

COURT FILE NUMBER 2103-02132
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON



In the Matter of the Receivership of P7 CONSTRUCTION LTD. et al

APPLICANT **BUSINESS DEVELOPMENT BANK OF CANADA**

RESPONDENTS **P7 CONSTRUCTION LTD., 1619904 ALBERTA LTD., HYOUNG JOON YOON aka JASON YOON, SUNG SOO CHOI aka RICHARD CHOI and EUNG CHANG KIM**

APPLICANT BDO Canada Limited in its capacity as the Court-appointed Receiver and Manager of P7 CONSTRUCTION LTD. and 1619904 ALBERTA LTD

DOCUMENT **RESTRICTED COURT ACCESS ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
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File No. 60899-000

DATE ON WHICH ORDER WAS PRONOUNCED: December 9, 2021

LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: MR. JUSTICE K. FETH

UPON THE APPLICATION filed December 1, 2021 by **BDO Canada Limited** in its capacity as the Court-appointed receiver and manager (the “**Receiver**”) of the undertakings, property and assets of **P7 Construction Ltd. and 1619904 Alberta Ltd.** (collectively, the “**Debtor**”) for an order approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Purchase**”

Agreement”) between the Receiver and 2242227 Alberta Ltd. (the **“Purchaser”**) dated **December 1, 2021** and appended to the First Report of the Receiver dated December 1, 2021 (the **“Receiver’s First Report”**) (with an unexpurgated copy being appended to the Confidential Supplement to the Receiver’s First Report (the **“Confidential Supplement”**) dated December 1, 2021 and vesting in the Purchaser the Debtor’s right, title and interest in and to certain lands, together with all of the Debtor’s rights, title and interest in the buildings, fixtures and improvements, including specifically the hotel, located on such lands, which lands are defined below as the Lands (the **“Application”**);

AND UPON HAVING READ the Application, the Receivership Order dated **May 21, 2021** (the **“Receivership Order”**), the Receiver’s First Report, the Confidential Supplement and the Affidavit of Service of Judy Verrall sworn December 2, 2021;

AND UPON IT appearing that all interested and affected parties have been served with notice of the Application;

AND UPON HEARING the submissions of counsel for the Receiver, the Purchaser, Business Development Bank of Canada, and all other interested parties present;

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, 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 OF DOCUMENTS

2. The Confidential Supplement to the Receiver’s First Report filed December 1, 2021 hereby sealed by this Honourable Court until the earlier of:
 - (a) three (3) months from the date of the Receiver filing with this Court a Receiver’s Certificate substantially in the form attached as Schedule “A” to the Sale Approval and Vesting Order (Sale by Receiver) granted by the Honourable Mr. Justice K. Feth in the within proceedings on December 9, 2021, or until the Receiver is discharged (whichever is sooner); or
 - (b) further Order of this Honourable Court.

3. The Receiver, or any other affected party or person, has leave to apply to any judge of the Commercial List to vary, modify or substitute a term of this Order.
4. This Order need only be served upon those interested parties attending or represented at the within Application and those parties set out in the Service List for this Application, and service may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the day of the transmission or delivery of such documents.
5. Service of this Order on any party not attending the Application and not on the Service List is hereby dispensed with.



The Honourable Mr. Justice K. Feth
Justice of the Court of Queen's Bench of Alberta