

Clerk's Stamp:



COURT FILE 1603 02314  
 NUMBER COURT COURT OF QUEEN'S BENCH OF ALBERTA  
 JUDICIAL CENTRE EDMONTON  
 PLAINTIFF **THREE M MORTGAGES INC. AND AVATEX  
 LAND CORPORATION**  
 DEFENDANTS **TODD OEMING, TODD OEMING AS THE  
 PERSONAL REPRESENTATIVE OF THE  
 ESTATE OF ALBERT OEMING AND THE  
 ESTATE OF ALBERT OEMING**

DOCUMENT **TEMPORARY SEALING ORDER (Oeming and  
 Newnham Affidavits)**

ADDRESS FOR SERVICE AND  
 CONTACT INFORMATION OF  
 PARTY FILING THIS DOCUMENT

Tom Gusa  
 Dentons Canada LLP  
 Barristers and Solicitors  
 2500 Stantec Tower  
 10220 – 103 Avenue  
 Edmonton, AB, T5J 0K4  
 Phone: 780-423-7219  
 Fax: 780-423-7276

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

**for Clerk of the Court**

**DATE ON WHICH ORDER WAS PRONOUNCED:** February 28, 2020  
**LOCATION WHERE ORDER WAS PRONOUNCED:** Edmonton, Alberta  
**NAME OF JUSTICE WHO MADE THIS ORDER:** The Honourable Mr. Justice Mah

UPON THE APPLICATION by BDO Canada Limited in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of Wild Splendor Development Inc. (the "**Debtor**") for an order approving the Purchase and Sale Agreement dated February 7, 2020 (the "**Sale Agreement**") and the transactions contemplated therein, which agreement is appended to the First Confidential Supplement to the Second Report of the Receiver dated February 13, 2020, and providing for the vesting in purchaser all of the Debtor's right, title and interest to the lands as described therein (the "**Lands**");

AND UPON noting that the Defendant, Todd Oeming, swore an affidavit in these proceedings on February 26, 2020 (the "**Oeming Affidavit**"); AND UPON noting that Reed Newnham, realtor, swore an affidavit in these proceedings on February 27, 2020 (the "**Newnham Affidavit**");

AND WHEREAS the Oeming Affidavit was served on the Service List in this Action by legal counsel for the Defendants on February 26, 2020, which list is attached hereto as Schedule "A" (the "**Service List**");

AND UPON hearing counsel for the Receiver and counsel for various other interested persons; AND UPON it appearing that the sale of the Lands is in the best interests of the creditors of the Debtor; AND UPON the Application of the Receiver for a declaration that Division 4 of Part 6 of the Alberta *Rules of Court*, Alta Reg 124/2010 (the "**Rules**") do not apply to the Receiver's request that the Oeming Affidavit be sealed;

IT IS HEREBY ORDERED AND DECLARED THAT:

#### **SERVICE**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

#### **CONFIDENTIALITY**

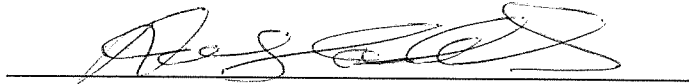
2. All parties on the Service List, and any party provided with a copy of the Oeming Affidavit or any information within the Oeming Affidavit by any party on the Service List, shall keep the Oeming Affidavit and the contents of the Oeming Affidavit confidential and not release the Oeming Affidavit or any information within the Oeming Affidavit to anyone whatsoever.
3. Any party on the Service List that released the Oeming Affidavit or information within the Oeming Affidavit to any other party not on the Service List shall provide a copy of this Order to the recipient.
4. Paragraphs 3 and 4 of this Order shall be of no force and effect upon the unsealing of the Oeming Affidavit as set out in paragraph 5 hereto.

#### **SEALING**

5. Division 4 of Part 6 of the Rules does not apply to this Application, and the Clerk of the Court be and is hereby directed to seal the Oeming Affidavit and the Newnham Affidavit on the Court file until the sale of the Lands has been completed in accordance with the Sale Agreement and the filing of a letter with the Clerk of the Court from the Receiver confirming the sale of the

Lands has been completed, or until such further Order of the Court. The Clerk of this Honourable Court is hereby directed to seal the Oeming Affidavit and the Newnham Affidavit in an envelope setting out the style of cause in the within proceedings and labelled:

THIS ENVELOPE CONTAINS THE UNFILED AFFIDAVIT OF TODD OEMING SWORN FEBRUARY 26, 2020, AND THE UNFILED AFFIDAVIT OF REED NEWNHAM SWORN FEBRUARY 27, 2020. THESE CONFIDENTIAL DOCUMENTS ARE SEALED ON THE COURT FILE PURSUANT TO THE ORDER ISSUED BY THE HONOURABLE MR. JUSTICE D.R. MAH ON FEBRUARY 28, 2020. THESE CONFIDENTIAL DOCUMENTS ARE NOT TO BE ACCESSED BY ANY PERSON UNTIL THE FILING OF A LETTER FROM BDO CANADA LIMITED IN ITS CAPACITY AS RECEIVER OF WILD SPLENDOR DEVELOPMENT INC. CONFIRMING THAT THE SALE OF THE LANDS HAS BEEN COMPLETED, OR UNTIL SUCH FURTHER ORDER OF THIS COURT.

