

COURT FILE NUMBER 1103-18646

COURT 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  
INVESTMENT 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" or the "Applicants")

DOCUMENT **FOURTEENTH REPORT OF THE MONITOR**

**AUGUST 6, 2013**

ADDRESS FOR SERVICE AND  
CONTACT INFORMATION OF  
PARTY FILING THIS  
DOCUMENT

**MONITOR**

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

**COUNSEL**

DENTONS CANADA LLP  
Barristers & Solicitors  
Ray Rutman  
2900 Manulife Place, 10180 – 101 Street  
Edmonton, Alberta T5J 3V5  
Phone: (780) 423-7246  
Fax: (780) 423-7276  
Email: [Ray.Rutman@dentons.com](mailto:Ray.Rutman@dentons.com)  
File: 529227.7/RCR

## LISTING OF APPENDICES TO THE FOURTEENTH REPORT

|            |   |
|------------|---|
| APPENDIX A | Copies of Titles attached to the Invitation for Offers                                  |
| APPENDIX B | Copy of Pages intended to Reflect Titles to the Lands attached to the Offer to Purchase |
| APPENDIX C | Copies of Titles attached as Exhibit "A" to the Purdy Affidavit                         |
| APPENDIX D | Copy of Service Letter respecting the Purdy Affidavit                                   |
| APPENDIX E | Copy of July 4, 2013 Order  |

## INTRODUCTION

1. On December 1, 2011, the Purdy Group sought and obtained protection from its creditors under the Companies' Creditors Arrangement Act, R.S.C. 1985, c.C-36, as amended pursuant to an order of the Court of Queen's Bench of Alberta (the "Initial Order").
2. Pursuant to the Initial Order, Alvarez & Marsal Canada Inc. was appointed monitor of the Purdy Group (the "Monitor").
3. Paragraph 53 of the Eleventh Report of the Monitor filed in these Proceedings noted that the Monitor understood that the Purdy Group had accepted an offer on property in Port Alberni. The offer to purchase in respect of that property was attached as Appendix "F" to the Eleventh Report of the Monitor (the "Offer to Purchase"). The purchase price in the Offer to Purchase is \$72,500. The Lands which were the subject of the Offer to Purchase are legally described as Lot 13, Block 74, District Lot 1, Alberni District, Plan 197; Lot 14, Block 74, District Lot 1, Alberni District, Plan 197; and Lot 15, Block 74, District Lot 1, Alberni District, Plan 197 (collectively the "Lands").
4. The Offer to Purchase was given in response to an invitation for offers that was initiated by the Purdy Group with respect to the Lands and other properties in British Columbia owned by the Purdy Group (the "Invitation for Offers"). The Invitation for Offers was issued March 27, 2013. A copy of the Invitation for Offers is attached as Appendix "E" to the Eleventh Report of the Monitor.
5. Part of Appendix "E" (the Invitation for Offers) included a description of the properties (including the Lands) for which offers were being invited. The description included copies of title searches with respect to those properties obtained electronically through an electronic search system in British Columbia. Copies of those titles are attached as Appendix "A" to this Report. The titles are dated March 26, 2013.
6. The Offer to Purchase was tendered in response to the Invitation for Offers. The Offer to Purchase was attached as Appendix "F" to the Eleventh Report of the Monitor. The Offer to Purchase has attached to it titles to the Lands. It is clear that the titles attached to the Offer to Purchase were intended to be a copy of the titles that were attached to the Invitation for Offers however due to an accident, slip or omission in the compilation or transmission of the Offer to Purchase, the titles attached to the Offer to Purchase omitted certain pages from titles and juxtaposed certain pages. Attached as Appendix

"B" is a copy of the pages intended to reflect titles to the Lands which were attached to the Offer to Purchase.

7. The Offer to Purchase was intended to provide for transfer of title to the Lands to the Purchaser free and clear of all encumbrances save for certain specified Permitted Encumbrances. Essentially, all registrations and encumbrances of a financial nature were to be removed from title as part of the closing of the Offer to Purchase.
8. The Eleventh Report of the Monitor was served on the service list in these proceedings.
9. A comparison of Appendix "A" to Appendix "B" demonstrates that the pages respecting the titles which had been attached to the Offer to Purchase did not reference all of the registrations against the Lands on a title-by-title basis although they did reference on a cumulative basis all of the registrations against the Lands. More particularly, while the collective pages of title searches in Appendix "B" contained each and every registration intended to be discharged in the closing of the Offer to Purchase, certain of the registrations were reflected in only one or two of the titles forming part of the Lands where they ought to have been reflected in two or three of the titles to the Lands.
10. An application was made by the Purdy Group to this Honourable Court July 4, 2013 for an Order approving the Offer to Purchase (with minor amendments).
11. The Affidavit of John Kenneth Purdy sworn July 2, 2013 and filed July 3, 2013 in support of the application for an Order approving the Offer to Purchase (the "Purdy Affidavit") has attached to it as Exhibit "A" copies of titles to the Lands as at June 26, 2013 which accurately reflect the titles to the Lands. Exhibit "A" to the Purdy Affidavit is attached as Appendix "C" to this Report. The Purdy Affidavit has attached to it as well a copy of the Offer to Purchase (with minor amendments). The amended Offer to Purchase still has attached to it the titles to the Lands which formed part of the original Offer to Purchase and which titles are attached as Appendix "B" to this Report. In other words, the amended Offer to Purchase still had attached to it the incomplete and juxtaposed titles.
12. While there were omissions on a title-by-title basis with respect to the titles to the Offer to Purchase as amended, on a cumulative basis there are no registrants or encumbrancers disclosed by the titles attached to the Purdy Affidavit as at June 26, 2013 that are not disclosed (as at least against one of the titles to the Lands) attached to the Offer to Purchase as amended.

