



COURT FILE NUMBER 1703-10923

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF ALBERTA TREASURY BRANCHES

DEFENDANTS EAGLES QUAY PROPERTIES INC., FRANK LAYTON and CAROL LAYTON

DOCUMENT **APPLICATION (APPOINTMENT OF RECEIVER)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

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 File No.: 055209-00112/DZW

NOTICE TO RESPONDENT(S)

This application is made against you. You are Respondents.

You have the right to state your side of this matter before the Master/Judge.

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

Date: March 5, 2019
 Time: 10:30 AM
 Where: Edmonton Law Courts,
 1A Sir Winston Churchill Square,
 Edmonton, Alberta
 Before Whom: Justice K.G. Nielsen on the Commercial List

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

Remedy Claimed or Sought:

1. ATB Financial, formerly Alberta Treasury Branches (the "**Applicant**" or "**ATB**"), is seeking an Order substantially in the form attached hereto as **Schedule "A"**:
 - (a) abridging the time for, and validating service of, this Application on the parties set out in the Service List attached hereto as **Schedule "B"** and the materials filed in support of this Application, if necessary, and dispensing with service on any party not served;
 - (b) appointing Hardie & Kelly Inc. ("**H&K**") as receiver (the "**Receiver**") pursuant to section 243 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, as amended ("**BIA**") over all of the current and future assets, undertakings and properties of Eagles Quay Properties Inc. ("**Eagles Quay**");
 - (c) transferring of this Action to the Judicial Centre of Calgary;
 - (d) granting costs of this Application to ATB; and
 - (e) such further and other relief as may be sought by ATB and this Honourable Court may deem appropriate.

Grounds for Making this Application:

Credit Agreement and Security

2. Pursuant to a Credit Agreement dated June 4, 2015 (the "**Credit Agreement**") among ATB, as lender, Eagles Quay, as borrower, and Frank Layton ("**Frank**") and Carol Layton ("**Carol**") as guarantors (the "**Guarantors**"), ATB made certain credit facilities available to Eagles Quay (the "**Credit Facilities**").
3. As at February 20, 2019, the amount owing to ATB by Eagles Quay under the Credit Facilities amounted to \$6,577,535.29, plus interest and costs, both of which continue to accrue (the "**Outstanding Indebtedness**").
4. As security for all amounts owing by Eagles Quay to ATB, Eagles Quay granted ATB the following (as defined below):

- (a) the Eagles Quay Mortgage, which is registered against the Eagles Quay Properties;
- (b) the GSA (as more particularly defined in paragraph 8); and
- (c) the Layton Mortgage, which is registered against the Layton Properties.

(collectively, the "Security").

5. On or about December 5, 2011 Eagles Quay granted a collateral mortgage in the amount of \$5,500,000 in favour of ATB, registered at the Alberta Land Titles Office ("LTO") under Registration No. 112 391 841 (the "Eagles Quay Mortgage"). The Eagles Quay Mortgage is registered against the lands legally described as:

PLAN 0740786
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL
MINES AND MINERALS

PLAN 0740786
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 8
EXCEPTING THEREOUT ALL
MINES AND MINERALS

PLAN 0740786
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 11
EXCEPTING THEREOUT ALL
MINES AND MINERALS

PLAN 0740786
BLOCK 1
LOT 12
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 13
EXCEPTING THEREOUT ALL
MINES AND MINERALS

PLAN 0740786
BLOCK 1
LOT 15
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 16
EXCEPTING THEREOUT ALL
MINES AND MINERALS

PLAN 0740786
BLOCK 1
LOT 32
EXCEPTING THEREOUT ALL MINES
AND MINERALS;

(collectively, the "**Eagles Quay Properties**")

6. Also on or about December 5, 2011, the Guarantors granted a collateral mortgage in the amount of \$2,400,000 in favour of ATB, registered at the LTO under Registration No. 112 391 842 (the "**Layton Mortgage**"). The Layton Mortgage is registered against the following lands owned jointly by the Guarantors (the "**Layton Properties**"):

PLAN 0740786
BLOCK 1
LOT 5
EXCEPTING THEREOUT ALL MINES
AND MINERALS

PLAN 0740786
BLOCK 1
LOT 7
EXCEPTING THEREOUT ALL MINES
AND MINERALS

7. The Guarantors' liability for the Outstanding Indebtedness is limited to the amount realized by ATB through the enforcement of the Layton Mortgage.
8. On or about June 9, 2015, Eagles Quay executed a general security agreement in favor of ATB, pursuant to which Eagles Quay granted an interest in all of its present and after acquired real and personal property registered in favor of ATB (the "**GSA**"). ATB registered the GSA against Eagles Quay at the Alberta Personal Property Registry.

