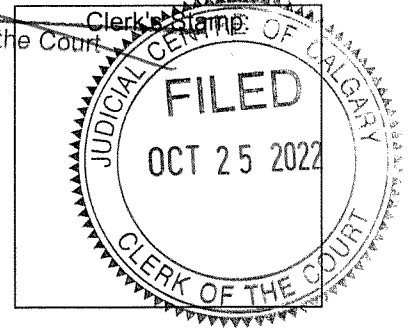


I hereby certify this to be a true copy of  
the original Order

Dated this 25 day of Oct 2022

for Clerk of the Court [Signature]  
Clerk's Stamp



COURT/ESTATE NUMBER FILE 2201-09578

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE CALGARY

PLAINTIFF ROYAL BANK OF CANADA

DEFENDANTS SEAMA SHALCHI-MOGHADDAM PROFESSIONAL CORPORATION AND SEAMA SHALCHI-MOGHADDAM

DOCUMENT **ORDER**  
**(Approval of the Listing Agreement and Sealing Order)**

**DLA PIPER (CANADA) LLP**  
1000, 250 – 2 Street SW  
Calgary, Alberta T2P 0C1

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Lawyer: Carole J. Hunter  
Phone Number: (403) 698 8782  
Fax Number: (403) 697 6600  
Email address: carole.hunter@ca.dlapiper.com

File No. 016155-00036

**DATE ON WHICH ORDER WAS PRONOUNCED:** October 25, 2022

**LOCATION WHERE ORDER WAS PRONOUNCED:** Calgary, Alberta

**NAME OF JUDGE WHO MADE THIS ORDER:** The Honourable Justice EJ Sidnell

**UPON THE APPLICATION** of MNP Ltd., in its capacity as receiver and manager (the "**Receiver**") of Seama Shalchi-Moghaddam Professional Corporation (the "**Company**") dated October 17, 2022 (the "**Application**"); **AND UPON** having read the Application, the First Report of Receiver dated October 17, 2022 (the "**First Report**") and the Confidential First Report of the Receiver dated October 17, 2022 (the "**Confidential First Report**"); **AND UPON** hearing the submissions of counsel for the Receiver and Royal Bank of Canada and the other parties present;

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

1. Service of the Notice of Application for this Order is hereby validated and deemed good and sufficient, this application is properly returnable today, and no person other than those persons served is entitled to service of the Notice of Application.

**APPROVAL OF LISTING AGREEMENT**

2. A listing agreement between Henry Schein Tier Three Brokerage Ltd. and the Receiver, substantially in the form attached as Schedule 2 to the First Report (the "**Listing Agreement**") is hereby approved and execution of the Listing Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for completion of the terms contemplated by the Listing Agreement.

**SEALING ORDER**

3. The Clerk of the Court is hereby directed to seal the Confidential First Report, pursuant to paragraph 4 of this Order.

4. The Confidential First Report detailing proposals received by the Receiver in respect of the proposed sale of the property, assets and undertaking of the Debtor (the "**Property**"), shall be sealed on the Court file, notwithstanding Division 4 of Part 6 of the *Alberta Rules of Court* until the filing of the Receiver's Certificate confirming that the sale of the Property has been completed. The Clerk of this Honourable Court shall file the Confidential First Report in a sealed envelope that sets out the style of cause of these proceedings and states:

THIS ENVELOPE CONTAINS CONFIDENTIAL FIRST REPORT OF MNP LTD., IN ITS CAPACITY AS RECEIVER AND MANAGER OF SEAMA SHALCHI-MOGHADDAM PROFESSIONAL CORPORATION DATED OCTOBER 17, 2022.

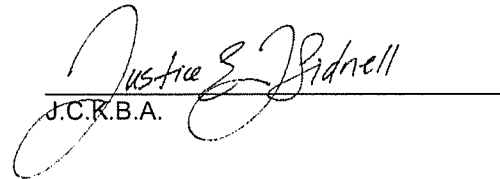
THE CONFIDENTIAL FIRST REPORT IS SEALED PURSUANT TO AN ORDER ISSUED BY THE HONOURABLE MADAM JUSTICE J. SIDNELL ON OCTOBER 25, 2022, UNTIL THE FILING OF RECEIVER'S CERTIFICATE CONFIRMING THAT THE SALE OF THE PROPERTY, ASSETS AND UNDERTAKING OF THE DEBTOR HAS BEEN COMPLETED.

5. Any interested party may apply to this Court to vary or amend the provisions relating to the sealing of the Confidential First Report 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, as this Court may order.

**APPROVAL OF ACTIVITIES**

6. The Receiver's activities, in administering these receivership proceedings, as set out in the First Report are hereby approved. Only the Receiver, in its personal capacity and with respect to its own personal liability may rely upon or utilize, in any way, such approval of its activities.

7. Service of this Order shall be deemed to be achieved by posting a copy of this Order of the website of the Receiver and by delivering a copy of this Order to those parties listed on the Service List.

  
J.C.K.B.A.