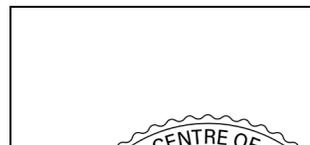


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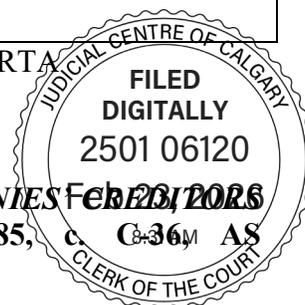
COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY

APPLICANT(S)

IN THE MATTER OF THE *COMPANIES* ~~February 23, 2026~~  
*ARRANGEMENT ACT, R.S.C. 1985, c. C-36* AS  
AMENDED



AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF SUNTERRA FOOD CORPORATION, TROCHU MEAT PROCESSORS LTD., SUNTERRA QUALITY FOOD MARKETS INC., SUNTERRA FARMS LTD., SUNWOLD FARMS LIMITED, SUNTERRA BEEF LTD., LARIAGRA FARMS LTD., SUNTERRA FARM ENTERPRISES LTD., and SUNTERRA ENTERPRISES INC.

DOCUMENT

APPLICATION (SECOND AMENDED AND RESTATED INITIAL ORDER)

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

**Goodmans LLP**  
Bay Adelaide Centre  
333 Bay Street, Suite 3400  
Toronto, ON M5H 2S7

Attn: Robert J. Chadwick / Caroline Descours / Andrew Harmes / Gurratan Gill  
Tel: 416.597.4285 / 416.597.6275 / 416.849.6923 / 416.849.6975  
Fax: 416.979.1234  
Email: [rchadwick@goodmans.ca](mailto:rchadwick@goodmans.ca)  
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[aharmes@goodmans.ca](mailto:aharmes@goodmans.ca)  
[ggill@goodmans.ca](mailto:ggill@goodmans.ca)

## NOTICE TO THE RESPONDENTS

This application is made against you. You are a respondent.

You have the right to state your side of this matter before the Court.

To do so, you must be in Court when the application is heard as shown below:

Date: February 24, 2026  
Time: 2:00 p.m.  
Where: Virtual Courtroom  
Virtual Courtroom Link: To be confirmed.

### Instructions for Connecting to the Meeting

1. Click on the link above or open Chrome or Firefox and cut and paste it into your browser address bar.
2. If you do not have the Cisco Webex application already installed on your device, the site will have a button to install it. Follow installation instructions. Enter your full name and email address when prompted
3. Click on the Open Cisco Webex Meeting.
4. You will see a preview screen. Click on Join Meeting.

Before: The Honourable Justice M.J. Lema

Go to the end of this document to see what you can do and when you must do it.

## REMEDY SOUGHT:<sup>1</sup>

1. The Applicants<sup>2</sup> are seeking an Order pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "CCAA") substantially in the form attached hereto as Schedule "A" (the "Second ARIO"), amending and restating the Amended and Restated Initial Order of this Court granted on April 28, 2025 (the "ARIO"), among other things, by:
  - (a) extending the Stay Period (as defined below) to and including April 15, 2026;
  - (b) confirming that the stay of proceedings applies to West Market Square Inc. ("WMS") and extends to its business and property;

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<sup>1</sup> Unless otherwise stated, capitalized terms used but not defined herein have the meanings given to them in the Affidavit of Arthur Price dated February 20, 2026.

<sup>2</sup> The Applicants are Sunterra Food Corporation, Trochu Meat Processors Ltd., Sunterra Quality Food Markets Inc., Sunterra Farms Ltd., Sunwold Farms Limited, Sunterra Beef Ltd., Lariagra Farms Ltd., Sunterra Farm Enterprises Ltd., and Sunterra Enterprises Inc.

- (c) confirming Goodmans LLP, as counsel to the Applicants, as beneficiary of the Administration Charge, including for services provided prior to and after the granting of the Second ARIO; and
- (d) granting such further and other relief, advice and directions as counsel may request and this Court deems just.

## **GROUND FOR MAKING THIS APPLICATION:**

### **Background**

2. The Applicants are members of a diversified group of related companies ultimately owned and operated by the Price family (the “**Sunterra Group**”). The Sunterra Group operates several businesses across multiple sectors of the agricultural and food distribution industries.
3. On April 22, 2025, the Applicants commenced these proceedings under the CCAA and obtained an Initial Order from this Court, among other things, (i) appointing FTI Consulting Canada Inc. as monitor of the Applicants (the “**Monitor**”), and (ii) granting a stay of proceedings in respect of the Applicants, their business and property until April 28, 2025 (the “**Stay Period**”). The Stay Period has since been extended by certain Orders of this Court to February 28, 2026.
4. The Applicants commenced these CCAA proceedings to stabilize their operations and to evaluate and advance potential options and alternatives that would enable repayment of certain of the secured funded debt obligations of the Applicants in light of certain events and disputes with applicable lenders.
5. On July 24, 2025, the Court issued certain Orders in these CCAA proceedings, among other things, establishing a process to adjudicate claims asserted by National Bank of Canada and Compeer Financial, PCA (“**Compeer**”).
6. On January 27, 2026, the Court issued a decision regarding Compeer’s claims (the “**Banking Claims Decision**”). Therein, the Court granted Compeer claims of up to approximately US\$35 million, consisting of (i) judgment against Sunterra Farms Ltd., Sunwold Farms Limited and Ray Price in the amount of US\$35,330,968.94, plus interest in accordance with the *Judgment Interest Act*, and (ii) judgment against Sunterra Enterprises Inc. in the amount of US\$29,132,187.91 (such amounts being subject to the parties submitting further evidence regarding their position on the calculation of the judgments, as directed in the Banking Claims Decision).
7. The Banking Claims Decision has materially affected these CCAA proceedings, as Compeer now has significant claims against Sunterra Farms Ltd., Sunwold Farms Inc. and Sunterra Enterprises Inc. (subject to any appeal rights).
8. The Applicants have re-evaluated the projected path of these proceedings in light of the Banking Claims Decision, and have retained Goodmans LLP, a leading restructuring, financing and corporate firm, to assist in exploring and advancing potential options for a comprehensive, value-maximizing restructuring solution. Together with the Applicants’