13. Attached as Appendix "D" is a copy of the service letter with respect to the supporting affidavit for the application in support of an Order approving the acceptance of the Offer to Purchase.
14. Acceptance of the Offer to Purchase was approved by this Honourable Court on July 4, 2013 (the "July 4, 2013 Order"). Attached as Appendix "E" is a copy of the July 4, 2013 Order.
15. The July 4, 2013 Order has attached to it a number of schedules including, Schedule "C". Schedule "C" to the July 4, 2013 Order contained a description of registrations to be removed from titles to the Lands on closing of the approved transaction. These reflect the registrations disclosed by the Offer to Purchase as amended. In other words, the July 4, 2013 Order reflects the incomplete and juxtaposed pages from the title searches as opposed to the title searches which were attached to the Invitation for Offers and the Purdy Affidavit filed in support of the application for the July 4, 2013 Order.
16. As is apparent from the service letter attached as Appendix "D", the Purdy Affidavit in support of the application for the July 4, 2013 Order was directed to every registrant holding registration against title to the Lands as disclosed by Appendix "C" being the titles attached as Exhibit "A" to the Purdy Affidavit (other than the holders of permitted encumbrances which are not to be discharged on the closing of the transaction).
17. It is clear from the terms of the July 4, 2013 Order that it was the intention of this Honourable Court that all of the registrations and encumbrances against title to the Lands be discharged save for certain Permitted Encumbrances, which Permitted Encumbrances are detailed in Schedule "B" to the July 4, 2013 Order.

18. The Monitor is now vested with authority to close the subject transaction and respectfully seeks an Order remedying what appears to have been an accidental slip or omission so as to amend Schedule "C" to the July 4, 2013 Order to reflect the titles attached as Exhibit "A" to the Purdy Affidavit filed in these proceedings July 3, 2013 (save for the Permitted Encumbrances).

Respectfully submitted this 6th day of August, 2013.

ALVAREZ & MARSAL CANADA INC.  
in its capacity as court-appointed Monitor of  
the Purdy Group

A handwritten signature in black ink, appearing to read 'Tim Reid', with a stylized flourish at the end.

Tim Reid, CA•CIRP  
Senior Vice-President

# APPENDIX "A"

## Copies of Titles attached to the Invitation for Offers

APPENDIX E

### TITLE SEARCH PRINT

2013-03-26, 13:55:44

Requestor: PA51135

Folio/File Reference:

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

#### Land Title District

VICTORIA

Land Title Office

VICTORIA

#### Title Number

EM10067

From Title Number

EM5634

Declared Value

20000

#### Application Received

1998-02-02

#### Application Registered

1998-02-03

#### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671  
1250 WEST HASTINGS STREET  
VANCOUVER, BC  
V6E 2M4

#### Taxation Authority

CITY OF PORT ALBERNI

#### Description of Land

Parcel Identifier:

009-278-923

Legal Description:

LOT 13, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

#### Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EJ13903

#### Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature:

RESTRICTIVE COVENANT

Registration Number:

EK64439

Registration Date and Time:

1996-06-13 09:37

Registered Owner:

CITY OF PORT ALBERNI

Remarks:

INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

2013-03-26, 13:55:44

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

Nature: MORTGAGE  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840



2013-03-26, 13:55:44

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

|                             |   |
|-----------------------------|---|
| Nature:                     | JUDGMENT  |
| Registration Number:        | FB314787  |
| Registration Date and Time: | 2009-11-24 10:04  |
| Registered Owner:           | THE CROWN IN RIGHT OF CANADA  |
| Remarks:                    | INTER ALIA<br>RENEWED BY FB440888                                   |
| Nature:                     | PROPERTY TRANSFER TAX ACT CHARGE                                    |
| Registration Number:        | FB334737  |
| Registration Date and Time: | 2010-03-09 10:05  |
| Registered Owner:           | THE CROWN IN RIGHT OF BRITISH COLUMBIA                              |
| Remarks:                    | INTER ALIA<br>SECTION 28  |
| Nature:                     | JUDGMENT  |
| Registration Number:        | LB381165  |
| Registration Date and Time: | 2010-04-23 11:27  |
| Registered Owner:           | BYRON LOEWEN  |
| Remarks:                    | INTER ALIA  |
| Nature:                     | JUDGMENT  |
| Registration Number:        | FB421840  |
| Registration Date and Time: | 2011-07-06 09:58  |
| Registered Owner:           | THE CROWN IN RIGHT OF CANADA  |
| Remarks:                    | INTER ALIA<br>RENEWAL OF FB281646<br>(FB74761, EX99057 AND EV94884) |
| Nature:                     | JUDGMENT  |
| Registration Number:        | FB440888  |
| Registration Date and Time: | 2011-10-28 11:29  |
| Registered Owner:           | THE CROWN IN RIGHT OF CANADA  |
| Remarks:                    | INTER ALIA<br>RENEWAL OF FB314787                                   |

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

**TITLE SEARCH PRINT**

2013-03-26, 13:56:53

Requestor: PA51135

Folio/File Reference:

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

EM10068

From Title Number

EM5635

Declared Value

60000

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-940

Legal Description:

LOT 14, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EJ13903**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature:

RESTRICTIVE COVENANT

Registration Number:

EK64439

Registration Date and Time:

1996-06-13 09:37

Registered Owner:

CITY OF PORT ALBERNI

Remarks:

INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

2013-03-26, 13:56:53

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

Nature: MORTGAGE  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840

**TITLE SEARCH PRINT**

2013-03-26, 13:56:53

Requestor: PA51135

Folio/File Reference:

Nature: JUDGMENT  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY FB440888

Nature: PROPERTY TRANSFER TAX ACT CHARGE  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 28

Nature: JUDGMENT  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: BYRON LOEWEN  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB281646  
(FB74761, EX99057 AND EV94884)

Nature: JUDGMENT  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB314787

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

**TITLE SEARCH PRINT**

2013-03-26, 13:57:58

Requestor: PA51135

Folio/File Reference:

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

EM10069

From Title Number

EM5636

Declared Value

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,

**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-966

Legal Description:

LOT 15, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EJ13903

**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature:

RESTRICTIVE COVENANT

Registration Number:

EK64439

Registration Date and Time:

1996-06-13 09:37

Registered Owner:

CITY OF PORT ALBERNI

Remarks:

INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

2013-03-26, 13:57:58

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840

Nature: JUDGMENT  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY FB440888

**TITLE SEARCH PRINT**

2013-03-26, 13:57:58

Requestor: PA51135

Folio/File Reference:

Nature: PROPERTY TRANSFER TAX ACT CHARGE  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 28

Nature: JUDGMENT  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: BYRON LOEWEN  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB281646  
(FB74761, EX99057 AND EV94884)

Nature: JUDGMENT  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB314787

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# APPENDIX "B"

APPENDIX F

Copy of Pages intended to Reflect Titles to the Lands attached to the Offer to Purchase

13/22

EXHIBIT C

## TITLE SEARCH PRINT

2013-03-26, 13:55:44

Requestor: PA51135

Folio/File Reference:

