

Dentons Canada LLP  
2900 Manulife Place  
10180 - 101 Street  
Edmonton, AB, Canada T5J 3V5T +1 780 423 7100  
F +1 780 423 7276

November 25, 2014

529227-7/RCR

## LETTER TO SERVICE LIST

Dear Sirs:

**RE:** Queen's Bench of Alberta, Judicial Centre of Edmonton Court File No. 1103 18646 (the "CCAA Proceedings") - Order granted by the Honourable Mr. Justice D.R. Thomas on November 24, 2014

Please find attached a copy of an Order granted by Justice D.R.G. Thomas on November 24, 2014 for the purpose of service

Yours truly,

**Dentons Canada LLP**  
Ray RutmanRCR/cd  
Enclosure

## Service List:

Her Majesty the Queen in the Right of Canada, as represented  
by the Minister of National Revenue and Canada Revenue Agency -  
c/o Mr. Michael Pollock  
9700 Jasper Avenue  
Edmonton, Alberta T5J 4V8  
**VIA FAX (780) 495 0424**

Department of Justice  
900 - 840 Howe Street,  
Vancouver, BC, V6Z 2S9  
Attention: Christine Matthews - Legal Counsel, Tax Law Services  
**VIA EMAIL: [christine.matthews@justice.gc.ca](mailto:christine.matthews@justice.gc.ca)**

S & D International Group Ltd. and  
Byron Loewen  
c/o Mintz Law, Barristers & Solicitors  
400 the Dorchester  
10357 - 109 Street  
Edmonton, Alberta T5J 1N3  
Attention: Bruce E. Mintz  
**VIA EMAIL: [bmintz@mintzlaw.ca](mailto:bmintz@mintzlaw.ca)**

Borden Ladner Gervais LLP  
Barristers & Solicitors  
1900 Centennial Place, East Tower  
520 - 3<sup>rd</sup> Avenue S.W.  
Calgary, Alberta T2P 0R3  
Attention: Andrew K. Maciag  
Solicitors for Axxess Mortgage Fund Ltd. and Axxess Capital Partners Inc. including, Axxess Mortgage Fund Ltd. and Axxess Capital Partners Inc. in their corporate capacities and in their capacities as representatives of persons with claims against all or any of the Applicants including, without limitation all persons who provided interim financing to the Applicants in the course of these proceedings.  
**VIA EMAIL: [amaciag@blg.com](mailto:amaciag@blg.com)**

Her Majesty the Queen in Right of the Province of British Columbia  
Minister of the Attorney General, Legal Services Branch  
Suite 400, 1675 Douglas Street  
Victoria, B.C. V8W 9J7  
Attention: Mr. Aaron Welch  
**VIA FAX: (250) 387-0700**

Bank of Montreal  
c/o Lawson Lundell, Barristers & Solicitors  
1600 Cathedral Place, 925 West Georgia Street  
Vancouver, B.C. V6C 3L3  
Attention: Ms. Kimberley Robertson  
**VIA EMAIL: [kr Robertson@lawsonlundell.com](mailto:kr Robertson@lawsonlundell.com)**

Royal Bank of Canada  
c/o Witten LLP  
2500, 10303 Jasper Avenue  
Edmonton, Alberta T5J 3N6  
Attention: Steven M. Shafir  
**VIA EMAIL: [sshafir@wittenlaw.com](mailto:sshafir@wittenlaw.com)**

County of Strathcona  
c/o Brownlee LLP  
2200, 10155 - 102 Street  
Edmonton, AB T5J 4G8  
Mr. Al Kozak  
**VIA FAX: 780-424-3254**

And

County of Strathcona  
c/o Legal Services Department  
2001 Sherwood Drive  
Sherwood Park, AB T8A 3W7  
**VIA FAX: 780-464-8194**

Reynolds Mirth Richards and Farmers LLP  
3200, 10180 - 101 Street N.W.  
Edmonton, Alberta T5J OB3  
Attention: Douglas Tkachuk  
**VIA EMAIL: [dtkachuk@rmrf.com](mailto:dtkachuk@rmrf.com)**