management, Goodmans LLP has analyzed the Applicants' capital structure, the various claims against the Applicants, and the potential options and alternatives available to advance and implement a comprehensive restructuring solution within these CCAA proceedings.

9. The Applicants believe that there are two principal paths to maximize value for stakeholders:
  - (a) Plan / Restructuring Path: Development and negotiation of stakeholder transaction support agreements, a plan or plans of compromise or arrangement, or other similar restructuring or reorganization transactions, including settlement agreements between the parties.
  - (b) Transaction Path: Advancement of a court-approved sale, investment, or refinancing transaction as part of an overall group transaction, various asset transactions, or certain limited transactions to support a restructuring.
10. The Applicants intend to advance these two paths concurrently, and intend to engage constructively with stakeholders towards advancing these paths. The determination of which path will ultimately proceed to implementation will depend upon several factors, including stakeholder support.
11. As an initial next step, the Applicants, with the assistance of their advisors and in consultation with the Monitor, expect to engage with key stakeholders to develop and advance a comprehensive global sale and investment solicitation process in respect of all of the Applicants and their businesses.
12. In light of the Banking Claims Decision, the Applicants believe that the appointment of a Chief Restructuring Advisor – with expertise in insolvency, complex capital structures, and managing competing stakeholder interests – would be in the best interests of the Applicants and their stakeholders and will assist in advancing a commercial resolution of a variety of business matters by ensuring that productive negotiations can proceed with applicable stakeholders.
13. To that end, the Applicants have retained Neil Narfason Professional Corporation (“NNPC”) as a restructuring advisor to provide the Applicants with support, advice and assistance in connection with evaluating and implementing strategic options and alternatives in respect of potential restructuring options.
14. Paragraph 4(c) of the ARIO permits the Applicants to retain such Assistants (as defined in the ARIO) as they deem reasonably necessary to or desirable in the ordinary course of business or for the carrying out of the terms of the ARIO.
15. The Applicants believe that it would be appropriate and in the best interests of the Applicants and their stakeholders for NNPC's engagement as restructuring advisor to be expanded and formalized as a Court-approved Chief Restructuring Advisor, and intend to use the benefit of an extension of the Stay Period to work with NNPC and applicable

stakeholders to finalize the terms of such expanded engagement (subject to Court approval) and obtain stakeholder support.

### **Stay Period**

16. The Stay Period currently expires on February 28, 2026. The Applicants are requesting an extension of the Stay Period pursuant to the proposed Stay Extension Order to and including April 15, 2026.
17. The proposed extension of the Stay Period is necessary in order to maintain continued stability while the Applicants pursue a comprehensive restructuring solution. The Applicants intend to advance the Plan / Restructuring Path and the Transaction Path concurrently.
18. During the extension of the Stay Period, the Applicants intend to:
  - (a) work with the legal counsel and NNPC to develop and advance the Plan / Restructuring Path and the Transaction Path in parallel;
  - (b) in connection with the foregoing, develop a comprehensive global sale and investment solicitation process and return to Court to seek approval of such process;
  - (c) work to finalize arrangements regarding the appointment of NNPC as Chief Restructuring Advisor and return to Court to seek approval of such engagement; and
  - (d) engage with key stakeholders regarding all of the foregoing matters.
19. The Applicants believe that stakeholders will not be prejudiced by the proposed extension of the Stay Period.
20. The Applicants have acted and continue to act in good faith and with due diligence throughout these CCAA proceedings.

### **Application of the Stay of Proceedings to WMS**

21. WMS is a 50% owned subsidiary of Sunterra Enterprises Inc., an applicant in these proceedings. The other 50% of the voting shares of WMS are held by Signature Pointe Developments Inc. (“SPDI”).
22. The Court in these proceedings has previously confirmed that the stay of proceedings granted by the ARIO provides protection from and against actions or proceedings taken by SPDI that affect the interest of Sunterra Enterprises in WMS. However, the Applicants believe that further clarity regarding the scope of the stay of proceedings in respect of WMS is required to ensure that there is proper protection in place for WMS and the interests of Sunterra Enterprises in WMS. Among other things, ATB Financial, as secured lender to WMS, has advanced a potential receivership application in respect of WMS outside of these CCAA proceedings.

23. The Applicants are therefore seeking to confirm pursuant to the proposed Second ARIO that the stay of proceedings and related protections granted by the ARIO applies to WMS and its business and property, *mutatis mutandis*.