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

### Land Title District

VICTORIA

Land Title Office

VICTORIA

### Title Number

EM10067

From Title Number

EM5634

Declared Value

20000

### Application Received

1998-02-02

### Application Registered

1998-02-03

### Registered Owner in Fee Simple

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671  
1250 WEST HASTINGS STREET  
VANCOUVER, BC  
V6E 2M4

### Taxation Authority

CITY OF PORT ALBERNI

### Description of Land

Parcel Identifier:

009-278-923

Legal Description:

LOT 13, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

### Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE E/13903

### Charges, Liens and Interests

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature:

RESTRICTIVE COVENANT

Registration Number:

EK64439

Registration Date and Time:

1996-06-13 09:37

Registered Owner:

CITY OF PORT ALBERNI

Remarks:

INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

Buyer



14/22

**TITLE SEARCH PRINT**

Requestor: PA51135

2013-03-26, 13:57:58

Folio/File Reference:

Nature: JUDGMENT  
 Registration Number: EV94884  
 Registration Date and Time: 2003-08-20 11:47  
 Registered Owner: THE CROWN IN RIGHT OF CANADA  
 Remarks: INTER ALIA  
 RENEWED BY EX99057

Nature: JUDGMENT  
 Registration Number: EX99057  
 Registration Date and Time: 2005-08-09 12:23  
 Registered Owner: THE CROWN IN RIGHT OF CANADA  
 Remarks: INTER ALIA  
 RENEWAL OF EV94884  
 RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
 Registration Number: FA113294  
 Registration Date and Time: 2006-09-19 09:57  
 Registered Owner: KIM GALAVAN  
 Remarks: INTER ALIA  
 RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
 (RURAL AREA) ACT

Nature: JUDGMENT  
 Registration Number: FB74761  
 Registration Date and Time: 2007-07-19 11:47  
 Registered Owner: THE CROWN IN RIGHT OF CANADA  
 Remarks: INTER ALIA  
 RENEWAL OF EX99057  
 RENEWED BY FB281646

Nature: JUDGMENT  
 Registration Number: FB281646  
 Registration Date and Time: 2009-07-10 10:35  
 Registered Owner: THE CROWN IN RIGHT OF CANADA  
 Remarks: INTER ALIA  
 RENEWAL OF FB74761  
 RENEWED BY FB386647  
 RENEWED BY FB421840

Nature: JUDGMENT  
 Registration Number: FB314787  
 Registration Date and Time: 2009-11-24 10:04  
 Registered Owner: THE CROWN IN RIGHT OF CANADA  
 Remarks: INTER ALIA  
 RENEWED BY FB440888

Title Number: EM10069

Title Search Print

Page 2 of 3

BUYER  


15/22

**TITLE SEARCH PRINT**

Requestor: PA51135

2013-03-26, 13:57:58

Folio/File Reference:

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  
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

**Duplicate Indefeasible Title**

NONE OUTSTANDING


**Transfers**

NONE

**Pending Applications**

NONE

Boyer



16/22

**TITLE SEARCH PRINT**Requestor: PA51135  
Folio/File Reference:

2013-03 26, 13:56:53

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

EM10068

From Title Number

EM5635

Declared Value

60000

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-940

Legal Description:

LOT 14, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EJ13903**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature:

RESTRICTIVE COVENANT

Registration Number:

EK64439


Registration Date and Time:

1996-06-13 09:37

Registered Owner:

CITY OF PORT ALBERNI

Remarks:

INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.  
BUYER

17/22

2013-03-26, 13:55:44

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

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

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

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

Title Number: EM10067

Title Search Print


 A handwritten signature in black ink, appearing to read 'BUYER', is written over a large, stylized circular mark.

18/22

**TITLE SEARCH PRINT**

2013-03-26, 13:57:58

Requestor: PA51135

Folio/File Reference:

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District** VICTORIA  
**Land Title Office** VICTORIA  
**Title Number** EM10069  
**From Title Number** EM5636  
**Declared Value**

**Application Received** 1998-02-02  
**Application Registered** 1998-02-03

**Registered Owner in Fee Simple**

**Registered Owner/Mailing Address:** ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,

**Taxation Authority** CITY OF PORT ALBERNI

**Description of Land**

**Parcel Identifier:** 009-278-966  
**Legal Description:** LOT 15, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL ACT, SEE EJ13903

**Charges, Liens and Interests**

**Nature:** UNDERSURFACE RIGHTS  
**Registration Number:** 393172G  
**Registered Owner:** ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY  
**Remarks:** AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

**Nature:** RESTRICTIVE COVENANT  
**Registration Number:** EK64439  
**Registration Date and Time:** 1996-06-13 09:37  
**Registered Owner:** CITY OF PORT ALBERNI  
**Remarks:** INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

DJB  
Buyer

19/22

**TITLE SEARCH PRINT**

Requestor: PA51135

Folio/File Reference:

2013-03-26, 13:55:44

Nature: MORTGAGE  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA


Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840

  
RUYCK

**TITLE SEARCH PRINT**Copy of Titles attached as Exhibit A" to the Purdy Affidavit

2013-06-26, 15:35:53

Requestor: PS23173

Folio/File Reference:6581/529227-7

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

EM10069

EM5636

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,

**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-966

Legal Description:

LOT 15, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE E113903

**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

This is Exhibit "A" referred to in the

Affidavit of

John Kenneth Purdy

Sworn before me this 26 day

of July A.D., 2013

A Commissioner for Oaths  
in and for the Province of Alberta

CONAN J. TAYLOR  
Barrister and Solicitor

**TITLE SEARCH PRINT**

2013-06-26, 15:35:53

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: RESTRICTIVE COVENANT  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: CITY OF PORT ALBERNI  
Remarks: INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840



**TITLE SEARCH PRINT**

2013-06-26, 15:35:53

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: JUDGMENT  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY FB440888

Nature: PROPERTY TRANSFER TAX ACT CHARGE  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 28

Nature: JUDGMENT  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: BYRON LOEWEN  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB281646  
(FB74761,EX99057 AND EV94884)

Nature: JUDGMENT  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB314787

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**TITLE SEARCH PRINT**

2013-06-26, 15:34:08

Requestor: PS23173

Folio/File Reference:6581/529227-7

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

EM10068

EM5635

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671,  
1250 WEST HASTINGS STREET,  
VANCOUVER, BC  
V6E 2M4,**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-940

Legal Description:

LOT 14, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EJ13903**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

