

NO. S-1810743  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,  
R.S.C. 1985, c. C-36, AS AMENDED**

**AND**

**IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*,  
S.B.C. 2002, c.57, AS AMENDED**

**AND**

**IN THE MATTER OF THE *CANADA BUSINESS CORPORATIONS ACT*,  
R.S.C. 1985, c.44, AS AMENDED**

**AND**

**IN THE MATTER OF A PLAN OR COMPROMISE AND ARRANGEMENT OF  
PUREWAL BLUEBERRY FARMS LTD., 0726357 B.C. LTD., 0726365 B.C. LTD.,  
0726368 B.C. LTD. and PUREWAL FARMS PARTNERSHIP**

**TWLEFTH REPORT OF THE MONITOR**

**August 12, 2020**

## INTRODUCTION

1. This report (“**Twelfth Report**”) has been prepared by FTI Consulting Canada Inc. (“**FTI**”) in its capacity as the court-appointed Monitor (the “**Monitor**”) pursuant to an order of the Supreme Court of British Columbia (the “**Court**”) pronounced October 11, 2018 (the “**Initial Order**”) pursuant to the *Companies’ Creditors Arrangement Act*, R.S.C. 1985 c.36, as amended.
2. On April 30, 2018, Purewal Blueberry Farms Ltd. (“**Purewal**”) filed a Notice of Intention to File a Proposal (“**NOI**”) with the Superintendent of Bankruptcy pursuant to Part III, Division I of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and FTI was appointed trustee under the NOI (the “**Proposal Trustee**”).
3. Purewal sought and obtained extensions of the time to file a proposal under its NOI and its corresponding stay of proceedings as follows:
  - (a) by Order of the Court pronounced May 30, 2018 extending the time to July 13, 2018;
  - (b) by Order of the Court pronounced July 5, 2018 extending the time to August 27, 2018; and
  - (c) by Order of the Court pronounced August 24, 2018 extending the time to October 11, 2018.
4. Additional Orders sought and obtained by Purewal in the NOI proceedings included:
  - (a) An Order of the Court pronounced May 30, 2018 approving:
    - i. an interim financing facility (the “**DIP Loan**”) from Blueberry Holding (GP) Ltd. (in such capacity, the “**DIP Lender**”) in the maximum principal amount of \$500,000; and

- ii. an administrative charge to secure the fees and disbursements of Purewal’s legal counsel, the Proposal Trustee, and its legal counsel (the “**Administrative Charge**”) for an amount up to \$200,000.
- (b) Two Orders of the Court pronounced July 5, 2018 approving:
  - i. a claims process (the “**Claims Process**”) by the Proposal Trustee to assist in identifying and understanding the quantum and extent of creditor’s claims against Purewal (the “**Claims Process Order**”); and
  - ii. a sale process (the “**Sale Process**”) for Purewal’s processing plant in accordance with a proposed set of bidding procedures, to be administered by the Proposal Trustee (the “**Sale Process Order**”).
- 5. On October 11, 2018, the NOI proceedings were converted into this CCAA proceeding by an order of this Court (the “**Initial Order**”), and all of the orders granted in the NOI proceedings, including but not limited to the Claims Process Order and the Sale Process Order, were continued into these CCAA proceedings.
- 6. Three companies that were not included in the NOI proceedings were added to these CCAA proceedings; namely 0726357 B.C. Ltd. (“**6357**”), 0726365 B.C. Ltd. (“**6365**”) and 0726368 B.C. Ltd. (“**6368**”). 6357, 6365 and 6368 (collectively the “**Brothers’ Companies**”) are holding companies owned by Malkiat, Charan and Gurjit Purewal, respectively.
- 7. Among other things, the Initial Order extended the Administrative Charge over the property of Purewal and the Brothers’ Companies.
- 8. On October 11, 2018, the Court made a further Order approving an asset purchase agreement submitted by 0801226 B.C. Ltd. (a party related to the DIP Lender) in the Sale Process, as the stalking horse bidder in the Sale Process.