**Administration Charge**

24. The Applicants are seeking amendments to the Administration Charge pursuant to the Second ARIO to confirm that Goodmans LLP, as counsel to the Applicants is a beneficiary of the Administration Charge, including for services provided prior to the granting of the Second ARIO.

**Set-Off**

25. The Applicants are seeking amendments to the ARIO pursuant to clarify that, during the Stay Period, no party may assert rights of set-off in respect of any obligations owing before the commencement of these CCAA proceedings without an order of the Court.
26. This provision is required to ensure that the Applicants can continue to operate in the ordinary course and that no set-off rights will be exercised in a way that will disrupt the Applicants' restructuring efforts.

**General**

27. The circumstances that exist make the proposed Stay Extension Order appropriate.
28. Such further and other grounds as counsel may advise and this Court may permit.

**AFFIDAVIT OR OTHER EVIDENCE TO BE RELIED ON:**

29. The Affidavit of Arthur Price sworn February 20, 2026;
30. Report of the Monitor, to be filed; and
31. Such further and other materials or evidence as counsel may advise and this Court may permit.

**APPLICABLE RULES:**

32. *Alberta Rules of Court*, AR 124/2010.

**APPLICABLE ACTS AND REGULATIONS:**

33. The CCAA and this Court's equitable and statutory jurisdiction thereunder.
34. *Judicature Act*, R.S.A. 2000, c. J-2.
35. Such further and other Acts and regulations as counsel may advise and this Court may permit.

**HOW THE APPLICATION IS PROPOSED TO BE HEARD OR CONSIDERED:**

36. By virtual hearing before the Honourable Justice M.J. Lema on February 24, 2026 at 2:00 p.m. or as soon thereafter as counsel may be heard.

**WARNING**

If you do not come to Court either in person or by your lawyer, the Court may give the applicant(s) what they want in your absence. You will be bound by any order the Court makes. If you want to take part in the application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of this form. If you intend to give evidence in response to the application, you must reply by filing an affidavit or other evidence with the Court and serving a copy of that affidavit or other evidence on the applicant(s) a reasonable time before the application is to be heard or considered.

**SCHEDULE A**

**DRAFT SECOND AMENDED AND RESTATED INITIAL ORDER**

[See attached.]

Clerk's Stamp:



COURT FILE NUMBER  
COURT  
JUDICIAL CENTRE OF

2501-06120  
COURT OF KING'S BENCH OF ALBERTA  
CALGARY  
IN THE MATTER OF THE *COMPANIES'*  
*CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c.  
C-36, as amended

AND IN THE MATTER OF A PLAN OF  
COMPROMISE OR ARRANGEMENT OF  
SUNTERRA FOOD CORPORATION, TROCHU  
MEAT PROCESSORS LTD., SUNTERRA  
QUALITY FOOD MARKETS INC., SUNTERRA  
FARMS LTD., SUNWOLD FARMS LIMITED,  
SUNTERRA BEEF LTD., LARIAGRA FARMS  
LTD., SUNTERRA FARM ENTERPRISES LTD.,  
SUNTERRA ENTERPRISES INC.

APPLICANT(S):

SUNTERRA FOOD CORPORATION, TROCHU  
MEAT PROCESSORS LTD., SUNTERRA  
QUALITY FOOD MARKETS INC., SUNTERRA  
FARMS LTD., SUNWOLD FARMS LIMITED,  
SUNTERRA BEEF LTD., LARIAGRA FARMS  
LTD., SUNTERRA FARM ENTERPRISES LTD.,  
SUNTERRA ENTERPRISES INC.

DOCUMENT

**SECOND AMENDED AND RESTATED  
INITIAL ORDER**

CONTACT INFORMATION OF PARTY  
FILING THIS DOCUMENT:

Goodmans LLP  
333 Bay Street, Suite 3400  
Toronto, ON M5H 2S7  
Attention: Robert J. Chadwick / Caroline Descours /  
Andrew Harmes / Gurratan Gill  
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Fax: 416.979.1234  
Email Address: [rchadwick@goodmans.ca](mailto:rchadwick@goodmans.ca)  
[cdescours@goodmans.ca](mailto:cdescours@goodmans.ca)  
[aharmes@goodmans.ca](mailto:aharmes@goodmans.ca)  
[ggill@goodmans.ca](mailto:ggill@goodmans.ca)

**DATE ON WHICH ORDER WAS  
PRONOUNCED:**  
**NAME OF JUDGE WHO MADE THIS  
ORDER:**  
**LOCATION OF HEARING:**

February 24, 2026

Michael J. Lema  
Calgary, Alberta

UPON the application of Sunterra Food Corporation, Trochu Meat Processors Ltd., Sunterra Quality Food Markets Inc., Sunterra Farms Ltd., Sunwold Farms Limited, Sunterra Beef Ltd., Lariagra