**TITLE SEARCH PRINT**

2013-06-26, 15:34:08

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: RESTRICTIVE COVENANT  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: CITY OF PORT ALBERNI  
Remarks: INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

Nature: MORTGAGE  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

**TITLE SEARCH PRINT**

2013-06-26, 15:34:08

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840

Nature: JUDGMENT  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY FB440888

Nature: PROPERTY TRANSFER TAX ACT CHARGE  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 28

Nature: JUDGMENT  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: BYRON LOEWEN  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB281646  
(FB74761,EX99057 AND EV94884)

Nature: JUDGMENT  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB314787

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**TITLE SEARCH PRINT**

2013-06-26, 15:34:08

Requestor: PS23173

Folio/File Reference:6581/529227-7

**Transfers**

NONE

**Pending Applications**

NONE

**TITLE SEARCH PRINT**

2013-06-26, 15:32:47

Requestor: PS23173

Folio/File Reference:6581/529227-7

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

VICTORIA

VICTORIA

**Title Number**

From Title Number

EM10067

EM5634

**Application Received**

1998-02-02

**Application Registered**

1998-02-03

**Registered Owner In Fee Simple**

Registered Owner/Mailing Address:

ARMAC INVESTMENTS LTD., INC.NO. 40671  
1250 WEST HASTINGS STREET  
VANCOUVER, BC  
V6E 2M4**Taxation Authority**

CITY OF PORT ALBERNI

**Description of Land**

Parcel Identifier:

009-278-923

Legal Description:

LOT 13, BLOCK 74, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 197

**Legal Notations**THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL  
ACT, SEE EJ13903**Charges, Liens and Interests**

Nature:

UNDERSURFACE RIGHTS

Registration Number:

393172G

Registered Owner:

ALBERNI LAND COMPANY LIMITED, AND  
ESQUIMALT AND NANAIMO RAILWAY COMPANY  
AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Remarks:

**TITLE SEARCH PRINT**

2013-06-26, 15:32:47

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: RESTRICTIVE COVENANT  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: CITY OF PORT ALBERNI  
Remarks: INTER ALIA  
PURSUANT TO SECTION 215 LAND TITLE OFFICE.

Nature: MORTGAGE  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY EX99057

Nature: JUDGMENT  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EV94884  
RENEWED BY FB74761

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: KIM GALAVAN  
Remarks: INTER ALIA  
RE-INSTATED PURSUANT TO SECTION 40(3), TAXATION  
(RURAL AREA) ACT

Nature: JUDGMENT  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF EX99057  
RENEWED BY FB281646

**TITLE SEARCH PRINT**

2013-06-26, 15:32:47

Requestor: PS23173

Folio/File Reference:6581/529227-7

Nature: JUDGMENT  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB74761  
RENEWED BY FB386647  
RENEWED BY FB421840

Nature: JUDGMENT  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWED BY FB440888

Nature: PROPERTY TRANSFER TAX ACT CHARGE  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
SECTION 28

Nature: JUDGMENT  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: BYRON LOEWEN  
Remarks: INTER ALIA

Nature: JUDGMENT  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB281646  
(FB74761,EX99057 AND EV94884)

Nature: JUDGMENT  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
RENEWAL OF FB314787

**Duplicate Infeasible Title**

NONE OUTSTANDING



**TITLE SEARCH PRINT**

2013-06-26, 15:32:47

Requestor: PS23173

Folio/File Reference:6581/529227-7

**Transfers**

NONE

**Pending Applications**

NONE

# TAYLOR LAW OFFICE\*

BARRISTERS & SOLICITORS

## APPENDIX "D"

\*denotes Conan J Taylor Professional Corporation

July 2, 2013

### Copy of Service Letter respecting Purdy Affidavit

Canada Revenue Agency - Via Fax - (780) 495-3050  
Room 140  
9700 Jasper Avenue  
Edmonton, Alberta  
Attention: Rosemarie Taitinger

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

Department of Justice  
900 - 840 Howe Street,  
Vancouver, BC, V6Z 2S9  
Attention: Christine Matthews – [Christine.Matthews@justice.gc.ca](mailto:Christine.Matthews@justice.gc.ca)

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

Axcess Capital  
c/o 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 – [amaciag@blg.com](mailto:amaciag@blg.com)

Ladysmith & District Credit Union  
330 - First Avenue  
PO Box 430  
Ladysmith, BC V9G 1A3  
Attention: Mr. John de Leeuw – [jdeleeuw@ldcu.ca](mailto:jdeleeuw@ldcu.ca)

Suite 401, 10722-103rd Avenue, Edmonton, Alberta, Canada T5J 5G7  
PHONE (780) 428-7770 FAX (780) 428-7775

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

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 – [kr Robertson@lawsonlundell.com](mailto:kr Robertson@lawsonlundell.com)

Hall & Van Campenhout  
Barristers & Solicitors  
19026 – 102 Avenue  
Edmonton, Alberta  
T5K 0R9  
Attention: Ms. Phyllis Van Campenhout – [p.vancampenhout@hallvancamp.com](mailto:p.vancampenhout@hallvancamp.com)

County of Strathcona Legal Services Department - via fax - (780-464-8194)  
2001 Sherwood Drive  
Sherwood Park, Alberta  
T8A 3W7

Reynolds Mirth  
3200, 10180 - 101 Street N.W.  
Edmonton, Alberta  
T5J 0B3  
Attention: Douglas Tkachuk – [dtkachuk@rmrf.com](mailto:dtkachuk@rmrf.com)

Justice Canada, Prairie Region  
Epcor Tower, 300, 10423 - 101 Street  
Edmonton, Alberta  
T5H 0E7  
Attention: George F. Body – [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 - [wmacleod@mccarthy.ca](mailto:wmacleod@mccarthy.ca)

Alvarez & Marsal Canada  
Bow Valley Square I  
Suite 570, 202 – 6<sup>th</sup> Avenue S.W.  
Calgary, Alberta  
T2P 2R9  
Attention: Tim Reid – [treid@alvarezandmarsal.com](mailto:treid@alvarezandmarsal.com)

Cameron J. Ashmore – via fax (780) 496-7267  
Corporate Services, Law Branch  
9<sup>th</sup> Floor, Chancery Hall  
3 Sir Winston Churchill Square  
Edmonton, Alberta  
T5J 2C3

Dear Sir/Madam:

RE: IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985,  
CHAPTER 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),  
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 INVESTMENT 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) - ACTION NUMBER: 1103  
18646

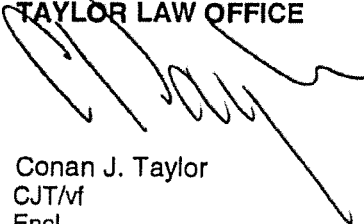
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Further to the above matter, please find enclosed for service upon you the following:

1. filed Application with respect to the above-mentioned matter returnable July 4<sup>th</sup>, 2013, at 10:00 a.m. before the Honourable Justice Thomas;
2. unfiled supporting Affidavit of John Kenneth Purdy, a filed copy of which will be provided to you shortly.