Justice Canada, Prairie Region  
Epcor Tower, 300, 10423 - 101 Street  
Edmonton, Alberta T5H OE7  
Attention: George F. Body  
**VIA EMAIL: [george.body@justice.gc.ca](mailto:george.body@justice.gc.ca)**

Kim Galavan  
c/o McCarthy Tetrault LLP  
3300, 421 - 7<sup>th</sup> Avenue S.W.  
Calgary, Alberta T2P 4K9

Attention: Walker MacLeod  
**VIA EMAIL: [wmacleod@mccarthy.ca](mailto:wmacleod@mccarthy.ca)**

Mike Bilida  
C/o Thunderbird Mfg Ltd. (as assignee)  
374-52313 R.R. 232  
Sherwood Park, Alberta T8B 1B7  
**VIA EMAIL: [patriciachobater@hotmail.com](mailto:patriciachobater@hotmail.com)**

James A. Wright  
1195 Maclean Road  
Qualicum Beach, BC V9K 1W5  
**VIA EMAIL: [jam426@mail.com](mailto:jam426@mail.com); [orusnak@telusplanet.net](mailto:orusnak@telusplanet.net)**

Blaine Hedley Bishop  
Box 1; Site 270 RR2  
Stony Plain, Alberta T7Z 1Y4  
**VIA REGISTERED MAIL**

Field LLP  
Barristers and Solicitors  
2000, 10235 – 101 Street  
Edmonton, AB T5J 3G1  
Attention: Daniel Carroll  
**VIA EMAIL: [dcarroll@fieldlaw.com](mailto:dcarroll@fieldlaw.com)**

Pinto Ventures Ltd. and LWL Capital Inc.  
Box 20059  
Town Centre Mall  
Kelowna, BC V1Y 9H2  
Attention: Brian Lovig  
**VIA EMAIL: [pintoventures@yahoo.com](mailto:pintoventures@yahoo.com)**

Attention: Conan Taylor  
Taylor Law Offices  
Barrister and Solicitor  
201, 10241 – 104 Street  
Edmonton, AB T5J 1B1  
**VIA EMAIL: [ctaylor@taylorlawservices.com](mailto:ctaylor@taylorlawservices.com)**

Tarmac Management Ltd.  
#201, 585 – 16 Street  
West Vancouver, BC V7V 3R8  
**VIA REGISTERED MAIL**

Tarmac Management Ltd.  
John Purdy  
#608, 1199 West Pender Street  
Vancouver, BC V6E 2R1  
**VIA REGISTERED MAIL**

Bull, Housser & Tupper LLP  
3000 Royal Centre  
1055 West Georgia Street  
Vancouver, BC V6E 3R3  
Attention: Steven Dvorak  
**VIA EMAIL: sdd@bht.com**

Ms Phyllis Van Campenhouse  
12026 – 102 Avenue, NW  
Edmonton, AB T5K 0R9  
**VIA EMAIL: p.vancampenhout@telusplanet.net**

Daniel A. Pichette Professional Corporation  
Schiennour Matkin Baxter & Pichette  
Suite A, 5799 Third Street S.E.  
Calgary, AB T5H 1K1  
**VIA EMAIL: dan@smbplawyers.com; bax@smbplawyers.com**

Brayford Trucking Ltd.  
c/o Cleall  
10155 – 102 Street  
Suite 2500 Commerce Place  
Edmonton, Alberta, T5J 4G8  
Att: Dave J. Rechlo  
**VIA FAX: 780-425-1222**

Brownlee LLP  
Attn: Michael T Coombs  
2200 Commerce Place  
Edmonton, AB T5J 4G8  
(Creditors – Strathcona County, Strathcona County Development Authority, Joyce Perkins)  
**VIA EMAIL (mcoombs@brownleelaw.com)**