9. On November 2, 2018, the Petitioners sought and obtained an order of this Court extending the stay of proceedings provided in the Initial Order to December 14, 2018.
10. On December 12, 2018, the Petitioners sought and obtained two orders of this Court:
  - (a) the first order approved an Offer to Purchase and Agreement of Purchase and Sale dated November 21, 2018 between Purewal and 1176094 B.C. Ltd. for the processing plant owned by Purewal; and
  - (b) the second order approved the extension of the stay of proceedings provided in the Initial Order to March 1, 2019 as well as increasing the Administrative Charge from a maximum aggregate of \$200,000 to \$300,000.
11. On February 6, 2019, the Petitioners sought and obtained two orders of this Court:
  - (a) the first order approved an extension for the closing of the sale of Purewal's processing plant to March 8, 2019 or a date as agreed between the Monitor, on behalf of Purewal, and the purchaser no later than 21 days after March 8, 2019; and
  - (b) the second order approved the extension of the stay of proceedings provided in the Initial Order to April 15, 2019, increased the Administrative Charge from an aggregate of \$300,000 to \$450,000 and added Purewal Farms Partnership (the "**Partnership**") as a petitioner to these proceedings (collectively with Purewal and the Brothers' Companies, the "**Petitioners**").
12. On February 6, 2019, the Monitor sought and obtained an order of this Court approving its fees and expenses for the period from April 1, 2018 to November 30, 2018 and approving the fees and expenses of its legal counsel for the period from June 1, 2018 to November 30, 2018.

13. On April 12, 2019, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to May 6, 2019.
14. On May 6, 2019, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to May 10, 2019.
15. On May 8, 2019, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to August 13, 2019 and expanding the Monitor's powers (the "**Expanded Powers Order**").
16. On August 12, 2019, the Petitioners sought and obtained two orders of this Court:
  - (a) the first order approved the sale of a property located at 13549 Hale Road, Pitt Meadows, the details of which were described in the Seventh Report of the Monitor; and
  - (b) the second order approved the extension of the stay of proceedings provided in the Initial Order to September 30, 2019 and authorized the Petitioners' legal counsel to distribute the surplus funds remaining from the sale of Purewal's processing plant to the Monitor after providing for certain holdbacks related to priority claims.
17. On September 30, 2019, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to January 15, 2020.
18. On January 8, 2020, the Petitioners sought and obtained three orders of this Court:
  - (a) the first order approved an Amended and Restated Settlement Agreement dated December 2019 as between the Petitioners and Berar and provided a vesting order to facilitate the closing of the transaction;
  - (b) the second order extended the stay of proceedings provided in the Initial Order to March 18, 2020; and

- (c) the third order compelled the purchaser of Purewal’s processing plant (1176094 BC Ltd.) to allow the Petitioners access to the server which was acquired in the sale of the processing plant for the purpose of making a copy of Purewal’s electronic accounting records (the “**Records Access Order**”).
19. On January 8, 2020, counsel to the Monitor sought and obtained an order of the Court approving the Monitor’s fees and expenses for the period from December 1, 2018 to June 30, 2019 and for the Monitor’s legal counsel for its fees and expenses for the period from February 21, 2019 to December 23, 2019.
20. On March 6, 2020, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to June 19, 2020.
21. On June 17, 2020, the Petitioners sought and obtained an order of the Court extending the stay of proceedings provided in the Initial Order to August 19, 2020.
22. The reports of the Proposal Trustee and the Monitor and other information in respect of these proceedings are posted on the Monitor’s website at <http://cfcanda.fticonsulting.com/purewal/>.

## **PURPOSE**

23. The purpose of the Twelfth Report of the Monitor is to provide the Court with an update on the following:
- (a) the activities of the Petitioners;
  - (b) a summary of the cash receipts and disbursements of the Monitor for the period from November 15, 2018 to August 7, 2020; and
  - (c) the Monitor's views and recommendations regarding the Petitioners' request for an extension of the provisions of the Initial Order, including the stay of proceedings, to September 30, 2020.

## TERMS OF REFERENCE

24. In preparing this report, the Monitor has relied upon unaudited financial information, other information available to the Monitor and, where appropriate, the Petitioners' books and records and discussions with various parties (collectively, the "**Information**").
25. The Monitor has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Generally Accepted Assurance Standards pursuant to the Chartered Professional Accountants of Canada Handbook.
26. The Monitor has not examined or reviewed financial forecasts and projections referred to in this report in a manner that would comply with the procedures described in the Chartered Professional Accountants of Canada Handbook.
27. Future oriented financial information reported or relied on in preparing this report is based on assumptions regarding future events; actual results may vary from forecast and such variations may be material.
28. Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian Dollars.