Yours truly,

**TAYLOR LAW OFFICE**



Conan J. Taylor  
CJT/mf  
Encl.

APPENDIX "E"

Copy of the July 4, 2013 Order

Clerk's Seal:



COURT FILE NUMBER

1103 18646

COURT OF QUEEN'S BENCH OF ALBERTA

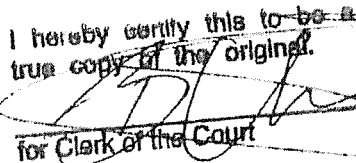
JUDICIAL CENTRE

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" or the "Applicants")

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

DOCUMENT

ORDER

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

Taylor Law Office  
10722 - 103 Avenue  
Edmonton, AB T5J 5G7  
Attention : Conan Taylor  
Ph. (780) 428-7770 Fx. (780) 428-7775

DATE ON WHICH ORDER WAS PRONOUNCED:

 July 4, 2013

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 Purdy Group; AND UPON READING the Initial Order  
granted in the within Action on December 1, 2011 (the "Initial Order"), the Eleventh Report of  
Alvarez & Marsal Canada Inc. (the "Monitor") in its capacity as Court appointed monitor of the

Purdy Group and filed May 10, 2013 (the "Monitor's Eleventh Report"), the Application filed herein and proof of service thereof and the pleadings and proceedings had and taken herein; AND UPON NOTING that by the Initial Order the Purdy Group was authorized to dispose of redundant or non-material assets not exceeding \$350,000.00 in any one transaction or \$1,500,000.00 in the aggregate; AND UPON NOTING that certain properties owned by members of the Purdy Group and deemed to be non-essential to the restructuring efforts of the Purdy Group (the "Non-Core For Sale Properties") have been listed with Colliers MacAulay Nicolls Inc. ("Colliers") since June 22, 2012; AND UPON NOTING that the Purdy Group, with the concurrence and assistance of the Monitor and Colliers, initiated a process to sell the Non-Core For Sale Properties, which process included a strict-bid deadline of 3:00 p.m. (MST), April 25, 2013 (the "Sales Process"); AND UPON NOTING that, in accordance with the Sales Process, an offer (the "Offer") has been presented by Daniel Bergeron (the "Purchaser") to purchase some of the Non-Core Fore Sale Properties inclusive of payment of a deposit of \$5,500.00 (the "Deposit") to his realtor, Coast Realty Group; AND UPON NOTING that the Offer has been accepted by Armac Investments Ltd., Inc. No. 40671 ("Armac BC"), being a member of the Purdy Group identified in the style of cause to this action as "Armac Investments Ltd. (BC)" and the owner of the properties which the Purchaser has offered to purchase, subject to the Court granting an Order authorizing the sale and vesting title in the Purchaser; AND UPON hearing the submissions of Counsel for the Purdy Group and Counsel for the Monitor; AND UPON NOTING the consent of counsel for the Monitor, counsel for the Crown in Right of Canada, counsel for Kim Galavan and counsel for Byron Loewen; 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 April 22, 2013, and attached as Appendix "F" to the Monitor's Eleventh Report, is hereby approved.
3. The execution, delivery and performance of the Sale Agreement by Armac BC are hereby authorized and approved (with such alternations and amendments as the parties thereto may agree, subject to obtaining the written consent of the Monitor prior to making any alterations or amendments to the Sale Agreement), and Armac BC is hereby authorized and directed to take such additional steps and execute such additional documents 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 "Acquired Assets") to the Purchaser.
4. Upon the delivery of a filed 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 Acquired Assets shall vest absolutely in the Purchaser 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 Acquired Assets are hereby expunged, discharged, released and deleted as against the Acquired Assets, save and except for the Permitted Encumbrances.

- 5. Nothing in this Order exempts or relieves 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 Acquired Assets as contemplated in the Sale Agreement or this Order or makes an Acquired Asset transferable or assignable if such acquired 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 Acquired Assets that requires any such consent or approval is not effective unless and until such consent or approval is obtained.
- 6. 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 Acquired Assets, if any.
- 7. The Purchaser shall indemnify and save harmless Armac BC, its 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 by the plaintiff.
- 8. The Registrar of Victoria Land Title Office is hereby directed to discharge, release, delete and expunge from title the registrations on the lands which are registered in the Victoria Land Title Office, as set out in Schedule "C" to this Order and any registrations on the lands subsequent to those set out in Schedule "C", forthwith upon receipt by such person of:

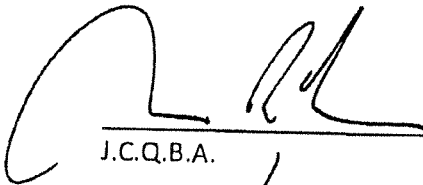

- (a) a letter from Taylor Law Office to such registry authorizing the registration and/or filing of this Order;
  - (b) a certified copy of this Order; and
  - (c) a copy of a Monitor's Certificate filed with this Honourable Court.
9. The Monitor is hereby authorized and directed to take such actions as it deems necessary or appropriate in the circumstances to assist Armac BC to conclude the Transaction.
10. Upon completion of the Transaction:
- (a) Armac BC is hereby ordered and directed to forthwith deposit the proceeds of the sale arising from or related to the Transaction and the Acquired Assets that Armac BC receives pursuant to the Transaction (the "Proceeds"), as and when received, into one or more deposit accounts or securities accounts established by and under the sole dominion and control of the Monitor for immediate release to the Monitor for general use in these proceedings; and
  - (b) no Claims shall attach to the Proceeds. *to be applied to the outstanding liability of the Applicants to the Monitor, the Monitor's Counsel, and the Applicants' Counsel*
11. 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 Acquired 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.