Farms Ltd., Sunterra Farm Enterprises Ltd., Sunterra Enterprises Inc. (the “**Applicants**”); **AND UPON** having read the Affidavit of Arthur Price sworn April 15, 2025, filed; **AND UPON** being advised that Sunterra Food Corporation, Trochu Meat Processors Ltd., Sunterra Quality Food Markets Inc., Sunterra Farms Ltd., Sunwold Farms Limited (the “**Proponents**”) had previously commenced proceedings on March 24, 2025 (the “**Proposal Date**”) under Part III of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. 8-3 (the “**BIA**”), having Court File Numbers 25-3202164, 25-3202163, 25-3202160, 25-3202157 and 25-3202163 (the “**NOI Proceedings**”); **AND UPON** noting that Harris & Partners Inc. was appointed Proposal Trustee (“**Proposal Trustee**”) in the NOI Proceedings; **AND UPON** having read the Report of the Proposal Trustee; **AND UPON** having read the First Report of the Monitor, FTI Consulting Canada Inc. (the “**Monitor**”); **AND UPON** the Application (Second Amended and Restated Initial Order) of the Applicants; **AND UPON** having read the Affidavit of Arthur Price sworn February 20, 2026 (the “**Price Affidavit**”); **AND UPON** having read the [●] Report of the Monitor; **AND UPON** being advised that the secured creditors who are likely to be affected by the charges created herein have been provided notice of this application; **AND UPON** hearing counsel for the Applicants, counsel to the Monitor, counsel to National Bank of Canada, counsel to Compeer Financial, PCA, and counsel to Farm Credit Canada; **IT IS HEREBY ORDERED AND DECLARED THAT:**

#### **SERVICE**

1. The time for service of the notice of application for this Second Amended and Restated Initial Order (the “**Order**”) is hereby abridged and deemed good and sufficient and this application is properly returnable today.

#### **APPLICATION**

2. The Applicants are companies to which the *Companies’ Creditors Arrangement Act* of Canada (the “**CCAA**”) applies. The NOI Proceedings are hereby taken up and continued under the CCAA and the provisions of Part III of the BIA shall have no further application to the Applicants. The NOI Proceedings shall have no further force and effect, and are hereby terminated, save that any and all acts, steps, agreements and procedures validly taken, done or entered into by the Applicants during the NOI Proceedings shall remain valid, binding and actionable within these proceedings. For certainty, (a) approval of the Monitor’s and its counsel’s fees and disbursements and approval of the Monitor’s activities in this proceeding shall be deemed approval of the fees and disbursements and activities of Harris & Partners Inc. in its capacity as Proposal Trustee and the fees and disbursements of the Proposal Trustee’s counsel in the NOI Proceedings, and (b) references to the

time or date of the “Initial Order” used in this Order shall mean (i) for the Proponents, the Proposal Date, and (ii) for the other Applicants, April 22, 2025.

### **PLAN OF ARRANGEMENT**

3. The Applicants shall have the authority to file and may, subject to further order of this Court, file with this Court a plan or plans of compromise or arrangement (the “**Plan**”).

### **POSSESSION OF PROPERTY AND OPERATIONS**

4. The Applicants shall:
  - (a) remain in possession and control of their current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds thereof (the “**Property**”);
  - (b) subject to further order of this Court, continue to carry on business in a manner consistent with the preservation of their businesses (the “**Business**”), including the right to utilize the cash balances in their accounts in accordance with the cash flows filed in these proceedings (the “**Cash Flows**”) and, generally, in the ordinary course of the Applicants’ operations and Property; and
  - (c) be authorized and empowered to continue to retain and employ the employees, consultants, contractors, agents, experts, accountants, counsel and such other persons (collectively “**Assistants**”) currently retained or employed by them, with liberty to retain such further Assistants as they deem reasonably necessary or desirable in the ordinary course of business or for the carrying out of the terms of this Order.
5. To the extent permitted by law, the Applicants shall be entitled but not required to make the following advances or payments of the following expenses, incurred prior to, on or after the Initial Order:
  - (a) all outstanding and future wages, salaries, employee and pension benefits, vacation pay and expenses payable prior to, on or after the date of the Initial Order, in each case incurred in the ordinary course of business and consistent with existing compensation policies and arrangements;

- (b) amounts outstanding for inventory and other goods and services essential to the Business or delivered by critical suppliers with the consent of the Monitor;
  - (c) the reasonable fees and disbursements of any Assistants retained or employed by the Applicant in respect of these proceedings, at their standard rates and charges, including for periods prior to the date of the Initial Order;
  - (d) the payments set out in the Cash Flows, subject to the notes related to such payment in the Cash Flows and the consent of the Monitor.
6. Except as otherwise provided to the contrary herein, the Applicants shall be entitled but not required to pay all reasonable expenses incurred by the Applicants in carrying on the Business in the ordinary course from and after the Initial Order, and in carrying out the provisions of this Order, which expenses shall include, without limitation:
- (a) all expenses and capital expenditures reasonably necessary for the preservation of the Property or the Business including, without limitation, payments on account of insurance (including directors and officers insurance), maintenance and security services; and
  - (b) payment for goods or services actually supplied to the Applicants following the date of the Initial Order.
7. The Applicants shall remit, in accordance with legal requirements, or pay:
- (a) any statutory deemed trust amounts in favour of the Crown in Right of Canada or of any Province thereof or any other taxation authority that are required to be deducted from employees' wages, including, without limitation, amounts in respect of:
    - (i) employment insurance,
    - (ii) Canada Pension Plan,
    - (iii) Quebec Pension Plan, and
    - (iv) income taxes,

but only where such statutory deemed trust amounts arise after the date of the Initial Order, or are not required to be remitted until after the date of the Initial Order, unless otherwise ordered by the Court;