Daniel Theriault  
c/o Ahlstrom Wright Oliver & Cooper LLP  
#200, 80 Chippewa Road  
Sherwood Park, AB T8A 4W6  
**VIA REGISTERED MAIL**

The Workers' Compensation Board  
PO Box 2415  
Edmonton, AB T5J 2S5  
**VIA REGISTERED MAIL**

Alberta Health Services  
Environmental Public Health  
Main Flr, West Tower, Coronation Plaza  
14310 – 111 Ave  
Edmonton, AB T5M 3Z7  
**VIA REGISTERED MAIL**

And

Alberta Health Services  
c/o Ogilvie LLP  
Suite 1400, 10303 Jasper Avenue,  
Edmonton, AB T5J 3N6  
Attention: Rob O'Neill  
Email: RO'Neill@ogilvielaw.com

Consolidated Civil Enforcement Inc.  
200, 807 Manning Road NE  
Calgary, AB T2E 7M8  
**VIA REGISTERED MAIL**

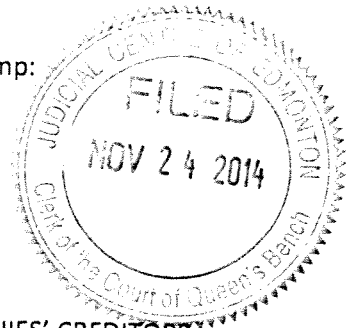
Kenneth D. Tighe  
8015 Elbow Dr. SW  
Calgary, AB T2V 1K5  
**VIA EMAIL:** kentighe@tighelaw.ca

West Coast Pre Fab Ltd.  
and Scarva Holdings Ltd.  
c/o McDaniel & Company  
Barristers and Solicitors  
No. 201, 64 Station Street  
Duncan, BC V9L 1M4  
Att: R. Brian McDaniel  
**VIA EMAIL:** [bmcd@mcdancelaw.com](mailto:bmcd@mcdancelaw.com)

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

for Clerk of the Court

Clerk's Stamp:



COURT FILE NUMBER

1103 18646

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE

EDMONTON

APPLICANTS

IN THE MATTER OF THE COMPANIES' CREDITORS'  
ARRANGEMENT ACT, R.S.C. 1985, c.C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF ARMAC INVESTMENTS LTD. (AB),  
LAKE EDEN PROJECTS INC. (AB), 1204583 ALBERTA INC.  
(AB), 1317517 ALBERTA INC. (AB), WESTRIDGE PARK  
LODGE DEVELOPMENT CORP. (AB), and WESTRIDGE  
PARK LODGE AND GOLF RESORT LTD. (AB), HALF  
MOON LAKE RESORT LTD. (AB), NO. 50 CORPORATE  
VENTURES LTD. (BC), FISHPATH RESORTS  
CORPORATION (BC), ARMAC INVESTMENTS LTD. (BC),  
OSTROM ESTATES LTD. (BC), HAWKEYE MARINE  
GROUP LTD. (BC), JUBILEE MOUNTAIN HOLDINGS LTD.  
(BC), GIANT MOUNTAIN PROPERTIES LTD. (BC) and  
CHERRY BLOSSOM PARK DEVELOPMENT CORP (BC)  
(collectively, the "Purdy Group")

DOCUMENT

**ORDER**

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

RAY C. RUTMAN  
Dentons Canada LLP  
2900 Manulife Place  
10180 – 101 Street  
Edmonton, AB T5J 3V5  
Ph. (780) 423-7246 Fx. (780) 423-7276  
File No.: 529227-7

