

C A N A D A

PROVINCE OF QUÉBEC
DISTRICT OF **MONTRÉAL**

SUPERIOR COURT

Commercial Division

(Sitting as a court designated pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended)

N^o: **500-11-057549-194**

**IN THE MATTER OF THE COMPROMISE OR
ARRANGEMENT OF:**

9227-1584 QUÉBEC INC.

-and-

9336-9262 QUÉBEC INC.

Debtors

-and-

KPMG INC.

Petitioner / Monitor

-and-

110302 CANADA INC.

-and-

9325-7277 QUÉBEC INC.

Mises en cause

**MOTION FOR (I) THE EXTENSION OF THE STAY OF PROCEEDINGS, AND (II) THE
EXTENSION OF THE TERM OF THE INTERIM FINANCING AGREEMENT**
(Sections 4, 5, 11 and *ff.* of the *Companies' Creditors Arrangement Act* ("CCAA"))

**TO THE HONOURABLE JUSTICE PETER KALICHMAN, J.S.C. OR ANOTHER ONE OF THE
HONOURABLE JUDGES OF THE SUPERIOR COURT, SITTING IN THE COMMERCIAL
DIVISION FOR THE DISTRICT OF MONTRÉAL, PETITIONER / MONITOR, KPMG INC.,
SUBMITS AS FOLLOWS:**

1. INTRODUCTION AND REQUESTED RELIEF

1. On October 8, 2019, KPMG Inc. ("**KPMG**") was appointed as administrative agent and manager over the assets and property of the Debtors 9227-1584 Québec Inc. ("**9227**") and 9336-9262 Québec Inc. ("**9336**"; collectively with 9227, the "**Debtors**") with powers tantamount to those of a receiver pursuant to the applicable provisions of the *Business*

*Corporations Act*¹ (“**QBCA**”), pursuant to an *Order Appointing an Administrative Agent and Manager and Issuing Other Orders for Redress*, as rectified on October 9, 2019 (the “**QBCA Order**”) in Superior Court file number 500-11-057283-190, the whole as appears from the Court record.

2. On November 20, 2019, KPMG, in its capacity as administrative agent and manager of the Debtors pursuant to the QBCA Order, filed a Motion for the Issuance of an Initial Order (the “**Motion for an Initial Order**”) pursuant to the CCAA, as appears from the Court record and from the copy of the copy of the Motion for an Initial Order communicated for convenience herewith as Exhibit **R-1**.
3. The Motion for an Initial Order provides a detailed description of the activities of the Debtors, their key stakeholders, and the circumstances surrounding the filing of the Motion for an Initial Order.
4. On November 22, 2019, the Honourable Peter Kalichman, J.S.C. issued an Initial Order herein (as rectified on November 25, 2019, amended and restated on December 2, 2019 and January 30, 2020, and corrected on March 20, 2020, the “**Corrected Second Amended and Restated Initial Order**”),² as appears from the Court record and from the copy of the Corrected Second Amended and Restated Initial Order communicated for convenience herewith as Exhibit **R-2**.
5. On January 30, 2021, this Court authorized 9227 to borrow from Caisse Desjardins de Terrebonne (“**Caisse**”) up to \$3,300,000 (the “**DIP Loan**”) on an interim basis (“**Interim Financing Agreement**”), secured by a superpriority charge of \$5,000,000 (the “**DIP Charge**”), as appears from the Corrected Second Amended and Restated Initial Order (Exhibit R-2).
6. On February 6, 2020, sections 1 and 13 of the Interim Financing Agreement were amended;
7. On May 21, 2020, this Honourable Court issued a Claims Procedure Order, *inter alia*, approving a claims procedure (the “**Claims Procedure**”) for the filing, review, determination and adjudication of claims against the Debtors and their respective directors and officers (the “**Claims Procedure Order**”), as appears from the Court record.
8. On June 25, 2020, 9227 and Caisse agreed to amend the Interim Financing Agreement, and notably section 11i) thereof, in order to increase the credit limit of the DIP Loan to \$4,300,000 and to extend its term to the earlier of a series of events, including the date of September 30, 2020, which was authorized by the Court on June 26, 2020 along with an increase of the DIP Charge to \$6,515,000, as appears from the Court record.
9. Subsequently, the Monitor, 9227 and Caisse agreed to extend the term of the Interim Financing Agreement and therefore to re-amend section 11i) thereof in order to extend its

¹ CQLR c. S-31.1, ss. 450 and 451.