Demand by ATB and Eagles Quay's Failure to Pay the Outstanding Indebtedness

9. On or about May 19, 2017, ATB sent demand letters and a Notices of Intention to Enforce Security in accordance with section 244 of the BIA to Eagles Quay and the Guarantors, which required payment of \$6,053,652.34 plus costs, the amount of the Outstanding Indebtedness at that time (the "**Demands**").
10. Since ATB issued the Demands, Eagles Quay and the Guarantors have been unable or unwilling to pay the Outstanding Indebtedness, which is due and owing to ATB. The failure of Eagles Quay and the Guarantors to pay the Outstanding Indebtedness to ATB when due and owing is an Event of Default pursuant to the terms of the Credit Agreement and the Security.

11. The Credit Agreement and the GSA provide that, upon an Event of Default by Eagles Quay, ATB is entitled to, among other things, apply for the appointment of a receiver.

Necessity of the Appointment of a Receiver

12. ATB has lost confidence in Eagles Quay's management's ability and willingness to sell the remaining Eagles Quay Properties. The relationship between ATB and Eagles Quay has deteriorated significantly in the past several months due the failure of Eagles Quay to:
 - (a) pay amounts owing under the Credit Facilities;
 - (b) adhere to financial reporting requirements set forth in the Credit Agreement;
 - (c) maintain financial covenants set out in the Credit Agreement; and
 - (d) deal with increasing indebtedness in a responsible fashion.
13. As a result of the foregoing, ATB believes that the appointment of a receiver over all of the present and future assets, undertakings, and properties of Eagles Quay pursuant to section 243 of the BIA is just and convenient and necessary to protect the interests of ATB and to preserve and realize on the Security in an orderly fashion.
14. Further, ATB believes that the appointment of the Receiver will be the most effective and efficient way to realize on the value of the assets and minimize the costs associated with this process given that the ideal time for selling recreational properties in Alberta is between March and June of each calendar year (the "Ideal Listing Period").
15. Delay in this Action has already caused ATB to be deprived of the financial benefits from a sale during the Ideal Listing Period for at least the past two years and without the appointment of the Receiver it risks another one passing by without a sale of any of the Eagles Quay Properties.
16. Eagles Quay no longer has any credit available under the Credit Facilities and does not have any funds available to it to continue any remaining operations or pay debts generally as they become due.
17. H&K is a licensed trustee in bankruptcy and has consented to being appointed as receiver of Eagles Quay (the "Receiver").
18. It is appropriate in all of the circumstances that the Receiver be appointed over the assets, undertaking, and properties of Eagles Quay pursuant to section 243 of the BIA.

Other Grounds

19. The grounds set out in the Affidavit of Travis Wojtowicz sworn on February 25, 2019.
20. Such further and other grounds as counsel may advise and this Honourable Court may permit.

Material of Evidence to be Relied On:

21. The Applicant intends to rely on the following materials:
 - (a) the Affidavit of Travis Wojtowicz sworn on February 25, 2019;
 - (b) the Consent to Act as Receiver executed by a duly authorized representative of H&K; and
 - (c) such further and other materials as counsel may advise and this Honourable Court may permit.

Applicable Rules:

22. The Applicant intends to rely on the following rules:
 - (a) the Alberta *Rules of Court*, AR 124/2010, as amended; and
 - (b) such further and other rules as counsel may advise and this Honourable Court may permit.

Applicable Acts and Regulations

23. The Applicant intends to rely on the following Acts:
 - (a) the BIA;
 - (b) the *Judicature Act*, RSA 2000, c J-2;
 - (c) the *Business Corporations Act*, RSA 2000, c B-9;
 - (d) the *Personal Property Security Act*, RSA 2000, c P-7; and

- (e) such further and other Acts and regulations as counsel may advise and this Honourable Court may permit.

Any Irregularity Complained of or Objection Relied on:

24. There are no irregularities complained of or objections relied on.

How the Application is Proposed to be Heard or Considered:

25. Oral submission by counsel at an application before the Honourable Justice K.G. Nielsen at 10:30 AM on March 5, 2019 on the Commercial List with one, some, or all of the parties present.

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 that the Court makes. If you want to take part in this application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to rely on an affidavit or other evidence when the application is heard or considered, you must reply by giving reasonable notice of the material to the applicant.