A handwritten signature in black ink, appearing to read 'D.R. Mah', is written over a horizontal line.

Justice of the Court of Queen's Bench of Alberta

## SCHEDULE "A"

## SERVICE LIST

<p>Counsel for the Plaintiffs:</p> <p>Ogilvie LLP 1400 – 10303 Jasper Ave Edmonton AB T5J 3N6</p> <p>Attention: Kentigern Rowan, QC Email: <a href="mailto:krowan@ogilvielaw.com">krowan@ogilvielaw.com</a></p>	<p>Counsel for the Defendants:</p> <p>Venture Law Group LLP 111, 9440 - 49 Street Edmonton AB T6B 2M9</p> <p>Attention: Kenneth Heintz Email: <a href="mailto:kheintz@venturelaw.ab.ca">kheintz@venturelaw.ab.ca</a></p>
<p>Counsel for CRA:</p> <p>Prairie Regional Office (Edmonton) National Litigation Sector Department of Justice Canada 300, 10423 – 101 Street Edmonton AB T5H 0E7</p> <p>Attention: George Body Email: <a href="mailto:george.body@justice.gc.ca">george.body@justice.gc.ca</a></p>	<p>Counsel for the Receiver, BDO Canada Limited:</p> <p>Dentons Canada LLP 2500 Stantec Tower 10220 – 103 Avenue NW Edmonton AB T5J 0K4</p> <p>Attention: Tom Gusa Email: <a href="mailto:tom.gusa@dentons.com">tom.gusa@dentons.com</a></p>
<p>Counsel for Scheffer Andrew Ltd.:</p> <p>Kobewka Stark 14803 111 Avenue Edmonton AB T5M 2P3</p> <p>Attention: Sid J. Kobewka Email: <a href="mailto:sid@kobewkastark.com">sid@kobewkastark.com</a></p>	<p>Counsel for Peter Wall:</p> <p>Stillman LLP #100 Business Centre 17420 Stony Plain Road NW Edmonton, AB T5S 1K6</p> <p>Attention: Mark Olivieri Email: <a href="mailto:molivieri@stillmanllp.com">molivieri@stillmanllp.com</a></p>
<p>Counsel for Shelby Fehr:</p> <p>Doherty Schuldhuis LLP 219 – 6203 28 Ave NW Edmonton, AB T6L 6K3</p> <p>Attention: Ron Schuldhuis Email: <a href="mailto:ron@dohertyschuldhuis.com">ron@dohertyschuldhuis.com</a></p>	<p>Creditor:</p> <p>Lineker WJ (Bill) Professional Corp.: 202 – 10328 81 Ave NW Edmonton AB T6E 1X2</p> <p>Attention: WJ (Bill) Lineker Email: <a href="mailto:wjlineker@hrl-accounting.com">wjlineker@hrl-accounting.com</a></p>
<p>Thelon Oeming: Email: <a href="mailto:thelonoeming@gmail.com">thelonoeming@gmail.com</a></p>	<p>Strathcona County 2001 Sherwood Drive Sherwood Park AB T8A 3W7</p>
<p>Mortgagee: 1757652 Alberta Ltd. c/o Registered Office 52064 Range Road 220 Sherwood Park, AB T8E 1C2</p>	<p>Tenant: Chipp's Tree Care Inc. c/o Registered Office 201, 2520 Ellwood Drive Edmonton, AB T6X 0A9</p>

	Email: <a href="mailto:info@chippstree.com">info@chippstree.com</a>
<p>Tenant:</p> <p>Mad Cat Rentals Ltd.  c/o Registered Office  200, 80 Chippewa Road  Sherwood Park, AB T8A 4W6</p> <p>Email: <a href="mailto:Mcrentals1@gmail.com">Mcrentals1@gmail.com</a></p>	<p>Tenant:</p> <p>Grey Lion Construction Corp.  c/o Registered Office  #361, 52258 Range Road 231  Sherwood Park, AB T8B 1M7</p> <p>Email: <a href="mailto:jleo@greylion.ca">jleo@greylion.ca</a> &amp; <a href="mailto:estimating@greylion.ca">estimating@greylion.ca</a></p>
<p>Tenant:</p> <p>Sherwood Park Archery Club  c/o Registered Office  57101 2020 Sherwood Drive  Sherwood Park, AB T8A 3H9</p> <p><a href="mailto:tenxarcher@gmail.com">tenxarcher@gmail.com</a></p>	