

COURT FILE NUMBER      Q.B. No. 1693 of 2017  
COURT OF QUEEN'S BENCH FOR SASKATCHEWAN

**COPY**

JUDICIAL CENTRE      SASKATOON

APPLICANTS      COPPER SANDS LAND CORP., WILLOW RUSH  
DEVELOPMENT CORP., MIDTDAL DEVELOPMENTS &  
INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD.,  
JL 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 PLAN OF COMPROMISE OR ARRANGEMENT OF  
COPPER SANDS LANDS CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL  
DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD., JL  
DEVELOPMENTS & INVESTMENTS CORP. and MDI UTILITY CORP.

**ORDER**  
**(Independent Assessment)**

Before the Honourable Mr. Justice N.G. Gabrielson in Chambers the 1<sup>st</sup> day of April, 2020.

Upon the application of 101297277 Saskatchewan Ltd. ("7277") for an Order authorizing the Selling Officer to accept a certain Offer to Purchase, amending the Sale Process, replacing the Monitor and amending the Amended and Restated Initial Order, as such relief is more particularly described in the Notice of Application of 7277 dated February 13, 2020; and upon hearing Rick Van Beselaere, Q.C., counsel on behalf of 7277; Alexander Shalashniy, counsel on behalf of Industrial Properties Regina Limited ("IPRL"), Craig Frith, counsel on behalf of the monitor, Deloitte Restructuring Inc. (the "Monitor"), and Jeffrey M. Lee, Q.C., counsel on behalf of the Applicants, Copper Sands Lands Corp., Willow Rush Development Corp., Midtdal Developments & Investments Corp., Prairie Country Homes Ltd., JL Developments & Investments Corp., and MDI Utility Corp. (collectively, the "Applicants" or "Copper Sands Group"); and upon reading the Notice of Application dated February 13, 2020 filed on behalf of 7277; the Affidavit of Muir Barber sworn on February 13, 2020; the Affidavit of Jaimey Midtdal sworn on February 21, 2020; the Seventh Report of the Monitor; and the pleadings and proceedings herein:

The Court orders:

1. The Monitor shall engage an engineer to determine whether the water treatment utility and the waste water treatment utility constructed by MDI Utility Corp. on the land legally described as LSD 4, Section 25, Township 17, Range 18, West of the Second Meridian, Extension 37 are operational, viable, licensed, and capable of servicing the Copper Sands Mobile Home Park located on LSD 5, Section 25, Township 17, Range 18, West of the Second Meridian, Extension 38. The costs of engaging the engineer will be payable out of the monies held in trust by MLT Aikins LLP from the rentals received in the first instance.
2. Upon receipt of the engineer's report, the Monitor shall file a copy with the Court, together with a copy of the Monitor's recommendations with respect to it, including its effect, if any, upon the sales process proposed by 7277 and IPRL (collectively, the "Senior Secured Lenders").
3. The Senior Secured Lenders shall serve and file notice of their application dated February 13, 2020 upon Old Kent Road Financial Inc.

4. The Senior Secured Lenders' application dated February 13, 2020 is adjourned *sine die*, to be brought back on seven days' notice after receipt of the Monitor's further report.
5. The Amended and Restated Initial Order of the Honourable Mr. Justice N.G. Gabrielson granted in these proceedings on July 5, 2018, and the stay of proceedings provided therein, shall be and is hereby further extended until 11:59 p.m. Saskatchewan time on June 5, 2020.

ISSUED at Saskatoon, Saskatchewan, this \_\_ day of April, 2020.

**Glen Metivier**  
**Local Registrar**

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(Deputy) Local Registrar

**CONTACT INFORMATION AND ADDRESS FOR SERVICE:**

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