- (b) all goods and services or other applicable sales taxes (collectively, “**Sales Taxes**”) required to be remitted by the Applicants in connection with the sale of goods and services by the Applicants, but only where such Sales Taxes are accrued or collected after the date of the Initial Order, or where such Sales Taxes were accrued or collected prior to the date of the Initial Order but not required to be remitted until on or after the date of the Initial Order; and
  - (c) any amount payable to the Crown in Right of Canada or of any Province thereof or any political subdivision thereof or any other taxation authority in respect of municipal realty, municipal business or other taxes, assessments or levies of any nature or kind which are entitled at law to be paid in priority to claims of secured creditors and that are attributable to or in respect of the carrying on of the Business by the Applicants.
8. Until such time as a real property lease is disclaimed or resiliated in accordance with the CCAA, the Applicant may pay all amounts constituting rent or payable as rent under real property leases (including, for greater certainty, common area maintenance charges, utilities and realty taxes and any other amounts payable as rent to the landlord under the lease) based on the terms of existing lease arrangements or as otherwise may be negotiated by the Applicants, as applicable, from time to time for the period commencing from and including the date of the Initial Order (“**Rent**”), but shall not pay any rent in arrears.
9. Except as specifically permitted in this Order, the Applicants are hereby directed, until further order of this Court:
- (a) to make no payments of principal, interest thereon or otherwise on account of amounts owing by the Applicants, or any of them, to any of its creditors as of the date of the Initial Order;
  - (b) to grant no security interests, trust, liens, charges or encumbrances upon or in respect of any of its Property; and
  - (c) not to grant credit or incur liabilities except in the ordinary course of the Business.

## RESTRUCTURING

10. The Applicants shall, subject to such requirements as are imposed by the CCAA have the right to:
- (a) permanently or temporarily cease, downsize or shut down any portion of their business or operations and to dispose of redundant or non-material assets not exceeding \$500,000 in any one transaction or \$2,000,000 in the aggregate, provided that any sale that is either (i) in excess of the above thresholds, or (ii) in favour of a person related to the Applicant (within the meaning of section 36(5) of the CCAA), shall require authorization by this Court in accordance with section 36 of the CCAA;
  - (b) terminate the employment of such of their employees or temporarily lay off such of their employees as they deem appropriate on such terms as may be agreed upon between the Applicants and such employee, or failing such agreement, to deal with the consequences thereof in the Plan;
  - (c) disclaim or resiliate, in whole or in part, with the prior consent of the Monitor or further Order of the Court, their arrangements or agreements of any nature whatsoever with whomsoever, whether oral or written, as the Applicants deem appropriate, in accordance with section 32 of the CCAA; and
  - (d) pursue all avenues of refinancing, sale or restructuring of their Business or Property, in whole or part, subject to prior approval of this Court being obtained before any material refinancing, sale or restructuring,

all of the foregoing to permit the Applicants to proceed with an orderly restructuring of the Business (the “**Restructuring**”).

11. The Applicants shall provide each of the relevant landlords with notice of the Applicant’s intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal. If the landlord disputes the Applicants’ entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Applicants, or by further order of this Court upon application by the Applicants on at least two (2) days’ notice to such landlord and any such secured creditors. If the Applicants disclaim or resiliate the lease governing such leased premises in accordance with section 32 of the CCAA, they shall

not be required to pay Rent under such lease pending resolution of any such dispute other than Rent payable for the notice period provided for in section 32(5) of the CCAA, and the disclaimer or resiliation of the lease shall be without prejudice to the Applicants' claim to the fixtures in dispute.

12. If a notice of disclaimer or resiliation is delivered pursuant to section 32 of the CCAA, then:
- (a) during the notice period prior to the effective time of the disclaimer or resiliation, the landlord may show the affected leased premises to prospective tenants during normal business hours, on giving the Applicants and the Monitor 24 hours' prior written notice; and
  - (b) at the effective time of the disclaimer or resiliation, the relevant landlord shall be entitled to take possession of any such leased premises without waiver of or prejudice to any claims or rights such landlord may have against the Applicants in respect of such lease or leased premises and such landlord shall be entitled to notify the Applicants of the basis on which it is taking possession and to gain possession of and re-lease such leased premises to any third party or parties on such terms as such landlord considers advisable, provided that nothing herein shall relieve such landlord of its obligation to mitigate any damages claimed in connection therewith.

#### **NO PROCEEDINGS AGAINST THE APPLICANT OR THE PROPERTY**

13. Until and including April 15, 2026 or such later date as this Court may order (the "**Stay Period**"), no proceeding or enforcement process in any court (each, a "**Proceeding**") shall be commenced or continued against or in respect of the Applicants or the Monitor, or affecting the Business or the Property, except with the written consent of the Applicants and the Monitor or with leave of this Court, and any and all Proceedings currently under way against or in respect of the Applicants or affecting the Business or the Property are hereby stayed and suspended pending further order of this Court. The stay is granted as against the Canadian entities, being the Applicants in these proceedings, as well as against any Property or Business of the Canadian entities, regardless of which jurisdiction that Property or Business is in, but does not apply against any current or forthcoming proceedings in the United States against the US entities, Sunterra Farms Iowa, Inc, Sunwold Farms Inc and Lariagra Farms South, Inc.