**DATE ON WHICH ORDER WAS PRONOUNCED:**

November 24, 2014

**LOCATION WHERE ORDER WAS PRONOUNCED:**

Edmonton, Alberta

**NAME OF JUSTICE WHO MADE THIS ORDER:**

The Honourable Mr. Justice D.R.G.  
Thomas

UPON the application of the Alvarez & Marsal Canada Inc. (the "Monitor"); AND  
UPON READING the Thirteenth, Fourteenth, Fifteenth, Sixteenth and Twenty-Eighth Report of

the Monitor and proof of service thereof, the Application filed herein and proof of service thereof and the pleadings and proceedings had and taken herein; AND UPON NOTING the Order dated July 26, 2013 granted by this Honourable Court which permitted the Monitor to initiate a process (the "Sales Process") to market and sell certain properties held by the Purdy Group (the "Properties"); AND UPON NOTING that the Monitor did initiate the Sales Process as described in its Fifteenth and Sixteenth Reports which Sales Process was approved by Order of this Honourable Court dated September 23, 2013; AND UPON NOTING that during the Sales Process the Purdy Group continued to market the Properties on its own accord; AND UPON NOTING that an offer (the "Offer") has been presented to the Purdy Group by West Coast Pre Fab Ltd. (the "Purchaser") to purchase one of the Properties described as 3425 River Road, Chemainus, B.C. and held by Armac Investments Ltd. being a member of the Purdy Group identified in the style of cause to this action as "Armac Investments Ltd. (BC)" ("Armac BC") which Offer is inclusive of payment of a deposit of \$20,000.00 to Remax Ocean Pacific Realty; AND UPON NOTING that the Offer has been accepted by Armac BC;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. The time for service of the notice of application for this Order is hereby abridged and service thereof is deemed good and sufficient and all further service is dispensed with.
2. The sale transaction (the "Transaction") contemplated by the agreement of purchase and sale (the "Sale Agreement") between Armac BC and the Purchaser dated September 29, 2014 together with the Addendum thereto dated October 29, 2014 and attached as Appendix "E" to the Monitor's Twenty-Eighth Report, is commercially reasonable and is hereby approved with the modification that, notwithstanding that the Sale Agreement was entered into by Armac BC in its own name, the Monitor is hereby authorized to do all acts and execute all documents in its own name on behalf of Armac BC for the purpose of implementing the Sale Agreement as provided for in paragraph 4 of this Order and the Monitor may do so in the same manner and to the same extent as if the Sale Agreement had been entered into by the Monitor in its own name on behalf of Armac BC and any such steps taken by the Monitor shall be binding upon Armac BC.
3. The Monitor, on behalf of Armac BC, with the consent of the Purchaser, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.
4. The Monitor is hereby authorized and directed to take such additional steps and execute such additional documents in its own name on behalf of Armac BC as may be necessary or desirable for the completion of the transactions contemplated by the Sale Agreement, including without limitation, the Transaction and the conveyance of Armac BC's right, title and interest in and to the land and assets described in the Sale Agreement (collectively, the "Disposed Assets") to the Purchaser.
5. Upon the delivery of a Monitor's certificate to the Purchaser substantially in the form attached as Schedule "A" hereto (the "Monitor's Certificate"), all of Armac BC's right,



title and interest in and to the Disposed Assets shall vest absolutely in Scarva Holdings Ltd., Inc. No. BC1016320, as nominee of the Purchaser (the "Nominee"), free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including, without limiting the generality of the foregoing:

- (a) any encumbrances or charges created by the Orders made in these proceedings, including, but not limited to, the Initial Order; and
- (b) liens, including without limitation mechanics' liens, repairers liens, builders' liens and statutory liens

but specifically excluding the permitted encumbrances listed in Schedule "B" hereto (the "Permitted Encumbrances"). For greater certainty, this Court orders that all of the Claims affecting or relating to the Disposed Assets are hereby expunged, discharged, released and deleted as against the Disposed Assets, save and except for the Permitted Encumbrances.

