



COURT FILE NO. 2501 – 19283  
 COURT COURT OF KING'S BENCH OF ALBERTA  
 JUDICIAL CENTRE CALGARY  
 PLAINTIFF COMPEER FINANCIAL, PCA  
 DEFENDANTS SUNTERRA FARMS LTD., SUNWOLD FARMS LIMITED, SUNTERRA ENTERPRISES INC., RAY PRICE, DEBBIE UFFELMAN, CRAIG THOMPSON, DAVID PRICE, ARTHUR PRICE and GLEN PRICE

DOCUMENT **SEALING ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT **BENNETT JONES LLP**  
 Barristers and Solicitors  
 4500, 855 – 2<sup>nd</sup> Street S.W.  
 Calgary, AB T2P 4K7  
 Attention:  
 Lincoln Caylor  
 Nathan J. Shaheen  
 Keely Cameron  
 Mathieu LaFleche

Telephone No.: 403-298-3100  
 Fax No.: 403-265-7219

**DATE ON WHICH ORDER WAS PRONOUNCED:** December 1, 2025  
**LOCATION OF HEARING OR TRIAL:** Edmonton, Alberta  
**NAME OF JUSTICE WHO MADE THIS ORDER:** The Honourable Justice M.J. Lema

**UPON** the application of Compeer Financial, PCA (the "**Applicant**" or "**Compeer**"); **AND UPON** noting that Nicholas Rue of Compeer, was questioned on October 21, 2025 (the "**Questioning**"); **AND UPON** noting that Mr. Rue undertook to respond to certain questions at the Questioning; **AND UPON** noting that undertaking response #2 contains commercially sensitive,

confidential, and proprietary information related to Compeer's underwriting and review process; **AND UPON** noting the November 25, 2025 undertaking of Scott Chimuk, counsel for the Defendants in this action, that the response to undertaking #2 shall not be relied upon or produced without first seeking a sealing order; **AND UPON** noting that the Defendants intend to rely upon and produce response to undertaking #2; **AND UPON** hearing submissions by counsel for Compeer, and any other counsel or other interested parties present;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

**SERVICE**

1. The time for service of the notice of application for this order (the "**Order**") is hereby abridged and deemed good and sufficient and this application is properly returnable today.

**RESTRICTED COURT ACCESS**

2. Response to undertaking #2 arising from the Questioning of Nicholas Rue held on October 21, 2025, shall be sealed by the Clerk of the Court, kept confidential and shall not form part of the public record, and not be available for public inspection.
3. Response to undertaking #2 shall be sealed and filed in an envelope containing the following statement thereon:

THIS ENVELOPE CONTAINS CONFIDENTIAL RESPONSE TO UNDERTAKING #2 ARISING FROM THE QUESTIONING OF NICHOLAS RUE HELD ON OCTOBER 21, 2025, WHICH SHALL BE SEALED ON THE COURT RECORD AND IS NOT TO BE PLACED ON THE PUBLIC RECORD OR MADE PUBLICLY ACCESSIBLE UNTIL FURTHER ORDER OF THIS COURT.

4. In the event an interested party wishes to unseal the contents of the response to undertaking #2, such interested party may bring an application to this Court in the within proceedings on no less than 7 days' notice to Compeer.

5. Notwithstanding paragraph 4 of this Order, National Bank of Canada and FTI Consulting Canada Inc., in its capacity as the Court-appointed Monitor of the Applicants in Court of King's Bench Action No. 2501-06120 and not in its personal capacity are granted leave to vary this sealing order at 10:00am December 4, 2025 before Justice Lema in chambers or so soon thereafter as counsel may be heard.
6. Service of this Order shall be deemed good and sufficient by serving the same on:
  - (a) The persons listed on the service list created in these proceedings;
  - (b) Any other person served with notice of the Application for this Order;
  - (c) Any other parties attending or represented at the Application for this order; and
  - (d) Posting a copy of this Order on the Monitor's website at:  
<https://cfcanda.fticonsulting.com/sunterra/default.htm>

#### **MISCELLANEOUS**

7. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. 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