² All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Corrected Second Amended and Restated Initial Order (Exhibit R-2).

term to the earlier of a series of events including the date of January 15, 2021, which was authorized by the Court on September 29, 2020, as appears from the Court record.

10. Most recently, on January 14, 2020, this Honourable Court issued an Order (as rectified on January 15, 2020, the "**January 15 Order**"), *inter alia*:
 - a) amending the Corrected Second Amended and Restated Initial Order (Exhibit R-2) and further extending the Stay Period to January 31, 2021; and
 - b) authorizing the amendment of the Interim Financing Agreement in order to extend its term to the earlier of a series of events including the date of January 31, 2021;as appears from the Court record and from the January 15 Order communicated herewith for convenience as Exhibit **R-3**.
11. KPMG hereby seeks the issuance of a draft order substantially in the form of the draft order communicated herewith as Exhibit **R-4** (the "**Draft Order**") to, *inter alia*:
 - a) amend the Corrected Second Amended and Restated Initial Order (Exhibit R-2) to extend the Stay Period to March 31, 2021 pursuant to sections 11.02 and 11.03 of the CCAA; and
 - b) authorize further amendment of the Interim Financing Agreement to extend the term thereof, as discussed further herein.
12. KPMG has prepared a Ninth Report supporting the relief sought herein, a copy of which is communicated herewith as Exhibit **R-5**.

2. CASH FLOW FORECAST

13. KPMG has prepared a revised cash flow forecast for the period ending April 3, 2021 (the "**Cash Flow Forecast**"), a copy of which is attached, *under seal*, as Appendix A to its Ninth Report (Exhibit R-5).
14. Based on the financial position of the Debtors and based on the assumptions set out in the Cash Flow Forecast, KPMG believes that the Cash Flow Forecast is fair and reasonable.
15. Based on the Cash Flow Forecast following the issuance by the Court of a Distribution Order (as defined below), and the ability of 9227 to reimburse amounts due to Caisse under the DIP Loan pursuant to the Distribution Order, the Debtors should be able to meet their post-filing obligations in the ordinary course until April 3, 2021.

3. EXTENSION OF THE STAY PERIOD

16. Since the issuance of the Initial Order, and in particular since the issuance of the September 29 Order and the January 15 Order (Exhibit R-3), KPMG has acted and continues to act in good faith and with due diligence. Among other things, KPMG has:
 - a) updated its website to include Orders issued by the Court and reports of the Monitor;

- b) continued to manage and ensure the stability of the Debtors' business, as it has done since the issuance of the QBCA Order;
- c) secured and extended much-needed interim financing;
- d) implemented procedures for the monitoring of the Debtors' business, operations and financial circumstances;
- e) held meetings and discussions with the Debtors' principals, creditors, suppliers and other stakeholders—including many discussions and meetings with the principals of the Debtors' two undivided co-owners and with secured creditors—mainly for the purpose of gauging their respective visions and expectations for the restructuring, and to examine ways in which resolving the deadlock between the undivided co-owners can be accomplished;
- f) continued its analysis of the nature and status of the Debtors' operations, being the development of the Square Candiac project;
- g) prepared all necessary financial projections, including cash flow projections;
- h) provided a weekly report to Desjardins and its financial advisor Raymond Chabot Grant Thornton detailing the following:
 - i) changes in cash compared to projected cash flow; and
 - ii) updates on (A) sales of land in the ordinary course of business, and (B) indivision proceedings;
- i) coordinated and ensured the completion of infrastructure works including the creation of a joint ditch;
- j) supervised and assisted the settlement process aimed at an acceptable split among the undivided co-owners of property owned by the Debtors;
- k) coordinated efforts and discussions with Caisse to extend the term of the Interim Financing Agreement to ensure financing for the Debtors;
- l) pursued its efforts to sell land with the objective of concluding transactions in the ordinary course of business;
- m) developed and elaborated the Claims Procedure, obtained Court approval of the Claims Procedure by way of the Claims Procedure Order, and commenced implementation of the Claims Procedure pursuant to the terms of the Claims Procedure Order;
- n) protected the interests of the Debtors in the proceedings commenced against 9227 and others by Mr. Daniel Abandonato (the "**Abandonato Proceedings**");
- o) prepared and filed its various reports to the Court;
- p) obtained payment of the balance owing from 9361-4048 Québec Inc. for the sale of certain lots;