12. 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.
13. Armac BC and the Purchaser are granted liberty to apply for further directions and relief as may be necessary to carry out this Order.
14. This Court requests the aid of other Canadian and foreign Courts, tribunal, 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.
15. All evidence, reports and briefs filed in these proceedings shall be treated as evidence, reports and briefs in the Proposal Proceedings of John (Jack) Kenneth Purdy in court action no. BE03-568045.

  
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 \_\_\_\_\_ of the Alberta Court of Queen's Bench (the "Court") dated December 2, 2013, Alvarez and Marsal Canada Inc. was appointed the monitor (the "Monitor") of the Purdy Group. Pursuant to an order of the Court dated \_\_\_\_\_, 2013, the Court approved the agreement for sale of certain lands and assets (the "Acquired Assets") in British Columbia, Canada, dated April 22, 2013, as may be amended from time to time (the "Sale Agreement"), between Armac Investments Ltd., Inc. No. 40671 ("Armac BC"), being a member of the Purdy Group, and Daniel Bergeron (the "Purchaser") for Armac BC's right, title and interest in and to the Acquired Assets and ordered that all of Armac BC's right, title and interest in and to the Acquired Assets, as described and defined in the Sale Agreement, shall vest in the Purchaser effective upon the delivery by counsel for the Purdy Group 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 \_\_\_\_\_, 2013.

**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

Lot, 13, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alia  
Pursuant to Section 215 Land Title Office

Lot 14, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alia  
Pursuant to Section 215 Land Title Office

Lot 15, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.391.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alia  
Pursuant to Section 215 Land Title Office.

Schedule "C"

Description of Charges to be Removed

Lot, 13, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Judgment  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by EX99057

Nature: Judgment  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EV94884  
Renewed by FB74761

Nature: Certificate of Pending Litigation  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: Kim Galavan  
Remarks: Inter Alia  
Re-instated Pursuant to Section 40(3), Taxation  
(Rural Area) Act

Nature: Judgment  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EX99057  
Renewed by FB281646

Nature: Judgment  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB74761  
Renewed by FB386647

Renewed by FB421840

Nature: Judgment  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB314787

**Lot 14, Block 74, District Lot 1, Alberni District, Plan 197**

Nature: Judgment  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada

Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB314787

**Lot 15, Block 74, District Lot 1, Alberni District, Plan 197**

Nature: Mortgage  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47



Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by EX99057

Nature: Judgment  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EV94884  
Renewed by FB74761

Nature: Certificate of Pending Litigation  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: Kim Galavan  
Remarks: Inter Alia  
Re-Instated pursuant to section 40(3), Taxation  
(Rural Area) Act

Nature: Judgment  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EX99057  
Renewed by FB281646

Nature: Judgment  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB74761  
Renewed by FB386647  
Renewed by FB421840

COURT FILE NUMBER 1103 18646  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE EDMONTON  
APPLICANT 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), 131717 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), FISHPATHS RESORTS  
CORPORATION (BC), ARMAC INVESTMENT 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")

APPLICANT ALVAREZ & MARSAL CANADA INC. IN ITS  
CAPACITY AS MONITOR OF THE PURDY GROUP  
DOCUMENT ORDER

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT RAY RUTMAN  
Dentons Canada LLP  
2900 Manulife Place  
10180 – 101 Street  
Edmonton, Alberta T5J 3V5  
Ph. (780) 423-7246 Fx. (780) 423-7276  
File No.: 529227-7

**DATE ON WHICH ORDER WAS PRONOUNCED:** August \_\_\_\_\_, 2013

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

**NAME OF MASTER/JUDGE WHO MADE THIS ORDER:** The Honourable Mr. Justice D. R. G. Thomas

UPON Application of Alvarez & Marsal Canada Inc. in its capacity as Monitor of the Purdy Group (the  
"Monitor"); AND UPON reading the Order granted in these proceedings of July 4, 2013 a copy of which is

attached as Schedule "A" to this Order (the "July 4, 2013 Order"); AND UPON it appearing that it was the intention of this Honourable Court by the July 4, 2013 Order to permit the transaction contemplated by the July 4, 2013 Order to vest title in the Purchaser (as referenced in the July 4, 2013 Order) (the "Purchaser") of certain lands free and clear of all claims, registrations and encumbrances save for Permitted Encumbrances (as listed in Schedule "B" to the July 4, 2013 Order); AND UPON it appearing that Schedule "C" to the July 4, 2013 Order was intended to detail various registrations and encumbrances to be discharged from titles for the purpose of implementing the intent of this Honourable Court so as to vest title in the Purchaser free and clear of all claims, registrations and encumbrances other than Permitted Encumbrances; AND UPON it appearing that by reason of an accident, slip or omission Schedule "C" to the July 4, 2013 Order does not accurately detail the claims, registrations and encumbrances to be discharged from title.

NOW THEREFORE IT IS HEREBY ORDERED AND DECLARED THAT:

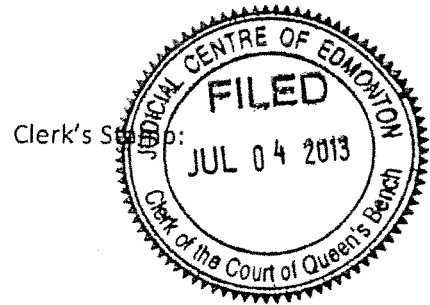
1. Service of Notice of the Application for this Order is dispensed with.
2. The Schedule that is attached to the July 4, 2013 Order as Schedule "C" is hereby amended *nunc pro tunc* to July 4, 2013 such that Schedule "C" to the July 4, 2013 Order shall be that which is attached to this Order as Schedule "1".
3. The Registrar shall follow the directions set out in paragraph 4 of this Order in the place and stead of the directions in paragraph 8 of the July 4, 2013 Order.
4. The Registrar of Victoria Land Title Office is hereby directed to discharge, release, delete and expunge from title the registrations on the lands which are registered in the Victoria Land Title Office, as set out in Schedule "C" to the July 4, 2013 Order as amended by this Order and any registrations on the lands subsequent to those set out in Schedule "C" as amended by this Order, forthwith upon receipt by such person of:
  - (a) a letter from Taylor Law Office to such registry authorizing the registration and/or filing of this Order;
  - (b) a certified copy of the July 4, 2013 Order;
  - (c) a certified copy of this Order; and
  - (d) a copy of the Monitor's Certificate filed with this Honourable Court.
5. In all other respects, the July 4, 2013 Order is confirmed.
6. 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.
7. The Purdy Group, the Monitor and the Purchaser each as described in the July 4, 2013 Order are granted liberty to apply for further directions and relief as may be necessary to carry out this Order.
8. This Court requests the aid of other Canadian and foreign Courts, tribunal, 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.

