

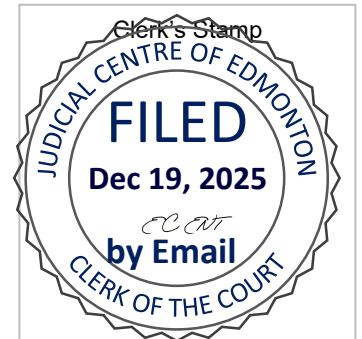
COURT FILE NUMBER 2503 16554

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

APPLICANT(S) 1220201 ALBERTA LTD.

RESPONDENT(S) E.C.P. HOLDINGS (2014) LTD.



DOCUMENT **ORDER – SALE OF PROPERTY**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Emery Jamieson LLP
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Attention: Kyle R. Kawanami, K.C.
File: 35890-0002 KRK

DATE ON WHICH ORDER WAS PRONOUNCED: **November 20, 2025**
LOCATION OF HEARING: **Edmonton Law Courts, Edmonton, Alberta**
NAME OF JUSTICE WHO GRANTED THIS ORDER: **Honourable Mr. Justice J. J. Gill**

UPON the application of G. Chan & Associates Inc. in its capacity as Receiver of E.C.P. Holdings (2014) Ltd. (“**ECP**”) and Edmonton Custom Packers Ltd. AND UPON noting that an order for a Sales and Investment Solicitation Process (“**SISP**”) was granted September 26, 2025 concurrent with the granting of the Receivership Order; AND UPON having read the Receiver’s First Report; AND UPON noting that no acceptable offer for the Lands, as defined herein, of ECP was received in the SISP; AND UPON hearing from counsel for the Receiver, 1220201 Alberta Ltd. (“**122**”) and any other counsel or other interested parties present; AND UPON IT APPEARING just and convenient to do so; **IT IS HEREBY ORDERED AND DECLARED THAT:**

Service

1. The time for service of the notice of this Application for this order (the “**Order**”), the Receiver’s First Report, Brief of Argument of the Receiver is hereby abridged, if necessary, and deemed good and sufficient in the manner advised by counsel, no other persons other than those set out in the

Affidavit of Service of Grace Clark, setting out the service list in these proceedings, are entitled to service of this Application and this Application is properly returnable today.

2. The Receiver is directed to reject McDougall Auctioneer's purchase offer, and to return their \$50,000.00 deposit, as set out in the First Report of the Receiver.

Listing of Lands for Sale

3. In this Order the lands are the following:

PLAN 4983AM
BLOCK 31
LOTS 1 TO 3 INCLUSIVE

ESTATE: FEE SIMPLE
ATS REFERENCE: 4; 24; 53; 23; E

(the "**Lands**").

4. The Receiver is hereby authorized and empowered to list the Lands for sale with a licenced real estate agent (the "**Realtor**") to be selected at the discretion of the Receiver, in consultation with the secured creditor, 122, Brandie Bouma and such other interested parties as the Receiver deems necessary, upon terms and conditions agreed to at the discretion of the Receiver, in consultation with 122, Brandie Bouma and such other interested parties as the Receiver deems necessary, and to proceed, carry out, and implement any corresponding sales, marketing, or tendering process, and furthermore, the Receiver is hereby authorized to enter into any resulting agreement(s) or transaction(s) which may arise in connection thereto, subject to approval of this Court of resulting transaction(s).
5. The Receiver may, at its sole discretion, continue discussions with interested parties, and delay the listing of the Lands at its sole discretion.
6. The initial listing price of the Lands shall be \$1,000,000.00, or such higher price as the Realtor may recommend after a comparative market analysis is conducted by the Realtor prior to the commencement of the listing.
7. The Receiver is hereby authorized, empowered, and directed to apply to this Honourable Court to amend, vary, or seek any advice, directions, or the approval or vesting of any transactions, in connection with the Lands.

Auction Agreement

8. The Receiver is hereby authorized, empowered, and directed to enter into an auction agreement with McDougall Auctioneers, as more particularly described in the Receiver's Report to this Honourable Court, for the sale of the assets of ECP and Edmonton Custom Packers Ltd.
9. The Receiver may, at its sole discretion, continue discussions with interested parties, and delay the auction at its sole discretion.
10. The Receiver is hereby authorized, empowered, and directed to apply to this Honourable Court to amend, vary, or seek any advice, directions, or the approval or vesting of any transactions, in connection with the assets of ECP and Edmonton Custom Packers Ltd.

General

11. This Court hereby requests the aid and recognition of any court, tribunal, regulatory, or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, 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, and regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Receiver, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
12. 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 Websiteand service on any other person is hereby dispensed with.

13. 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