## THE ACTIVITIES OF THE PETITIONERS

29. As indicated in the Eleventh Report, the Petitioners arranged access to the former office premises with the purchaser of the processing plant in order to retrieve copies of the Petitioners' electronic files stored on the Petitioners' former server.
30. In addition, the Monitor provided the Petitioners' former accountant (the "**Contractor**") with copies of all the receipts and disbursements made by the Monitor during the CCAA proceedings.
31. With the receipt of the electronic copy of the Petitioners' accounting records and the receipts and disbursements of the Monitor since the date of the Initial Order, the Contractor was able to update the books and records to the current date for all of the Petitioners.
32. As a result, the Contractor completed and filed the outstanding GST returns with CRA for each of the Petitioners.
33. One of the remaining issues to conclude the Claims Process is the receipt of an updated claim from CRA relating to the Petitioners unremitted GST.
34. However, in order to issue its claim, CRA has requested the submission of corporate income tax returns for all of the Petitioners' dating back to 2017.
35. Accordingly, the Contractor has been working on the preparation of the outstanding returns and expects to file them by the end of August 2020.

## UPDATE ON THE PETITIONERS' FUNDING

36. Subsequent to the date of the Eleventh Report, the Monitor has used the funds in its trust account to pay the professional fees of the Petitioners' legal counsel and the Monitor's legal counsel.
37. The following is a summary of the receipts and disbursements in the Monitor's trust account for the period from November 15, 2018 to August 7, 2020:

Summary of Receipts and Disbursements		
<b>Receipts</b>		
Advances pursuant to DIP Loan		265,000
Extension fee		150,000
Funds released from Clark Wilson		3,061,062
Interest income		22,429
<b>Total receipts</b>		<b>3,498,491</b>
<b>Disbursements</b>		
DIP Lender fee		10,500
Insurance		93,279
Security		62,827
BC Hydro		73,267
Contractor fees and expenses		296,472
Payment to City of Pitt Meadows		51,080
Petitioners' legal counsel fees and disbursements		166,769
Monitor's fees and disbursements		249,828
Monitor's legal counsel fees and disbursements		94,818
Bank charges		141
<b>Total disbursements</b>		<b>1,098,981</b>
<b>Excess of receipts over disbursements</b>		<b>\$ 2,399,510</b>

38. As indicated, the Monitor is holding funds of approximately \$2.4 million as at August 7, 2020.

## REMAINING ISSUES

39. The Monitor has consulted with its legal counsel and the Petitioners' counsel and expects to bring an application in the near term to have 074 included in these proceedings.
40. The Monitor is of the view that in order to attempt to monetize the Airport Lease that was held by 074 prior to the date of the NOI, 074 needs to be brought into these proceedings so that the Monitor has control over the remedies available to it.
41. Subsequent to adding 074 to these proceedings, the Monitor understands that the Petitioners are considering seeking an order to consolidate the estates of the Petitioners for purposes of a distribution and expect to be returning to Court in the near term with respect to that application.

## PETITIONERS' REQUEST TO EXTEND THE STAY OF PROCEEDINGS

42. The Petitioners are seeking an extension of the provisions of the Initial Order, including the stay of proceedings, to September 30, 2020. Absent such extension, the stay will expire on August 19, 2020.
43. The Petitioners are seeking an extension for the following reasons:
- (a) to allow time for the Petitioners to prepare and file the remaining returns with CRA so that CRA can submit its revised claim;
  - (b) to finalize the Monitor's investigation with respect to the Airport Lease and allow it time to determine its strategy to monetize the asset for the benefit of unsecured creditors; and
  - (c) to consider and implement the process for a distribution to unsecured creditors.
44. The Monitor has considered the test that the Court must be satisfied with in order to grant an extension of the stay of proceedings to the Petitioners, namely that:
- (a) the Petitioners must be acting in good faith and with due diligence; and
  - (b) the Petitioners satisfy the Court that circumstances exist that make the order appropriate.
45. Given that the sale of the Petitioners' assets has now been completed, and the Monitor has been provided with expanded powers pursuant to the Expanded Powers Order, the Monitor believes that the Petitioners are acting in sufficiently good faith and due diligence such that the extension of the stay of proceedings is in the best interests of all stakeholders.

46. Accordingly, the Monitor supports the Petitioners' request for an extension of the stay of proceedings to September 30, 2020.

All of which is respectfully submitted this 12<sup>th</sup> day of August, 2020.

FTI Consulting Canada Inc., in its capacity as  
Monitor of Purewal Blueberry Farms Ltd.,  
0726365 B.C. Ltd., 0726368 B.C. Ltd., 0726357  
B.C. Ltd. and Purewal Farms Partnership



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