6. Nothing in this Order exempts or relieves the Monitor, in its own name on behalf of Armac BC, or the Purchaser from obtaining any consents or approvals or giving any notices required under any enactment of the Province of British Columbia or any agreement, licence, permit, approval, certificate or other instrument issued under the authority of an enactment of the Province of British Columbia in connection with any transfer or assignment of any of the Disposed Assets as contemplated in the Sale Agreement or this Order or makes an Disposed Asset transferable or assignable if such disposed Asset is not, by virtue of an enactment of the Province of British Columbia, transferable or assignable. Notwithstanding any other provision of this Order the vesting in the Purchaser of Armac BC's right, title and interest in and to any of the Disposed Assets that requires any such consent or approval is not effective unless and until such consent or approval is obtained.
7. The Purchaser shall self assess and remit directly to the Receiver General of Canada the GST payable pursuant to subsection 228(4) of the *Excise Tax Act (Canada)*, in connection with the purchase of the Disposed Assets, if any.
8. The Purchaser shall indemnify and save harmless the Monitor and Armac BC, their officers, directors, successors and assigns, from any GST, penalty, interest or other amounts which may be payable by or assessed against Armac BC under the *Excise Tax Act (Canada)* as a result of or in connection with its failure to collect and remit any GST applicable on the sale and conveyance of the lands to the Purchaser.

9. The Registrar of Victoria Land Title Office is hereby directed to enter Scarva Holdings Ltd. Inc. No. BC1016320 of 201 – 64 Station Street, Duncan, British Columbia V9L 1M4 as nominee of the Purchaser as the owner of the lands, as identified in Schedule “C” hereto, and having considered the interest of third parties to discharge, release, delete and expunge from title the registrations on the lands which are registered in the Victoria Land Title Office and set out in Schedule “D” to this Order and any registrations on the lands subsequent to those set out in Schedule “D”, forthwith upon receipt by such person of:
  - (a) a letter from Dentons Canada LLP to such registry authorizing the registration and/or filing of this Order;
  - (b) a certified copy of this Order; and
  - (c) a copy of a Monitor’s Certificate.
10. This Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser in and to the Lands is a good, safe holding and marketable title and directs the Registrar of Victoria Land Title Office to register indefeasible title in favour of the Nominee as aforesaid.
11. The Monitor is hereby authorized and directed to take such actions as it deems necessary or appropriate in the circumstances to conclude the Transaction.
12. Subject to the terms and conditions of the Sale Agreement, vacant possession of the Disposed Assets shall be delivered to the Nominee as 12:00 noon on the Possession Date (as defined in the Sale Agreement), subject to the Permitted Encumbrances.
13. Upon completion of the Transaction:
  - (a) The Monitor is hereby ordered and directed to retain pending further Order of this Honourable Court the net proceeds of the sale arising from or related to the Transaction and the Disposed Assets after payment of realtor commission and any cost directly attributable to the closing of the Transaction (the “Proceeds”). Subject to paragraph 13(b) of this Order, all Claims (as referenced in paragraph 5 of this Order) that existed in relation to the Disposed Assets immediately prior to the granting of this Order shall attach to and be impressed upon the Proceeds to the same extent and in the same priority as same attached to and were impressed upon the Disposed Assets immediately prior to the granting of this Order;
  - (b) No Claims (as referenced in paragraph 5 of this Order) shall attach to or be impressed upon the Proceeds other than to the extent same is consistent with the terms of the Second Amended and Restated Plan of Compromise and Arrangement sanctioned by this Honourable Court in these proceedings as

amended from time to time and then only in the same priority as specified therein.

14. Notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any one or more of the Purdy Group and any bankruptcy order issued pursuant to any such applications;
- (c) any assignment in bankruptcy made in respect of any one or more of the Purdy Group;
- (d) any applications for an order now or hereafter issued pursuant to the *Winding Up and Restructuring Act* (Canada) in respect of any one or more of the Purdy Group and any winding up order issued pursuant to any such application; and
- (e) any transfer at undervalue or alleged by any person to be at undervalue by any one or more of the Purdy Group,

the vesting of the Disposed Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of Armac BC and shall not be void or voidable by creditors of Armac BC, nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