## **NO EXERCISE OF RIGHTS OR REMEDIES**

14. During the Stay Period, all rights and remedies of any individual, firm, corporation, governmental body or agency, or any other entities (all of the foregoing, collectively being “**Persons**” and each being a “**Person**”), whether judicial or extra-judicial, statutory or non-statutory, against or in respect of the Applicants or the Monitor, or affecting the Business or the Property, are hereby stayed and suspended and shall not be commenced, proceeded with or continued except with the written consent of the Applicants and the Monitor or with leave of this Court, provided that nothing in this Order shall:
- (a) empower the Applicants to carry on any business that the Applicants, and any of them, are not lawfully entitled to carry on;
  - (b) affect such investigations, actions, suits or proceedings by a regulatory body as are permitted by section 11.1 of the CCAA;
  - (c) prevent the filing of any registration to preserve or perfect a security interest;
  - (d) prevent the registration of a claim for lien; or
  - (e) exempt the Applicants or any of them from compliance with statutory or regulatory provisions relating to health, safety or the environment.
15. Nothing in this Order shall prevent any party from taking an action against the Applicants where such an action must be taken in order to comply with statutory time limitations in order to preserve their rights at law, provided that no further steps shall be taken by such party except in accordance with the other provisions of this Order, and notice in writing of such action be given to the Monitor at the first available opportunity.

## **NO INTERFERENCE WITH RIGHTS**

16. During the Stay Period, no Person shall accelerate, suspend, discontinue, fail to honour, alter, interfere with, repudiate, rescind, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Applicants, or any of them, except with the written consent of the Applicants and the Monitor, or leave of this Court.

### **PRE-FILING VS POST-FILING SET-OFF**

17. No Person shall be entitled to set off any amounts that (a) are or may become due to an Applicant in respect of obligations arising prior to the date hereof with any amounts that are or may become due from an Applicant in respect of obligations arising on or after the date hereof; or (b) are or may become due from an Applicant in respect of obligations arising prior to the date hereof with any amounts that are or may become due to an Applicant in respect of obligations arising on or after the date hereof, in each case without the consent of the Applicants and the Monitor, or further Order of this Court.

### **CONTINUATION OF SERVICES**

18. During the Stay Period, all Persons having:

- (a) statutory or regulatory mandates for the supply of goods and/or services; or
- (b) oral or written agreements or arrangements with the Applicants or any of them,

including without limitation all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation, services, utility or other services to the Business or the Applicants or any of them, are hereby restrained until further order of this Court from discontinuing, altering, interfering with, suspending or terminating the supply of such goods or services as may be required by the Applicants or any of them or exercising any other remedy provided under such agreements or arrangements. The Applicants shall be entitled to the continued use of their current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the usual prices or charges for all such goods or services received after the date of the Initial Order are paid by the Applicant(s) as applicable in accordance with the payment practices of the Applicants, or such other practices as may be agreed upon by the supplier or service provider and each of the Applicants and the Monitor, or as may be ordered by this Court.

### **NON-DEROGATION OF RIGHTS**

19. Nothing in this Order has the effect of prohibiting a Person from requiring immediate payment for goods, services, use of leased or licensed property or other valuable consideration provided on or after the date of the Initial Order, nor shall any Person be under any obligation on or after the date

of the Initial Order to advance or re-advance any monies or otherwise extend any credit to the Applicants.

#### **APPLICATION OF THE STAY OF PROCEEDINGS TO WEST MARKET SQUARE INC.**

20. West Market Square Inc., its business and its current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds thereof, shall have the benefit of the protections provided by paragraphs 13 to 19 of this Order, *mutatis mutandis*.

#### **PROCEEDINGS AGAINST DIRECTORS AND OFFICERS**

21. During the Stay Period, and except as permitted by subsection 11.03(2) of the CCAA and paragraph 15 of this Order, no Proceeding may be commenced or continued against any of the former, current or future directors or officers of the Applicants, or any of them, with respect to any claim against the directors or officers that arose before the date of the Initial Order and that relates to any obligations of the Applicants, or any of them, whereby the directors or officers are alleged under any law to be liable in their capacity as directors or officers for the payment or performance of such obligations, until a compromise or arrangement in respect of the Applicants, or any of them as applicable, if one is filed, is sanctioned by this Court or is refused by the creditors of the Applicants, as relevant, or this Court.

#### **DIRECTORS' AND OFFICERS' INDEMNIFICATION**

22. Each of the Applicants shall indemnify its directors and officers against obligations and liabilities that they may incur as directors and or officers of the respective Applicants after the commencement of the within proceedings except to the extent that, with respect to any officer or director, the obligation was incurred as a result of the director's or officer's gross negligence or wilful misconduct.
23. The directors and officers of the Applicants shall be entitled to the benefit of and are hereby granted a charge (the "**Directors' Charge**") on the Property, which charge shall not exceed an aggregate amount of \$900,000, as security for the indemnity provided in paragraph 22 of this Order. The Directors' Charge shall have the priority set out in paragraphs 33 and 35 herein.

24. Notwithstanding any language in any applicable insurance policy to the contrary:
- (a) no insurer shall be entitled to be subrogated to or claim the benefit of the Directors' Charge; and
  - (b) the Applicants' directors and officers shall only be entitled to the benefit of the Directors' Charge to the extent that they do not have coverage under any directors' and officers' insurance policy, or to the extent that such coverage is insufficient to pay amounts indemnified in accordance with paragraph 22 of this Order.

