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COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

APPLICANT/PLAINTIFF

ROYAL BANK OF CANADA

DEFENDANTS/RESPONDENTS

CALIBER CONTROL SYSTEMS LTD.,
FLODELL ENTERPRISES LTD., SITE
RESOURCES LTD. previously known as SITE
RESOURCES INC., JORDAN FLODELL AND
DENEÉ FLODELL

DOCUMENT

ORDER

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT

MILLER THOMSON LLP
Barristers and Solicitors
2700, Commerce Place
10155-102 Street
Edmonton, AB, Canada T5J 4G8
Phone: 780.429.1751 Fax: 780.424.5866

Lawyer's
Name: Terrence M. Warner
Lawyer's
Email: twarner@millerthomson.com
File No.: 240413.6

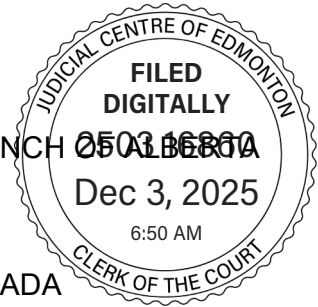
DATE ON WHICH ORDER WAS PRONOUNCED: November 27, 2025

PLACE WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice D. R. Mah

ORDER

UPON the application of BDO Canada Limited in its capacity as the Court-appointed receiver (the "**Receiver**") of of Caliber Control Systems Ltd. ("Caliber") and Flodell Enterprises Ltd. ("Flodell"; collectively the "Companies"), granted September 20, 2025 and filed September 5, 2025; AND UPON reviewing the First Report to the Court of the Receiver, dated November 13, 2025 (the "**First Report**"); and the Confidential Supplement to the First Report dated November 13, 2025 (the "**Confidential Supplement**"); AND UPON being advised that parties on the service list with an interest in these proceedings were served with notice of the Application in this matter; AND



UPON hearing the submissions of counsel for the Receiver and any other counsel or interested parties present;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. Service of notice of this application and all materials in support 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.
2. The actions, conduct and activities of the Receiver as described in the first Report are hereby approved.
3. The Receiver's Statement of Receipts and Disbursements as set out in the First Report is hereby approved without the necessity of a formal passing of accounts.
4. The Real Estate Purchase Contract (the "**Purchase Contract**") with Chasekey Holdings Ltd. ("**Chasekey**") of the following Lands the land, buildings, accepted tenancies, fixtures, and specific chattels, municipally described as 108, 11360 - 255 Street in Parkland County in the Province of Alberta, T7X 6C9 and legally described as:

CONDOMINIUM PLAN 1120663
UNIT 24
AND 499 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "**Lands**");

is hereby approved.

5. The Receiver is hereby authorized and directed to conclude the transaction contemplated by the Purchase Contract on the terms as set out in the Purchase Contract and to take all such steps and execute all such documents as may reasonably be necessary to complete the transactions contemplated therein.
6. All of Flodell's right, title and interest, in and to the Lands, is hereby vested in Chasekey without further instrument of transfer or assignment, absolutely and forever, free and clear of and from any and all claims by, through, or under Flodell, and any and all estate, right, title, interest, and liens, including but not limited to, claims, hypothecs, mortgages, charges, liens (whether contractual, statutory or otherwise), security interests, assignments, actions, levies, taxes, judgments, writs of execution, trusts or deemed trusts (whether contractual, statutory or otherwise), options, agreements, disputes, debts, easements, covenants, caveats, encumbrances or other rights, limitations or restrictions of any nature whatsoever including, without limitation, any rights or interests of any creditors of Flodell whether or not they have attached or been perfected, registered or filed, whether secured or unsecured or otherwise, whether liquidated, unliquidated or contingent (all of the foregoing being collectively referred to hereinafter as the "**Claims**"), excepting only the Permitted Encumbrances (as defined in the Order), and whether such Claims came into existence prior to, subsequent to, or as a result of any previous order of this Court, by or of all persons or entities of any kind whatsoever, including, without limitation, all individuals, firms, corporations, partnerships, joint ventures, trusts, unincorporated organizations, governmental and administrative bodies, agencies, authorities or tribunals and all other natural persons or corporations, whether acting in

their capacity as principals or as agents, trustees, executives, administrators or other legal representatives (collectively, the “**Claimants**”), including for greater certainty and without limiting the generality of the foregoing: (i) the Claims held by or in favour of the individuals and entities served (either directly or through their solicitors) with notice of this Application; and (ii) the beneficiary of any Claims created or provided for pursuant to any previous Order of this Court in these proceeding.

7. Division 4 of Part 6 of the Rules of Court does not apply to this Application, and the Confidential Supplement to the First Report (the “**Confidential Supplement**”) does not have to be filed with the Clerk of the Court until the sale of the Lands have been completed, or until further Order of the Court.
8. The actions, conduct and activities of the Receiver as described in the First Report are hereby approved.
9. The interim distribution to RBC proposed by the Receiver as described in the First Report is hereby approved.
10. This Order must be served only upon those interested parties attending or represented at the within application and service may be effected by Facsimile, electronic mail, personal delivery or courier, and by posting a copy of this Order on the Receiver’s website, and service on any other person is hereby dispensed with. Service is deemed to be effected the next business day following transmission or delivery of this Order.



Justice of the Court of King's Bench of Alberta