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J.C.Q.B.A.

SCHEDULE "A"



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

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

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" or the "Applicants")

DOCUMENT

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

ORDER

Taylor Law Office  
10722 - 103 Avenue  
Edmonton, AB T5J 5G7  
Attention : Conan Taylor  
Ph. (780) 428-7770 Fx. (780) 428-7775

DATE ON WHICH ORDER WAS PRONOUNCED:

July 4, 2013

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 Purdy Group; AND UPON READING the Initial Order  
granted in the within Action on December 1, 2011 (the "Initial Order"), the Eleventh Report of  
Alvarez & Marsal Canada Inc. (the "Monitor") in its capacity as Court appointed monitor of the

Purdy Group and filed May 10, 2013 (the "Monitor's Eleventh Report"), the Application filed herein and proof of service thereof and the pleadings and proceedings had and taken herein; AND UPON NOTING that by the Initial Order the Purdy Group was authorized to dispose of redundant or non-material assets not exceeding \$350,000.00 in any one transaction or \$1,500,000.00 in the aggregate; AND UPON NOTING that certain properties owned by members of the Purdy Group and deemed to be non-essential to the restructuring efforts of the Purdy Group (the "Non-Core For Sale Properties") have been listed with Colliers MacAulay Nicolls Inc. ("Colliers") since June 22, 2012; AND UPON NOTING that the Purdy Group, with the concurrence and assistance of the Monitor and Colliers, initiated a process to sell the Non-Core For Sale Properties, which process included a strict-bid deadline of 3:00 p.m. (MST), April 25, 2013 (the "Sales Process"); AND UPON NOTING that, in accordance with the Sales Process, an offer (the "Offer") has been presented by Daniel Bergeron (the "Purchaser") to purchase some of the Non-Core Fore Sale Properties inclusive of payment of a deposit of \$5,500.00 (the "Deposit") to his realtor, Coast Realty Group; AND UPON NOTING that the Offer has been accepted by Armac Investments Ltd., Inc. No. 40671 ("Armac BC"), being a member of the Purdy Group identified in the style of cause to this action as "Armac Investments Ltd. (BC)" and the owner of the properties which the Purchaser has offered to purchase, subject to the Court granting an Order authorizing the sale and vesting title in the Purchaser; AND UPON hearing the submissions of Counsel for the Purdy Group and Counsel for the Monitor; AND UPON NOTING the consent of counsel for the Monitor, counsel for the Crown In Right of Canada, counsel for Kim Galavan and counsel for Byron Loewen; 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 April 22, 2013, and attached as Appendix "F" to the Monitor's Eleventh Report, is hereby approved.
3. The execution, delivery and performance of the Sale Agreement by Armac BC are hereby authorized and approved (with such alternations and amendments as the parties thereto may agree, subject to obtaining the written consent of the Monitor prior to making any alterations or amendments to the Sale Agreement), and Armac BC is hereby authorized and directed to take such additional steps and execute such additional documents 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 "Acquired Assets") to the Purchaser.
4. Upon the delivery of a filed 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 Acquired Assets shall vest absolutely in the Purchaser 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 Acquired Assets are hereby expunged, discharged, released and deleted as against the Acquired Assets, save and except for the Permitted Encumbrances.

5. Nothing in this Order exempts or relieves 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 Acquired Assets as contemplated in the Sale Agreement or this Order or makes an Acquired Asset transferable or assignable if such acquired 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 Acquired Assets that requires any such consent or approval is not effective unless and until such consent or approval is obtained.
6. 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 Acquired Assets, if any.
7. The Purchaser shall indemnify and save harmless Armac BC, its 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 by the plaintiff.
8. The Registrar of Victoria Land Title Office is hereby directed to discharge, release, delete and expunge from title the registrations on the lands which are registered in the Victoria Land Title Office, as set out in Schedule "C" to this Order and any registrations on the lands subsequent to those set out in Schedule "C", forthwith upon receipt by such person of:

- (a) a letter from Taylor Law Office 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 filed with this Honourable Court.

9. The Monitor is hereby authorized and directed to take such actions as it deems necessary or appropriate in the circumstances to assist Armac BC to conclude the Transaction.

10. Upon completion of the Transaction:

- (a) Armac BC is hereby ordered and directed to forthwith deposit the proceeds of the sale arising from or related to the Transaction and the Acquired Assets that Armac BC receives pursuant to the Transaction (the "Proceeds"), as and when received, into one or more deposit accounts or securities accounts established by and under the sole dominion and control of the Monitor for immediate release to the Monitor for general use in these proceedings; and

- (b) no Claims shall attach to the Proceeds.

11. Notwithstanding:

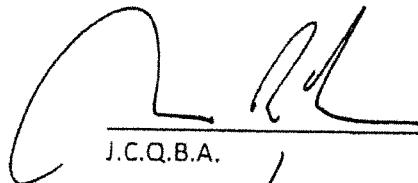
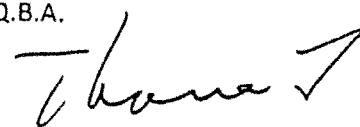
- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any one or more of the Purdy Group and any bankruptcy order issued pursuant to any such applications;
- (c) any assignment 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 Acquired 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.

12. 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.
13. Armac BC and the Purchaser are granted liberty to apply for further directions and relief as may be necessary to carry out this Order.
14. This Court requests the aid of other Canadian and foreign Courts, tribunal, 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.
15. All evidence, reports and briefs filed in these proceedings shall be treated as evidence, reports and briefs in the Proposal Proceedings of John (Jack) Kenneth Purdy in court action no. BE03-568045.

  
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

MONITOR'S CERTIFICATE

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

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 \_\_\_\_\_ of the Alberta Court of Queen's Bench (the "Court") dated December 2, 2013, Alvarez and Marsal Canada Inc. was appointed the monitor (the "Monitor") of the Purdy Group. Pursuant to an order of the Court dated \_\_\_\_\_, 2013, the Court approved the agreement for sale of certain lands and assets (the "Acquired Assets") in British Columbia, Canada, dated April 22, 2013, as may be amended from time to time (the "Sale Agreement"), between Armac Investments Ltd., Inc. No. 40671 ("Armac BC"), being a member of the Purdy Group, and Daniel Bergeron (the "Purchaser") for Armac BC's right, title and interest in and to the Acquired Assets and ordered that all of Armac BC's right, title and interest in and to the Acquired Assets, as described and defined in the Sale Agreement, shall vest in the Purchaser effective upon the delivery by counsel for the Purdy Group 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 \_\_\_\_\_, 2013.