- 15. This Order shall have full force and effect in all provinces and territories in Canada against all persons, firms, corporations, governmental, municipal and regulatory authorities against whom it may otherwise be enforceable.
- 16. The Monitor and the Purchaser are granted liberty to apply for further directions and relief as may be necessary to carry out this Order.
- 17. This Court requests the aid of other Canadian and foreign Courts, tribunals, regulatory or administrative bodies, including any Court or administrative tribunal of any Federal or State Court or administrative body in the United States of America, (including, without limitation, the United States Bankruptcy Court), to act in aid of this Court in approving the terms of the Transaction as set forth in the Sale Agreement where required. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to (i) make such orders and to provide such assistance to the Purdy Group and to the Monitor, as an officer of this Court, as may be necessary or desirable to approve the Transaction, (ii) grant representative status to the Purdy Group in any foreign proceeding, and (iii) assist the Purdy Group, the Monitor and the respective

agents of each of the foregoing in carrying out the Transaction as set forth in the Sale Agreement.

Justice D.R.G. Thomas"  
J.C.Q.B.A.

**Schedule "A"**

Clerk's Stamp:

COURT FILE NUMBER 1103 18646

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

APPLICANTS IN THE MATTER OF THE COMPANIES' CREDITORS  
ARRANGEMENT ACT, R.S.C. 1985, c.C-36, AS AMENDED

AND IN THE MATTER OF A PLAN OF COMPROMISE OR  
ARRANGEMENT OF ARMAC INVESTMENTS LTD. (AB),  
LAKE EDEN PROJECTS INC. (AB), 1204583 ALBERTA INC.  
(AB), 1317517 ALBERTA INC. (AB), WESTRIDGE PARK  
LODGE DEVELOPMENT CORP. (AB), and WESTRIDGE  
PARK LODGE AND GOLF RESORT LTD. (AB), HALF  
MOON LAKE RESORT LTD. (AB), NO. 50 CORPORATE  
VENTURES LTD. (BC), FISHPATH RESORTS  
CORPORATION (BC), ARMAC INVESTMENTS LTD. (BC),  
OSTROM ESTATES LTD. (BC), HAWKEYE MARINE  
GROUP LTD. (BC), JUBILEE MOUNTAIN HOLDINGS LTD.  
(BC), GIANT MOUNTAIN PROPERTIES LTD. (BC) and  
CHERRY BLOSSOM PARK DEVELOPMENT CORP (BC)  
(collectively, the "Purdy Group")

**DOCUMENT**

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

**MONITOR'S CERTIFICATE**

**MONITOR**

ALVAREZ & MARSAL CANADA INC.  
Bow Valley Square I  
Suite 570, 202 – 6<sup>th</sup> Avenue SW  
Calgary AB T2P 2R9  
Tim Reid/Orest Konowalchuk  
Ph. (403) 538-4756 / (403) 538-4736  
Email: [treid@alvarexandmarsal.com](mailto:treid@alvarexandmarsal.com)  
[okonowalchuk@alvarexandmarsal.com](mailto:okonowalchuk@alvarexandmarsal.com)

**COUNSEL**

DENTONS CANADA LLP  
Barristers & Solicitors  
Ray C. Rutman  
2900 Manulife Place, 10180 – 101 Street  
Edmonton Alberta T5J 3V5  
Ph. (780) 423-7276 Fx. (780) 423-7276  
Email: [ray.rutman@dentons.com](mailto:ray.rutman@dentons.com)  
File: 529227.7/RCR

Pursuant to an Order of the Honourable Justice D.R.G. Thomas of the Alberta Court of Queen's Bench (the "Court") dated December 2, 2011, Alvarez and Marsal Canada Inc. was appointed the monitor (the "Monitor") of the Purdy Group. Pursuant to an order of the Court dated \_\_\_\_\_, 2014, the Court approved the agreement for sale of certain lands and assets (the "Disposed Assets") in British Columbia, Canada, dated September 29, 2014 together with the Addendum thereto dated October 29, 2014, as may be amended from time to time (the "Sale Agreement"), between Armac Investments Ltd. ("Armac BC"), being a member of the Purdy Group, and West Coast Pre Fab Ltd. (the "Purchaser") for Armac BC's right, title and interest in and to the Disposed Assets and ordered that all of Armac BC's right, title and interest in and to the Disposed Assets, as described and defined in the Sale Agreement, shall vest in the Purchaser effective upon the delivery by counsel for the Monitor to the Purchaser of this Certificate.

