on such Person. The failure of any Person to forward a Demand for Notice by electronic mail or facsimile to counsel for each of the Monitor and the Applicants hereby releases the Monitor and the Applicants or any other interested Person serving court materials in this matter from any requirement to provide further notice in respect of these proceedings to any such Person until such time as a properly completed Demand for Notice is received by each of the counsel for the Monitor and the Applicants from such Person.
- 47. The Applicants and the Monitor shall be at liberty to serve the Notice on any other interested Person by prepaid ordinary mail, courier, personal delivery, facsimile or other electronic transmission to such Persons at their respective addresses as last shown on the records of the Applicants.
- 48. The Notice shall be deemed to have been received by a creditor on the Creditor's List or served on an interested Person (as the case may be) if sent by personal delivery, on the date of delivery; if sent by courier, facsimile or other electronic transmission, on the next business day following the date of forwarding thereof, or if sent by prepaid ordinary mail, on the third business day after mailing.
- 49. From the Demands For Notice received pursuant to paragraph 46 of this Order, the Monitor shall prepare and keep current a Service List (the "**Service List**") containing the name, address, telephone and fax or email contact information of the Applicants, the Monitor and each creditor or interested Person filing a Demand for Notice. The Service List shall indicate the manner that those on the Service List have elected to be served.

50. The Service List shall be posted by the Monitor on the following website: [www.insolvencies.deloitte.ca/en-ca/coppersands](http://www.insolvencies.deloitte.ca/en-ca/coppersands). The Creditor List and the Service List shall be updated by the Monitor from time to time, and each list shall contain a statement as to when it was last updated.
51. Other than the sending or service of the Notice as contemplated by paragraphs 45, 47, and 48 of this Order, the Applicants, the Monitor or any interested Person may serve any notice of application, affidavit, order, report, other court material, or correspondence in these proceedings in the manner indicated on the Service List, in which case the document shall be deemed to be received the next business day following the date of forwarding.
52. Where by the nature of the matter before the Court it is appropriate to serve Persons that are not on the Service List, the Applicants, the Monitor or any interested Person may serve any notice of application, affidavit, order, report, other court material, or correspondence as follows:
- (a) if the Person is listed on the Creditor List, by prepaid ordinary mail, courier, personal delivery, facsimile or other electronic transmission to such Person at their respective addresses as last shown on the records of the Applicants, in which case service shall be deemed to have been effected if sent by personal delivery, on the date of delivery; if sent by courier, facsimile or other electronic transmission, on the next business day following the date of forwarding thereof; or if sent by prepaid ordinary mail, on the third business day after mailing;
  - (b) if the Person is not listed on the Creditor List, by service effected in accordance with the Rules of the Court of Queen's Bench for Saskatchewan.
53. Other than the Notice and notices of application, and notwithstanding paragraphs 51 and 52 of this Order, service of any affidavit, order, report, other court material or correspondence shall be deemed to have been effected if such affidavit, order, report, other court material or correspondence are posted on the following website: [www.insolvencies.deloitte.ca/en-ca/coppersands](http://www.insolvencies.deloitte.ca/en-ca/coppersands) and written notice (the "Posting Notice") is given to those being served that the affidavit, order, report, other court material or correspondence may be obtained from that website. Service of the documents described in the Posting Notice shall be effective on the day that service of the Posting Notice is affected. Service of the Posting Notice may be made and shall be effected as provided in paragraphs 51 and 52 of this Order.
54. Any party filing material with the Court in these proceedings may request of the Monitor and the Monitor shall (so long as it is received in an unalterable electronic postable format) post such material to the website listed in paragraph 53 of this Order within 2 business days of receipt.