#### **APPOINTMENT OF MONITOR**

25. FTI is hereby appointed pursuant to the CCAA as the Monitor, an officer of this Court, to monitor the Property, Business, and financial affairs and the Applicants with the powers and obligations set out in the CCAA or set forth herein and that the Applicants and their shareholders, officers, directors, and Assistants shall advise the Monitor of all material steps taken by the Applicants or any of them pursuant to this Order, and shall co-operate fully with the Monitor in the exercise of its powers and discharge of its obligations and provide the Monitor with the assistance that is necessary to enable the Monitor to adequately carry out the Monitor's functions. All other engagements of FTI concerning any one or more of the Applicants or their affiliates, are hereby terminated.
26. The Monitor, in addition to its prescribed rights and obligations under the CCAA, is hereby directed and empowered to:
- (a) monitor the Applicants' receipts and disbursements, Business and dealings with the Property;
  - (b) report to this Court at such times and intervals as the Monitor may deem appropriate with respect to matters relating to the Property, the Business, and such other matters as may be relevant to the proceedings herein and immediately report to the Court if in the opinion of the Monitor there is a material adverse change in the financial circumstances of the Applicants;
  - (c) advise the Applicants in their preparation of the Applicants' cash flow statements and reporting required by these proceedings;
  - (d) advise the Applicants in their development of the Plan and any amendments to the Plan;

- (e) assist the Applicants, to the extent required by the Applicants, with the holding and administering of creditors' or shareholders' meetings for voting on the Plan;
  - (f) have full and complete access to the Property, including the premises, books, records, data, including data in electronic form and other financial documents of the Applicants to the extent that is necessary to adequately assess the Property, Business, and financial affairs of the Applicants or to perform its duties arising under this Order;
  - (g) be at liberty to engage independent legal counsel or such other Persons as the Monitor deems necessary or advisable respecting the exercise of its powers and performance of its obligations under this Order;
  - (h) hold funds in trust or in escrow, to the extent required, to facilitate settlements between the Applicants and any other Person; and
  - (i) perform such other duties as are required by this Order or by this Court from time to time.
27. The Monitor shall not take possession of the Property and shall take no part whatsoever in the management or supervision of the management of the Business and shall not, by fulfilling its obligations hereunder, or by inadvertence in relation to the due exercise of powers or performance of duties under this Order, be deemed to have taken or maintain possession or control of the Business or Property, or any part thereof. Nothing in this Order shall require the Monitor to occupy or to take control, care, charge, possession or management of any of the Property that might be environmentally contaminated, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal or waste or other contamination, provided however that this Order does not exempt the Monitor from any duty to report or make disclosure imposed by applicable environmental legislation or regulation. The Monitor shall not, as a result of this Order or anything done in pursuance of the Monitor's duties and powers under this Order be deemed to be in possession of any of the Property within the meaning of any federal or provincial environmental legislation.
28. The Monitor shall provide any creditor of the Applicants or any of with information provided by the Applicants in response to reasonable requests for information made in writing by such creditor addressed to the Monitor. The Monitor shall not have any responsibility or liability with respect to the information disseminated by it pursuant to this paragraph. In the case of information that the

Monitor has been advised by the Applicant(s) is confidential, the Monitor shall not provide such information to creditors unless otherwise directed by this Court or on such terms as the Monitor and the Applicant(s) may agree.

29. In addition to the rights and protections afforded the Monitor under the CCAA or as an Officer of this Court, the Monitor shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the protections afforded the Monitor by the CCAA or any applicable legislation.
30. The Monitor, counsel to the Monitor, the Proposal Trustee, counsel to the Proposal Trustee, Hawco Peters and Associates Inc. (the Financial Advisor), Goodmans LLP (counsel to the Applicants) and other counsel to the Applicants shall be paid their reasonable fees and disbursements (including any pre-filing fees and disbursements related to these CCAA proceedings), in each case at their standard rates and charges, by the Applicants as part of the costs of these proceedings. The Applicants are hereby authorized to pay the accounts of the Monitor, counsel for the Monitor and counsel for the Applicants on a weekly basis or such other terms as the parties may agree and, in addition, the Applicants are hereby authorized to pay to the Monitor, counsel to the Monitor, and counsel to the Applicants retainers in the respective amounts of \$50,000, to be held by them as security for payment of their respective fees and disbursements outstanding from time to time.
31. The Monitor and its legal counsel shall pass their accounts from time to time.
32. The Monitor, counsel to the Monitor, Goodmans LLP (counsel to the Applicants) and other counsel to the Applicants, as security for the professional fees and disbursements incurred both before and after the granting of the Initial Order, shall be entitled to the benefits of and are hereby granted a charge (the “**Administration Charge**”) on the Property, which charge shall not exceed an aggregate amount of \$1,000,000, as security for their professional fees and disbursements incurred at the normal rates and charges of the Monitor and such counsel, both before and after the making of the Initial Order in respect of these proceedings. The Administration Charge shall have the priority set out in paragraphs 33 and 35 hereof.

## VALIDITY AND PRIORITY OF CHARGES

33. The priority of the Administration Charge and the Directors' Charge (collectively, the "**Charges**"), as among them, shall be as follows:

First – Administration Charge (to the maximum amount of \$1,000,000); and

Second – Directors' Charge (to the maximum amount of \$900,000).