**THE MONITOR HEREBY CERTIFIES** as follows:

1. The Monitor has received the Proceeds from the Sale Agreement in full.

Dated at the \_\_\_\_\_ of \_\_\_\_\_, in the Province of Alberta, this \_\_\_\_ day of \_\_\_\_\_, 2014.

**ALVAREZ & MARSAL INC.**

in its capacity as court-appointed  
Monitor of the Purdy Group  
and not in its personal capacity

Per: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Schedule "B"

Permitted Encumbrances

PID: 001-160-141

LOT 2, SECTIONS 14 AND 15, RANGE 3, CHEMAINUS DISTRICT, PLAN 31422 EXCEPT PART IN PLAN VIP69038

Nature: Registration Number: Registered Owner: Remarks:	Exceptions and Reservations M76300 Esquimalt and Nanaimo Railway Company A.F.B. 9.693.7434A Section 172(3) For Actual Date and Time of Registration See Original Grant from E & N Railway Company
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Covenant EB43033 1988-05-26 13:08 Her Majesty the Queen in Right of the Province of British Columbia Section 215 Land Title Act
Nature: Registration Number: Registration Date and Time: Remarks:	Easement EN28842 1999-04-08 09:48 Part in Plan VIP68782, Appurtenant to Lot 1 Plan 41085

Schedule "C"

Description of Lands

PID: 001-160-141

LOT 2, SECTIONS 14 AND 15, RANGE 3, CHEMAINUS DISTRICT, PLAN 31422 EXCEPT PART IN  
PLAN VIP69038



Schedule "D"

Description of Charges to be Removed

PID: 001-160-141

LOT 2, SECTIONS 14 AND 15, RANGE 3, CHEMAINUS DISTRICT, PLAN 31422 EXCEPT PART IN PLAN VIP69038

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment EV94884 2003-08-20 11:47 The Crown in Right of Canada Inter Alia Renewed by EX99057
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Mortgage EX13734 2005-02-09 09:39 Tarmac Management Ltd. Incorporation No. 0496408 Inter Alia
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment EX99057 2005-08-09 12:23 The Crown in Right of Canada Inter Alia Renewal of EV94884 Renewed by FB74761
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Certificate of Pending Litigation FA113294 2006-09-19 09:57 Kim Galavan Inter Alia Re-instated Pursuant to Section 40(3), Taxation (Rural Area) Act
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB193758 2008-07-18 10:22 The Crown in Right of Canada Renewed by FB359734
Nature: Registration Number: Registration Date and Time: Registered Owner:	Claim of Builders Lien FB210163 2008-09-10 14:56 Ronald Dudley Durrance

Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB314787 2009-11-24 10:04 The Crown in Right of Canada Inter Alia Renewed by FB440888
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Property Transfer Tax Act Charge FB334737 2010-03-09 10:05 The Crown in Right of British Columbia Inter Alia Section 28
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment LB381165 2010-04-23 11:27 Byron Loewen Inter Alia
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB359734 2010-07-13 14:50 The Crown in Right of Canada Renewal of FB193758 Renewed by FB457819
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB421840 2011-07-06 09:58 The Crown in Right of Canada Inter Alia Renewal of FB281646 (FB74761, EX99057 and EV94884)
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB440888 2011-10-28 11:29 The Crown in Right of Canada Inter Alia Renewal of FB314787
Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	Judgment FB457819 2012-06-28 14:00 The Crown in Right of Canada Renewal of FB359734

Nature:	Judgment
Registration Number:	FB476986
Registration Date and Time:	2014-01-30 14:24
Registered Owner:	The Crown in Right of Canada
Remarks:	Inter Alia
Nature:	Tax Sale Notice
Registration Number:	CA4009996
Registration Date and Time:	2014-10-08 12:53