- q) commenced proceedings for recovery of unpaid rent from Groupe Xpansion Québec Inc.;
 - r) commenced proceedings for a declaratory judgement, a safeguard order, a Paulian action and other relief in relation to the preservation of 9227's beneficial interest in the "Pür Urbain" project undertaken by 9344-8181 Québec Inc. ("9344") and in the "Liberty Triplex" project undertaken by 9361-4048 Québec Inc. ("9361"), and exercised its investigative powers in relation thereto;
 - s) sought directions from the Court regarding amounts due pursuant to transactions between 9227, on the one hand, and 9344 and 9361, on the other hand; and
 - t) initiated discussion with companies controlled by Mr. Jean Pessoa in order to attempt, if possible, to reach a global settlement of all pending issues with the latter.
17. It is respectfully submitted that the extension of the Stay Period to March 31, 2021 is required to provide the KPMG and the Debtors with sufficient time to, *inter alia*:
- a) continue to manage and ensure the stability of the Debtors' business;
 - b) continue its analysis of the nature and status of the Debtors' operations;
 - c) continue discussions with and reporting to Caisse in relation to the DIP Loan;
 - d) interface with various stakeholders, including, *inter alia*, the City of Candiac, the Mises en cause and their principals, as well as secured creditors, prospective purchasers, and counterparties to various contracts (including deeds of sale and offers to purchase), in order to, *inter alia*, better understand and circumscribe their respective positions and potential claims;
 - e) analyze the existence, validity, and quantum of various claims against the Debtors and their Property pursuant to the Claims Procedure, and pursue the payment of any sums due to the Debtors;
 - f) generally oversee and, if it considers advisable, provide assistance in relation to Debtors' involvement in the proceedings for a partition of the respective beneficial interests of the undivided co-owners in the property of 9227;
 - g) continue to defend 9227's interests in the Abandonato Proceedings and to pursue 9227's interests in other proceedings;
 - h) pursue opportunities for selling certain property of the Debtors;
 - i) failing settlement with entities controlled Mr. Jean Pessoa, pursue the existing recourses already filed in the court record; and
 - j) such other matters that may arise throughout the process.

4. EXTENSION OF THE INTERIM FINANCING AGREEMENT

18. As appears from the Cash Flow Forecast and as mentioned in the Motion in support of the January 15 Order, without extending the term of the Interim Financing Agreement, the Debtors will be unable to meet their post-filing obligations in the ordinary course as of January 31, 2021.
19. Caisse would not take a position on extending the term of the Interim Financing Agreement until the Court rendered its decision on the motion by Société Immobilière Gagné Inc. (“**SIG**”) for various orders regarding the distribution of the proceeds of the sale by 9227 of lots G and H (the “**SIG Motion**”), which was heard and taken under advisement on January 14, 2021.
20. On January 21, 2021, the Court issued its decision on the SIG Motion (the “**Distribution Order**”).
21. On January 22, 2021, Caisse required that \$4.6 million held in trust by KPMG be transferred to KPMG’s bank account to be used to repay the balance of the DIP Loan owing by 9227 to Caisse, as permitted pursuant to the Distribution Order.
22. On January 25, 2021, KPMG complied with the Caisse’s foregoing request, such that there is now cash available to the Debtors under the DIP Loan.
23. Caisse also agreed to further amend the Interim Financing Agreement to extend the term of the Interim Financing Agreement to the earlier of a series of events including the date of March 31, 2021, subject to the terms of an agreement (the “**Fifth Amending Agreement**”) to be finalized in the coming days and filed at the hearing of the present motion.
24. Therefore, pursuant to the Draft Order (Exhibit R-4), KPMG is asking the Court, *inter alia*, to authorize the Fifth Amending Agreement.

5. PROCEDURAL MATTERS

5.1 Confidentiality

25. KPMG submits that, regardless of the outcome of the present Motion, the Cash Flow Forecast filed as Appendix A to KPMG’s Ninth Report (Exhibit R-5) should be kept strictly confidential and shall be filed under seal.
26. Such information will be made available to creditors of the Debtors who execute a confidentiality agreement.
27. It is submitted that public disclosure of such sensitive financial information and documentation would be very prejudicial to the Petitioners, notably due to the potential use of this information by potential purchasers or competitors.
28. At the same time, the proposed measure would cause no prejudice to creditors, as the information would nevertheless be filed with this Honourable Court and could be made available to certain creditors upon signature of a confidentiality agreement.

5.2 Execution Notwithstanding Appeal

29. In view of the urgency and severity of the circumstances confronting the Debtors, it is essential that execution of the order requested be granted notwithstanding appeal.