34. The filing, registration or perfection of the Charges shall not be required, and the Charges shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered, recorded or perfected subsequent to the Charges coming into existence, notwithstanding any such failure to file, register, record or perfect.

35. The Charges (all as constituted and defined herein) shall constitute a charge on the Property and subject always to section 34(11) of the CCAA such Charges shall rank in priority to all other security interests, trusts, liens, charges and encumbrances, and claims of secured creditors, statutory or otherwise (collectively, "**Encumbrances**") in favour of any Person.

36. Except as otherwise expressly provided for herein, or as may be approved by this Court, the Applicants shall not grant any Encumbrances over any Property that rank in priority to, or *pari passu* with, any of the Charges, unless the Applicants also obtain the prior written consent of the Monitor and the beneficiaries of the Charges, or further order of this Court.

37. The Charges shall not be rendered invalid or unenforceable and the rights and remedies of the chargees entitled to the benefit of the Charges (collectively, the "**Chargees**") shall not otherwise be limited or impaired in any way by:

- (a) the pendency of these proceedings and the declarations of insolvency made in this Order;
- (b) any application(s) for bankruptcy order(s) issued pursuant to BIA, or any bankruptcy order made pursuant to such applications;
- (c) the filing of any assignments for the general benefit of creditors made pursuant to the BIA;
- (d) the provisions of any federal or provincial statutes; or

- (e) any negative covenants, prohibitions or other similar provisions with respect to borrowings, incurring debt or the creation of Encumbrances, contained in any existing loan documents, lease, sublease, offer to lease or other agreement (collectively, an “**Agreement**”) that bind the Applicants or any of them, and notwithstanding any provision to the contrary in any Agreement:
  - (i) neither the creation of the Charges nor the execution, delivery, perfection, registration or performance of any documents in respect thereof shall create or be deemed to constitute a new breach by the Applicant of any Agreement to which it is a party;
  - (ii) none of the Chargees shall have any liability to any Person whatsoever as a result of any breach of any Agreement caused by or resulting from the creation of the Charges; and
  - (iii) the payments made by the Applicant pursuant to this Order, and the granting of the Charges, do not and will not constitute preferences, fraudulent conveyances, transfers at undervalue, oppressive conduct or other challengeable or voidable transactions under any applicable law.

#### **ALLOCATION**

38. Any interested Person may apply to this Court on notice to any other party likely to be affected for an order to allocate the Charges amongst the various assets comprising the Property.

#### **SERVICE AND NOTICE**

39. The Monitor shall (i) without delay, publish in the Calgary Herald a notice containing the information prescribed under the CCAA, (ii) within five (5) days after the date of this Order make this Order publicly available in the manner prescribed under the CCAA, (iii) within five (5) days after the date of the Initial Order send, in the prescribed manner, a notice to every known creditor who has a claim against the Applicants or any of them of more than \$1,000 and (C) prepare a list showing the names and addresses of those creditors and the estimated amounts of those claims, and make it publicly available in the prescribed manner, all in accordance with section 23(1)(a) of the CCAA and the regulations made thereunder.

40. The Applicants and the Monitor shall be at liberty to serve this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery, facsimile transmission or e-mail to the Applicant's creditors or other interested Persons at their respective addresses as last shown on the records of the Applicants and that any such service or notice by courier, personal delivery, facsimile transmission or e-mail shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing. The Monitor shall establish and maintain a website in respect of these proceedings at <https://cfcanada.fticonsulting.com/sunterra/> and shall post there as soon as practicable: (a) all materials prescribed by statute or regulation to be made publicly available; (b) all applications, reports, affidavits, orders or other materials filed in these proceedings by or on behalf of the Monitor, or served upon it, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
41. Any Person that wishes to be served with any application and other materials in these proceedings must deliver to the Monitor by way of ordinary mail, courier, personal delivery or electronic transmission a request to be added to a service list (the "**Service List**") to be maintained by the Monitor. The Monitor shall post and maintain an up-to-date form of the Service List on its website as described in the previous paragraph.

#### **GENERAL**

42. The Applicants or any of them or the Monitor may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
43. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Monitor will report to the Court from time to time, which reporting is not required to be in affidavit form and shall be considered by this Court as evidence. The Monitor's reports shall be filed by the Court Clerk notwithstanding that they do not include an original signature.
44. Nothing in this Order shall prevent the Monitor from acting as an interim receiver, a receiver, a receiver and manager or a trustee in bankruptcy of the Applicants or any of them, the Business or the Property.
45. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any foreign jurisdiction, to give effect to

this Order and to assist the Applicants, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Applicants and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or to assist the Applicants and the Monitor and their respective agents in carrying out the terms of this Order.

46. Each of the Applicants and the Monitor be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order and that the Monitor is authorized and empowered to act as a representative in respect of the within proceeding for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
47. Any interested party (including any of the Applicants and the Monitor) may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to any other party or parties likely to be affected by the order sought or upon such other notice, if any, as this Court may order; provided, however, that the Chargees shall be entitled to rely on this Order as granted on the Charges and priorities set forth in paragraphs 33 and 35 hereof with respect to any fees, expenses and disbursements incurred, as applicable, until the date this Order may be amended, varied or stayed.
48. This Order and all of its provisions are effective as of 12:01 a.m. Mountain Standard Time on the date of this Order.

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Justice of the Court of King's Bench of Alberta