SCHEDULE "A"

Clerk's stamp:

COURT FILE NUMBER: 1703-10923

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF ALBERTA TREASURY BRANCHES

DEFENDANTS EAGLES QUAY PROPERTIES INC., FRANK LAYTON and CAROL LAYTON

DOCUMENT RECEIVERSHIP ORDER

ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS
DOCUMENT

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File No.: 055209-00112/DZW

DATE ON WHICH ORDER WAS PRONOUNCED: March 5, 2019

NAME OF JUDGE WHO MADE THIS ORDER: Justice K.G. Nielsen

LOCATION OF HEARING: Edmonton, Alberta

UPON the application of ATB Financial (formerly Alberta Treasury Branches) ("ATB") in respect of Eagles Quay Properties Inc. (the "Debtor"); **AND UPON** having read the Application, the Affidavit of Travis Wojtowicz; and the Affidavit of Service of _____, filed; **AND UPON** reading the consent of Hardie & Kelly Inc. to act as receiver and manager (the "Receiver") of the Debtor, filed; **AND UPON** hearing counsel for _____, counsel for the proposed Receiver 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.

APPOINTMENT

2. Pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the “**BIA**”), and sections 13(2) of the *Judicature Act*, R.S.A. 2000, c.J-2 and 65(7) of the *Personal Property Security Act*, R.S.A. 2000, c.P-7, Hardie & Kelly Inc. is hereby appointed Receiver, without security, of all of the Debtor's current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof (the “**Property**”).

RECEIVER'S POWERS

3. The Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:
 - (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
 - (b) to receive, preserve and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;
 - (c) to manage, operate and carry on the business of the Debtor, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor;
 - (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis,

including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;

- (e) to purchase or lease machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to or by the Debtor;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;
- (i) to undertake environmental or workers' health and safety assessments of the Property and operations of the Debtor;
- (j) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding, and provided further that nothing in this Order shall authorize the Receiver to defend or settle the action in which this Order is made unless otherwise directed by this Court;
- (k) to market any or all the Property, including advertising and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (l) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business:
 - (i) without the approval of this Court in respect of any transaction not exceeding \$250,000.00, provided that the aggregate consideration for all such transactions does not exceed \$250,000.00; and

- (ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause,

and in each such case notice under subsection 60(8) of the *Personal Property Security Act*, R.S.A. 2000, c. P-7 or any other similar legislation in any other province or territory shall not be required.

- (m) to apply for any vesting order or other orders (including, without limitation, confidentiality or sealing orders) necessary to convey the Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property;
- (n) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate all matters relating to the Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;
- (o) to register a copy of this Order and any other orders in respect of the Property against title to any of the Property, and when submitted by the Receiver for registration this Order shall be immediately registered by the Registrar of Land Titles of Alberta, or any other similar government authority, notwithstanding Section 191 of the *Land Titles Act*, RSA 2000, c. L-4, or the provisions of any other similar legislation in any other province or territory, and notwithstanding that the appeal period in respect of this Order has not elapsed and the Registrar of Land Titles shall accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of the Debtor and not in its personal capacity;
- (p) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;
- (q) to enter into agreements with any trustee in bankruptcy appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;
- (r) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have;

- (s) to assign the Debtor into bankruptcy or obtain a bankruptcy order against the Debtor, without the need to make any further application to this Court, if the Receiver determines that it is in the best interests of the estate; and
- (t) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons, including the Debtor, and without interference from any other Person (as defined below).

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

- 4.
 - (i) the Debtor,
 - (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and
 - (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "**Persons**" and each being a "**Person**") shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Receiver upon the Receiver's request.
- 5. All Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, and any computer programs, computer tapes, computer disks or other data storage media containing any such information (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph or in paragraph 6 of this Order shall require the delivery of Records, or the

granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or documents prepared in contemplation of litigation or due to statutory provisions prohibiting such disclosure.

6. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names, and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. No proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

8. No Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court, provided, however, that nothing in this Order shall:
 - (a) prevent any Person from commencing a proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such proceeding is not commenced before the expiration of the stay provided by this paragraph; and
 - (b) affect a Regulatory Body's investigation in respect of the debtor or an action, suit or proceeding that is taken in respect of the debtor by or before the Regulatory Body,

other than the enforcement of a payment order by the Regulatory Body or the Court. "Regulatory Body" means a person or body that has powers, duties or functions relating to the enforcement or administration of an Act of Parliament or of the legislature of a Province.