5.3 Service

30. Pursuant to paragraph 67a) of the Corrected Second Amended and Restated Initial Order (Exhibit R-2), all motions in these CCAA Proceedings are to be brought on not less than five (5) calendar days' notice to all Persons on the service list. Each Motion must specify a date (the "**Initial Return Date**") and time for the hearing.
31. In light of (i) the inability to obtain Caisse's agreement to extend the term of the Interim Financing Agreement prior to the issuance by the Court of the Distribution Order on January 21, 2021, (ii) the fact that the Fifth Amending Agreement has still not been finalized, and (iii) the urgency of obtaining a Court order that will allow the Debtors to continue to have access to financing, KPMG hereby asks the Court to:
- a) abridge the requirement to provide five (5) calendar days' notice of the Initial Return Date to the service list; and
 - b) declare that the notices given of the presentation of the present Motion are proper and sufficient.
32. Paragraph 67b) of the Corrected Second Amended and Restated Initial Order (Exhibit R-2) requires that a Person wishing to object to the relief sought on a motion in the CCAA Proceedings must serve responding motion materials or a notice stating the objection to the motion and ground for such objections (a "**Notice of Objection**") in writing to the moving party and the Monitor, with a copy to all persons on the service list, by no later than 5 p.m. Montréal time on the date that is three (3) calendar days prior to the Initial Return Date (the "**Objection Deadline**").
33. Pursuant to the Order of June 26, 2020, paragraph 67a) of the Corrected Second Amended was amended to ensure that the Objection Deadline will never be less than three (3) business days following service of a motion.
34. In light of the foregoing, KPMG waives the right to receive a Notice of Objection at least three (3) calendar days prior to the Initial Return Date of this Motion.
35. Paragraph 67c) of the Corrected Second Amended and Restated Initial Order (Exhibit R-2), as amended on April 24, 2020, further provides that if no Notice of Objection is served by the Objection Deadline, the Judge having carriage of the motion may determine whether a hearing is necessary, whether such hearing will be in person, by telephone, by videoconference or in writing and the parties from whom submissions are required (collectively, the "**Hearing Details**").
36. Paragraph 67d) of the Corrected Restated Initial Order (Exhibit R-2) provides that KPMG shall communicate with the Judge and the service list with respect to the Hearing Details.
37. Paragraph 67e) of the Corrected Second Amended and Restated Initial Order (Exhibit R-2), as amended on April 24, 2020, provides that, if a Notice of Objection is served by the

Objection Deadline, the Court will advise the parties if the hearing will be in person, by telephone, by videoconference or by written submissions only, and then the interested parties shall appear before the Presiding Judge on the Initial Return Date at the Initial Return Time or such other time as may be directed by the Court, to either proceed with a hearing, or establish a schedule for delivery of materials, for a hearing and for other matters.

6. CONCLUSIONS

38. Given the present circumstances in which the COVID-19 pandemic has slowed or stalled ongoing sales of land as well as of the sale processes, and for the reasons set forth above, KPMG believes that it is both appropriate and necessary that the relief being sought herein be granted for the purposes of maximizing the restructuring and realization efforts of the Debtors for the benefit of their stakeholders, and that the requested extension of the Stay Period be granted.
39. KPMG respectfully submits that the notices given of the present motion are proper and sufficient and that this motion should be granted in accordance with its conclusions.
40. The present motion is well-founded in fact and in law.

FOR THESE REASONS, MAY IT PLEASE THE COURT TO:

GRANT the present *Motion for (i) the Extension of the Stay of Proceedings, and (ii) the Extension of the Term of the Interim Financing Agreement*,

ISSUE an Order in the form of the Draft Order communicated in support hereof as Exhibit R-4;

THE WHOLE WITHOUT COSTS, save and except in case of contestation.

Montréal, January 26, 2021

Blake, Cassels & Graydon L.L.P.

BLAKE, CASSELS & GRAYDON LLP

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(Court Code: BB-8098)

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AFFIDAVIT

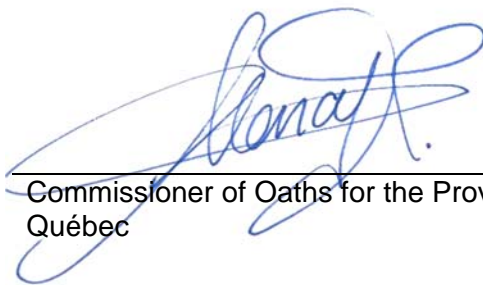
I, the undersigned, **Dev Coossa**, LIT, CIRP, practicing my profession at KPMG Inc., having a place of business at 1500-600 De Maisonneuve Blvd. West, in the city of Montréal, Québec, solemnly affirm that all the facts alleged in the present *Motion for (i) the Extension of the Stay of Proceedings, and (ii) the Extension of the Term of the Interim Financing Agreement* are true.

