



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**

ADDRESS FOR SERVICE AND  
CONTACT INFORMATION OF  
PARTY FILING THIS DOCUMENT

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

  
for Clerk of the Court

DATE ON WHICH ORDER WAS PRONOUNCED: February 27, 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 (the "**First Confidential Supplement**") to the Second Report of the Receiver dated February 13, 2020 (the "**Second Report**"), and providing for the vesting in purchasers of the Debtor's right, title and interest to the lands as described therein (the "**Lands**"); AND UPON noting that the Receiver provided to the Court a Second Confidential Supplement to the Second Report (the "**Second Confidential Supplement**");

AND UPON HAVING READ the Receivership Order dated June 4, 2019 (the "**Receivership Order**"), the First Report for the Receiver, the Second Report, the First Confidential Supplement, the Second Confidential Supplement, the Bench Brief of the Receiver dated February 18, 2020, and the Affidavit of Service; 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 Confidential Supplement be sealed;

IT IS HEREBY ORDERED AND DECLARED THAT:

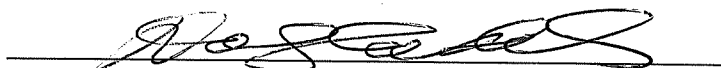
**SERVICE**

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.

**SEALING**

2. 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 First Confidential Supplement and the Second Confidential Supplement to the Second Report 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 Confidential Appendices in an envelope setting out the style of cause in the within proceedings and labelled:

THIS ENVELOPE CONTAINS THE FIRST CONFIDENTIAL SUPPLEMENT AND THE SECOND CONFIDENTIAL SUPPLEMENT TO THE RECEIVER'S SECOND REPORT DATED FEBRUARY 13, 2020. THESE CONFIDENTIAL DOCUMENTARE SEALED ON THE COURT FILE PURSUANT TO THE ORDER ISSUED BY THE HONOURABLE MR. JUSTICE D.R. MAH ON FEBRUARY 27, 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.

  
J.C.O.Q.B.A