## GENERAL

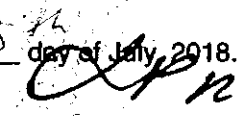
55. The Applicants or the Monitor may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
- 55A. To the extent (if any) that it was ever enforceable, the IPRL Debt Conversion Covenant was terminated by virtue of:
- (a) a Commitment Letter of Industrial Properties Regina Limited to Midtdal Developments & Investments Corp [*sic*], dated May 5, 2015;
  - (b) Commitment Letter of Industrial Properties Regina Limited to Midtdal Developments & Investments Corp [*sic*], dated May 26, 2015;

- (c) an Amending [sic] Agreement between Industrial Properties Regina Limited, Midtdal Developments & Investments Corp [sic] and Copper Sands Land Development Corp [sic], dated May 29, 2015; and
  - (d) a Mortgage Amending Agreement between Industrial Properties Regina Ltd. and Midtdal Developments & Investments Corp [sic], signed by Industrial Properties Regina Ltd. on July 6, 2016 and Midtdal Developments & Investments Corp [sic] on June 22, 2016.
56. Each of IPRL, IPR Capital Ltd. and 7277 shall prepare full discharges of their respective mortgage interests registered against the Property and shall deliver such discharges to MLT Aikins LLP, counsel for Copper Sands Group, on the trust conditions that:
- (a) if the discharge of mortgage security provided by IPRL to Copper Sands Group (the "**IPRL Discharge**") is registered, used, or if a copy of the IPRL Discharge is released to anyone else, then IPRL will be paid the entire balance due under its Mortgage, which amount, as of May 24, 2018, is agreed by IPRL and Copper Sands Group to be \$4,345,998.39, with interest accruing thereafter at 10% per annum, and any costs incurred thereafter, including solicitor and client costs;
  - (b) if the discharge of mortgage security provided by 7277 to Copper Sands Group (the "**7277 Discharge**") is registered, used, or if a copy of the 7277 Discharge is released to anyone else, then 7277 will be paid the entire balance due under its Mortgage, which amount, as of April 10, 2018, is agreed by 7277 and Copper Sands Group to be \$3,234,377.97, with interest accruing thereafter at 12% per annum, and any costs incurred thereafter, including solicitor and client costs; and
  - (c) if the discharge of mortgage security provided by IPR Capital Ltd. to Copper Sands Group (the "**IPR Capital Ltd. Discharge**") is registered, used, or if a copy of the IPR Capital Ltd. Discharge is released to anyone else, then IPR Capital Ltd. will be paid the entire balance due under its Mortgage, which amount, as of May 24, 2018, is agreed by IPR Capital Ltd. and Copper Sands Group to be \$282,395.38, with interest accruing thereafter at 4.15% per annum, and any costs incurred thereafter, including solicitor and client costs.
57. From and after July of 2018, \$5,000 per month from the rental revenues of the Copper Sands Mobile Home Park shall be utilized by Copper Sands Group:
- (a) first, to pay the tax arrears (the "**Property Tax Arrears**") owed by Copper Sands Group to the Rural Municipality of Edenwold No. 158 (the "**RM of Edenwold**") until such time as the Property Tax Arrears have been paid in full; and
  - (b) second, once the Property Tax Arrears have been paid in full, the sum of \$5,000.00 per month will be retained by Copper Sands Group in a reserve account under the control of the Monitor (the "**Reserve Account**") to pay accruing real property taxes and any other amounts owing to the RM of Edenwold which have priority over the security of the Senior Secured Creditors (the "**RM Priority Claims**"). Upon termination of the CCAA proceedings, to the extent that funds in the Reserve Account are not required to be paid in order to satisfy the RM Priority Claims, then any such funds in the Reserve Account shall be applied in reduction of the Administration Charge.
58. Subject to paragraph 60 hereof, the Monitor and Copper Sands Group shall provide the Senior Secured Creditors with any information in their possession which is reasonably necessary in order to determine the economic viability and financial position of the trailer park, the Copper Sands Water Treatment and Waste Water Treatment Facilities (the "**Facilities**") and the proposed Tanglewood expansion as and when reasonably requested by the Mortgagees.