AND I HAVE SIGNED:



DEV COOSSA

SOLEMNLY DECLARED before me
at Montréal, Québec
this 26th day of January, 2021



Commissioner of Oaths for the Province of
Québec



NOTICE OF PRESENTATION

To: SERVICE LIST

1. PRESENTATION OF THE APPLICATION

TAKE NOTICE that the present *Motion for (i) the Extension of the Stay of Proceedings, and (ii) the Extension of the Term of the Interim Financing Agreement* will be presented for adjudication **virtually** before the Honourable Peter Kalichman, J.S.C., or another Justice of the Superior Court of Québec, sitting in the commercial division for the district of Montréal on **January 29, 2021 at 9:15 a.m. in room 16.05** or so soon thereafter as counsel may be heard, in a forum to be further announced to the Service List.

2. HOW TO JOIN THE HEARING

The coordinates to join the hearing in room **16.05** are as follows:

A. Using Teams

To open the permanent link established for room **16.05** click [here](#)³.

You must then fill in your name and click “*Join Now*”.

In order to facilitate the process and the identification of the parties, we invite you to fill in your name as follows:

Attorneys: Mtre. “Name”, “Surname” (name of the party being represented)

Trustees: “Name”, “Surname” (Trustee)

Superintendent : Name”, “Surname” (Superintendent)

Parties not represented by an attorney: “Name”, “Surname” (specify: Petitioner, Respondent, creditor or other)

B. By telephone

Dial one of the following numbers and ID of the conference:

CANADA (toll-free): 1 (833) 450-1741

CANADA, QUÉBEC (charges will apply): +1 581-319-2194

Conference ID: 690 445 754 followed by #

C. By videoconference

Email address: teams@teams.justice.gouv.qc.ca

VTC Conference ID: 1135734741

³ The permanent links for the Montreal Courthouse rooms can also be found in the document entitled *Liens TEAMS pour rejoindre les salles du Palais de justice de Montréal en matière commerciale, civile et familiale* under the heading “Audiences virtuelles” found on the Superior Court of Quebec website at : <http://www.tribunaux.qc.ca/c-superieure/index-cs.html> .

D. In person

If and only if the above-mentioned means are not available, you can then go to room 16.05 of the Montreal Courthouse located at 1, Notre-Dame East, Montréal, Québec.

DO GOVERN YOURSELVES ACCORDINGLY.

Montréal, January 26, 2021

Blake, Cassels & Graydon L.L.P.

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Attorneys for the Petitioner / Monitor

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C A N A D A

PROVINCE OF QUÉBEC
DISTRICT OF **MONTREAL**

SUPERIOR COURT
Commercial Division
(Sitting as a court designated pursuant to the CCAA)

N^o: **500-11-057549-194**

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Debtors

-and-

KPMG INC.

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**110302 CANADA INC.
9325-7277 QUÉBEC INC.**

Mises en cause

LIST OF EXHIBITS

(in support of the *Motion for (i) the Extension of the Stay of Proceedings, and (ii) the Extension of the Term of the Interim Financing Agreement*)

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- | | |
|------------|---|
| R-1 | Motion for an Initial Order |
| R-2 | Corrected Second Amended and Restated Initial Order |
| R-3 | January 15 Order |
| R-4 | Draft Order |
| R-5 | KPMG's Ninth Report (Appendix A <i>under seal</i>) |

Montréal, January 26, 2021

Blake, Cassels & Graydon L.L.P.

BLAKE, CASSELS & GRAYDON LLP
Attorneys for the Petitioner / Monitor

N°: 500-11-057549-194

SUPERIOR COURT
(Commercial Division)
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**MOTION FOR (I) THE EXTENSION OF THE STAY OF
PROCEEDINGS, AND (II) THE EXTENSION OF THE
TERM OF THE INTERIM FINANCING AGREEMENT
AFFIDAVIT AND NOTICE OF PRESENTATION**

ORIGINAL

The logo for the law firm Blakes, featuring the word "Blakes" in a stylized, cursive script.

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BB-8098

Our File: 72396-22