NO EXERCISE OF RIGHTS OF REMEDIES

9. All rights and remedies of any Person, whether judicial or extra-judicial, statutory or non-statutory (including, without limitation, set-off rights) against or in respect of the Debtor or the Receiver or affecting the Property are hereby stayed and suspended and shall not be commenced, proceeded with or continued except with leave of this Court, provided, however, that nothing in this Order shall:
- (a) empower the Debtor to carry on any business that the Debtor is not lawfully entitled to carry on;
 - (b) prevent the filing of any registration to preserve or perfect a security interest;
 - (c) prevent the registration of a claim for lien; or
 - (d) exempt the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment.
10. Nothing in this Order shall prevent any party from taking an action against the Applicant 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 THE RECEIVER

11. No Person shall accelerate, suspend, discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, except with the written consent of the Debtor and the Receiver, or leave of this Court.

CONTINUATION OF SERVICES

12. 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 Debtor, 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 Debtor;

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 Debtor or exercising any other remedy provided under such agreements or arrangements. The Debtor shall be entitled to the continued use of its 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 this Order are paid by the Debtor in accordance with the payment practices of the Debtor, or such other practices as may be agreed upon by the supplier or service provider and each of the Debtor and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

13. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements

provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

EMPLOYEES

14. Subject to employees' rights to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, S.C. 2005, c.47 ("WEPPA").
15. Pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a "Sale"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

16. (a) Notwithstanding anything in any federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arose or environmental damage that occurred:
 - (i) before the Receiver's appointment; or
 - (ii) after the Receiver's appointment unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.

- (b) Nothing in sub-paragraph (a) exempts a Receiver from any duty to report or make disclosure imposed by a law referred to in that sub-paragraph.
- (c) Notwithstanding anything in any federal or provincial law, but subject to sub-paragraph (a) hereof, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Property, the Receiver is not personally liable for failure to comply with the order, and is not personally liable for any costs that are or would be incurred by any person in carrying out the terms of the order,
 - (i) if, within such time as is specified in the order, within 10 days after the order is made if no time is so specified, within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, or during the period of the stay referred to in clause (iv) below, the Receiver:
 - (ii) complies with the order, or
 - (iii) on notice to the person who issued the order, abandons, disposes of or otherwise releases any interest in any real property affected by the condition or damage;
 - (iv) during the period of a stay of the order granted, on application made within the time specified in the order referred to in clause (i) above, within 10 days after the order is made or within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed;
 - (v) the court or body having jurisdiction under the law pursuant to which the order was made to enable the Receiver to contest the order; or
 - (vi) the court having jurisdiction in bankruptcy for the purposes of assessing the economic viability of complying with the order; or
 - (vii) if the Receiver had, before the order was made, abandoned or renounced or been divested of any interest in any real property affected by the condition or damage.

LIMITATION ON THE RECEIVER'S LIABILITY

17. Except for gross negligence or wilful misconduct, as a result of its appointment or carrying out the provisions of this Order the Receiver shall incur no liability or obligation that exceeds

an amount for which it may obtain full indemnity from the Property. Nothing in this Order shall derogate from any limitation on liability or other protection afforded to the Receiver under any applicable law, including, without limitation, Section 14.06, 81.4(5) or 81.6(3) of the BIA.

RECEIVER'S ACCOUNTS

18. The Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case, incurred at their standard rates and charges. The Receiver and counsel to the Receiver shall be entitled to the benefits of and are hereby granted a charge (the "**Receiver's Charge**") on the property as security for their professional fees and disbursements incurred at the normal rates and charges of the Receiver and such counsel, both before and after the making of this Order in respect of these proceedings, and the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, deemed trusts,¹ liens, charges and encumbrances, statutory or otherwise, in favour of any Person but subject to section 14.06(7), 81.4(4) and 81.6(2) of the BIA.
19. The Receiver and its legal counsel shall pass their accounts from time to time. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including the legal fees and disbursements, incurred at the normal rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

20. The Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$250,000.00 (or such greater amount as this Court may by further order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver

¹ The Alberta Court of Appeal has granted leave to appeal in *Canada North Group Inc (Companies' Creditors Arrangement Act)*, 2017 ABQB 550 [*Canada North*], where the Court held that court ordered super-priority charges for a Receiver's Charge may take priority over statutory deemed trusts. The Court in *Canada North* further held that the onus on a variation application depends on whether notice is provided to affected parties. Notice of the application to affected parties is encouraged to the extent possible. To the extent it is not possible or practical in the circumstances, the affected parties can rely on the comeback clause in paragraph 33 of this Order to seek to set aside the priority granted to the Receiver's Charge or Receiver's Borrowing Charge, subject to the protection of lenders, receivers, or other parties that have relied on the charges between the date the receivership order is granted and the date it is varied.

by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges set out in sections 14.06(7), 81.4(4) and 81.6(2) of the BIA.

21. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.
22. The Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule "A"** hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.
23. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.
24. The Receiver shall be allowed to repay any amounts borrowed by way of Receiver's Certificates out of the Property or any proceeds, including any proceeds from the sale of any assets without further approval of this Court.

ALLOCATION

25. Any interested party may apply to this Court on notice to any other party likely to be affected, for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the various assets comprising the Property.

GENERAL

26. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.
27. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Receiver 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 Receiver's

reports shall be filed by the Court Clerk notwithstanding that they do not include an original signature.

28. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.
29. 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 Receiver and its 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 Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Receiver in any foreign proceeding, or to assist the Receiver and its agents in carrying out the terms of this Order.
30. The Receiver shall 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 Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
31. The Plaintiff shall have its costs of this application, up to and including entry and service of this Order, provided for by the terms of the Plaintiff's security or, if not so provided by the Plaintiff's security, then on a substantial indemnity basis, including legal costs on a solicitor-client full indemnity basis, to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.
32. Any interested party may apply to this Court to vary or amend this Order on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

FILING

33. The Receiver shall establish and maintain a website in respect of these proceedings at relieffromdebt.ca/eagles-quay (the "**Receiver's Website**") and shall post there as soon as practicable:
 - (a) all materials prescribed by statute or regulation to be made publically available; and

- (b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, or served upon it, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.
34. Service of this Order shall be deemed good and sufficient by:
- (a) serving the same on:
 - (i) the persons listed on the service list created in these proceedings or otherwise served with notice of these proceedings;
 - (ii) any other person served with notice of the application for this Order;
 - (iii) any other parties attending or represented at the application for this Order; and
 - (b) posting a copy of this Order on the Receiver's Website, and service on any other person is hereby dispensed with.
35. 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 Queen's Bench of Alberta

SCHEDULE "A"
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that Hardie & Kelly, Inc., the interim receiver and receiver and manager (the "**Receiver**") of all of the assets, undertakings and properties of Eagles Quay Properties Inc. appointed by Order of the Court of Queen's Bench of Alberta and Court of Queen's Bench of Alberta in Bankruptcy and Insolvency (collectively, the "**Court**") dated the 5th day of March, 2019 (the "**Order**") made in action number 1703-10923, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$_____, being part of the total principal sum of \$_____ that the Receiver is authorized to borrow under and pursuant to the Order.
2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [**daily**] [**monthly not in advance on the _____ day of each month**] after the date hereof at a notional rate per annum equal to the rate of 3.5 per cent above the prime commercial lending rate of ATB Financial from time to time.
3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property (as defined in the Order), in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.
4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at _____.
5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.
7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 2019.

Hardie & Kelly, Inc., solely in its capacity as Receiver of the Property (as defined in the Order), and not in its personal capacity

Per: _____
Name: Kevin Megler, CA, CIRP
Title: Senior Vice President

SCHEDULE "B"

COURT FILE NUMBER 1703-10923

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF ALBERTA TREASURY BRANCHES

DEFENDANTS EAGLES QUAY PROPERTIES INC.,
FRANK LAYTON and CAROL LAYTON

DOCUMENT SERVICE LIST

Party	Email Address or Facsimile Number	Representing/Notes
DLA Piper (Canada) LLP 1000, 250 2 Street SW Calgary, AB T2P 0C1 Attention: Donald J. Wilson Susy Trace Ryan Algar	donald.wilson@dlapiper.com susy.trace@dlapiper.com ryan.algar@dlapiper.com	ATB Financial
Peacock Linder Halt & Mack LLP Suite 4050, 400 3 Avenue SW Calgary, Alberta T2P 4H2 Attention: J. Patrick Peacock, Q.C.	jppeacock@plhlaw.ca	Eagles Quay Properties Inc., Frank Layton and Carol Layton
Blake, Cassels & Graydon LLP 3500, 855 – 2 Street S.W. Calgary, AB T2P 4J8 Attention: Ryan Zahara	ryan.zahara@blakes.com	Hardie & Kelly Inc.
Hardie & Kelly Inc. 110, 5800 2 Street SW Calgary, AB T2H OH2 Attention: Kevin Meyler	kmeyler@insolvency.net	Receiver