59. The Monitor shall review the listing of equipment required to complete the construction of the Facilities and shall reconcile that list with the equipment that Copper Sands Group has represented previously had been purchased and paid for. Copper Sands Group shall provide its co-operation to the Monitor conducting such review and the results of such review shall be provided by the Monitor to the Senior Secured Creditors and the Court. For greater clarity, these efforts by the Monitor described in this paragraph:
- (a) shall take place no sooner than August 1, 2018;
  - (b) shall not materially interfere with efforts by Copper Sands Group to implement transactions for the sale or refinancing of assets to pay out the indebtedness owed by Copper Sands Group to IPRL, IPR Capital Ltd. and 7277; and
  - (c) shall be conducted at a cost to be determined and paid for in a manner to be decided by agreement of 7277, Copper Sands Group and the Monitor; or, failing such agreement, to be decided by the Court (upon application of any one or more of 7277, Copper Sands Group or the Monitor).
60. For greater clarity, in responding to and complying with Orders of the Court and requests from the Monitor and the Senior Secured Creditors made pursuant to paragraph 58 hereof, Copper Sands Group shall not be required to disclose or divulge information:
- (a) which is the subject of solicitor- client privilege;
  - (b) which constitutes proprietary trade secrets or intellectual property of Copper Sands Group; or
  - (c) which comprises confidential or commercially sensitive information pertaining to efforts by Copper Sands Group to conduct transactions for the sale or refinancing of the assets or shares of Copper Sands Group.
61. Copper Sands Group shall be entitled to pay out, in cash, all of the balances due under the real property mortgages held by each of the Senior Secured Creditors. Should Copper Sands Group have failed to pay out, in cash, the balances due under the real property mortgages held by each of the Senior Secured Creditors in the amounts described in paragraph 56 hereof (including interest, costs and solicitor and own client costs) on or before September 5, 2018, then Copper Sands Group and the Senior Secured Creditors will, unless the parties agree otherwise, consent to an Order of the Court providing for a sale by tender of the assets of Copper Sands Group which are secured to the Senior Secured Creditors (on terms to be settled by the parties or, failing such agreement, to be determined by the Court). In any such sale by tender, the Senior Secured Creditors will have right to bid, including by way of set-off of the amounts due to them. If sale by tender fails, the Senior Secured Creditors may apply to court for sale by other means.
62. Nothing in this Order shall prevent the Monitor from acting as an interim receiver, a receiver, a receiver and manager, or a trustee in bankruptcy of the Applicants, the Business or the Property.
63. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, to give effect to this Order and to assist the Applicants, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested:
- (a) to make such orders and to provide such assistance to the Applicants and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order;

- (b) to grant representative status to the Monitor in any foreign proceeding; and
  - (c) to assist the Applicants and the Monitor and their respective agents in carrying out the terms of this Order.
64. Each of the Applicants and the Monitor shall be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and the Monitor is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
65. Any interested Person (including the Applicants and the Monitor) may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to any other party or parties likely to be affected by the order sought or upon such other notice, if any, as this Court may order.
66. Nothing in this Order shall derogate from the rights conferred and obligations imposed by the CCAA.
67. This Order and all of its provisions are effective as of 12:01 a.m. Saskatchewan Time on the date of the issuance of this Order.

ISSUED at the City of Saskatoon, in the Province of Saskatchewan, this 5<sup>th</sup> day of July, 2018.



X. PINO

(DEPUTY) LOCAL REGISTRAR

**TAKE NOTICE that every order made without notice to a respondent or a person affected by the order, except where such order is consented to by a respondent or a person affected by the order, or is otherwise authorized by law, may be set aside or varied on application to the court. You should consult your solicitor as to your rights.**

**CONTACT INFORMATION AND ADDRESS FOR SERVICE**

**If prepared by a lawyer for the party:**

Name of firm: MLT Aikins LLP

Name of lawyer in charge of file: Jeffrey M. Lee, Q.C. and Paul Olfert

Address of legal firms: 1500 - 410 22nd Street  
Saskatoon, Saskatchewan S7K 5T6

Telephone number: (306) 975-7136

Fax number: (306) 975-7145

**SCHEDULE "A"**

**COVER LETTER**

[Date]

TO: [NAME AND ADDRESS OF CREDITOR OR INTERESTED PARTY]

RE: IN THE MATTER OF AN ORDER UNDER THE *COMPANIES' CREDITORS ARRANGEMENT ACT* OBTAINED BY ADVANCE ENGINEERED PRODUCTS LTD.

Copper Sands Land Corp., Willow Rush Development Corp., Midtdal Developments & Investments Corp., Prairie Country Homes Ltd., J.J.L. Developments & Investments Corp. and MDI Utility Corp. (the "**Midtdal Companies**") have obtained an Order of the Court of Queen's Bench for Saskatchewan under the Companies' Creditors Arrangement Act (the "**Order**"). A photocopy of the Order is posted on the following website: [www.insolvencies.deloitte.ca/en-ca/coppersands](http://www.insolvencies.deloitte.ca/en-ca/coppersands).

You are being given notice of the Order as you are a creditor of one or more of the Midtdal Companies or the Order may affect your rights.

If you would like to receive notice of all further proceedings in relation to this matter, please complete the Demand for Notice attached to this Notice and send the Demand for Notice by electronic mail (email) or facsimile to each of the following persons:

1. The Midtdal Companies  
c/o MLT Aikins LLP  
Attention: Carmen Balzer  
Email: [cbalzer@mltaikins.com](mailto:cbalzer@mltaikins.com)  
Fax: (306) 975-7145
  
2. Deloitte Restructuring Inc.  
c/o McDougall Gauley LLP  
Attention: Ian Sutherland  
Email: [isutherland@mcdougallgauley.com](mailto:isutherland@mcdougallgauley.com)  
Fax: (306) 652-1323

**If you fail to properly complete the Demand for Notice and forward the Demand for Notice by email or facsimile to each of the above-referenced persons indicating that you request further notice of the proceedings, then you will not receive, nor will you be entitled to receive, any further notice of the proceedings.**

Yours truly,

**SCHEDULE "B"**

**COURT FILE NUMBER**      **Q.B. No. 1693 of 2017**

**COURT OF QUEEN'S BENCH FOR SASKATCHEWAN**

**JUDICIAL CENTRE**              **SASKATOON**

**APPLICANTS**                      **COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD., JLL DEVELOPMENTS & INVESTMENTS CORP. and MDI UTILITY CORP.**

***IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED***

***AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD., JLL DEVELOPMENTS & INVESTMENTS CORP. and MDI UTILITY CORP.***

**DEMAND FOR NOTICE**

TO:

- |  |  |
|--|--|
| <p>1. Copper Sands Land Corp., Willow Rush Development Corp., Midtdal Developments &amp; Investments Corp., Prairie Country Homes Ltd., JLL Developments &amp; Investments Corp. and MDI Utility Corp.<br/>c/o MLT Aikins LLP<br/>Attention: Carmen Balzer<br/>Email: <a href="mailto:cbalzer@mltaikins.com">cbalzer@mltaikins.com</a><br/>Fax: (306) 975-7145</p> | <p>2. Deloitte Restructuring Inc.<br/><br/><br/><br/><br/>c/o McDougall Gauley LLP<br/>Attention: Ian Sutherland<br/>Email: <a href="mailto:isutherland@mcdougallgauley.com">isutherland@mcdougallgauley.com</a><br/>Fax: (306) 652-1323</p> |
|--|--|

I hereby request that notice of all further proceedings on this matter be served on me and hereby elect that service may be effected on me in the following manner: **[Please select either (a) or (b), but not both.]**

(a) by email, at the following email address:  
\_\_\_\_\_ , or

(b) by facsimile, at the following facsimile number:  
\_\_\_\_\_.

Signature: \_\_\_\_\_  
Name of Creditor: \_\_\_\_\_  
Address of Creditor: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_