**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

Lot 13, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alia  
Pursuant to Section 215 Land Title Office

Lot 14, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.381.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alia  
Pursuant to Section 215 Land Title Office

Lot 15, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Undersurface rights  
Registration Number: 393172G  
Registered Owner: Alberni Land Company Limited, and  
Esquimalt and Nanaimo Railway Company  
Remarks: AFB 36.391.19590F  
DD 18683 DD 12230F  
DD 11395I

Nature: Restrictive Covenant  
Registration Number: EK64439  
Registration Date and Time: 1996-06-13 09:37  
Registered Owner: City of Port Alberni  
Remarks: Inter Alla  
Pursuant to Section 215 Land Title Office.

Schedule "C"

Description of Charges to be Removed

Lot, 13, Block 74, District Lot 1, Alberni District, Plan 197

Nature: Judgment  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by EX99057

Nature: Judgment  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EV94884  
Renewed by FB74761

Nature: Certificate of Pending Litigation  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: Kim Galavan  
Remarks: Inter Alia  
Re-instated Pursuant to Section 40(3), Taxation  
(Rural Area) Act

Nature: Judgment  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EX99057  
Renewed by FB281646

Nature: Judgment  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB74761  
Renewed by FB386647

Renewed by FB421840

Nature: Judgment  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB314787

**Lot 14, Block 74, District Lot 1, Alberni District, Plan 197**

Nature: Judgment  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada

Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB314787

**Lot 15, Block 74, District Lot 1, Alberni District, Plan 197**

Nature: Mortgage  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47



Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by EX99057

Nature: Judgment  
Registration Number: EX99057  
Registration Date and Time: 2005-08-09 12:23  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EV94884  
Renewed by FB74761

Nature: Certificate of Pending Litigation  
Registration Number: FA113294  
Registration Date and Time: 2006-09-19 09:57  
Registered Owner: Kim Galavan  
Remarks: Inter Alia  
Re-Instated pursuant to section 40(3), Taxation  
(Rural Area) Act

Nature: Judgment  
Registration Number: FB74761  
Registration Date and Time: 2007-07-19 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of EX99057  
Renewed by FB281646

Nature: Judgment  
Registration Number: FB281646  
Registration Date and Time: 2009-07-10 10:35  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB74761  
Renewed by FB386647  
Renewed by FB421840

**Schedule "I"**

**Description of Charges to be Removed**

**Parcel Identifier: 009-278-923**

**Lot, 13, Block 74, District Lot 1, Alberni District, Plan 197**

|                             |                              |
|-----------------------------|------------------------------|
| Nature:                     | Mortgage                     |
| Registration Number:        | ET96391                      |
| Registration Date and Time: | 2002-08-22 09:26             |
| Registered Owner:           | The Crown in Right of Canada |
| Remarks:                    | Inter Alia                   |

|                             |                                  |
|-----------------------------|----------------------------------|
| Nature:                     | Judgment                         |
| Registration Number:        | EV94884                          |
| Registration Date and Time: | 2003-08-20 11:47                 |
| Registered Owner:           | The Crown in Right of Canada     |
| Remarks:                    | Inter Alia<br>Renewed by EX99057 |

|                             |  |
|-----------------------------|--|
| Nature:                     | Judgment   |
| Registration Number:        | EX99057  |
| Registration Date and Time: | 2005-08-09 12:23                                       |
| Registered Owner:           | The Crown in Right of Canada                           |
| Remarks:                    | Inter Alia<br>Renewal of EV94884<br>Renewed by FB74761 |

|                             |   |
|-----------------------------|---|
| Nature:                     | Certificate of Pending Litigation   |
| Registration Number:        | FA113294  |
| Registration Date and Time: | 2006-09-19 09:57  |
| Registered Owner:           | Kim Galavan   |
| Remarks:                    | Inter Alia<br>Re-instated Pursuant to Section 40(3), Taxation<br>(Rural Area) Act |

|                             |   |
|-----------------------------|---|
| Nature:                     | Judgment  |
| Registration Number:        | FB74761   |
| Registration Date and Time: | 2007-07-19 11:47  |
| Registered Owner:           | The Crown in Right of Canada                            |
| Remarks:                    | Inter Alia<br>Renewal of EX99057<br>Renewed by FB281646 |

|                             |  |
|-----------------------------|--|
| Nature:                     | Judgment   |
| Registration Number:        | FB281646   |
| Registration Date and Time: | 2009-07-10 10:35   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of FB74761<br>Renewed by FB386647<br>Renewed by FB421840 |

Nature: Judgment  
Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewal of FB314787

**Parcel Identifier: 009-278-940**

**Lot 14, Block 74, District Lot 1, Alberni District, Plan 197**

Nature: Mortgage  
Registration Number: ET96391  
Registration Date and Time: 2002-08-22 09:26  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: EV94884  
Registration Date and Time: 2003-08-20 11:47  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by EX99057

Nature: Judgment  
Registration Number: EX99057

|                             |  |
|-----------------------------|--|
| Registration Date and Time: | 2005-08-09 12:23   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of EV94884<br>Renewed by FB74761                         |
| Nature:                     | Certificate of Pending Litigation  |
| Registration Number:        | FA113294   |
| Registration Date and Time: | 2006-09-19 09:57   |
| Registered Owner:           | Kim Galavan  |
| Remarks:                    | Inter Alia<br>Reinstated pursuant to Section 40(3), Taxation (Rural Area) Act  |
| Nature:                     | Judgment   |
| Registration Number:        | FB74761  |
| Registration Date and Time: | 2007-07-19 11:47   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of EX99057<br>Renewed by FB281646                        |
| Nature:                     | Judgment   |
| Registration Number:        | FB281646   |
| Registration Date and Time: | 2009-07-10 10:35   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of FB74761<br>Renewed by FB386647<br>Renewed by FB421840 |
| Nature:                     | Judgment   |
| Registration Number:        | FB314787   |
| Registration Date and Time: | 2009-11-24 10:04   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewed by FB440888  |
| Nature:                     | Property Transfer Tax Act Charge   |
| Registration Number:        | FB334737   |
| Registration Date and Time: | 2010-03-09 10:05   |
| Registered Owner:           | The Crown in Right of British Columbia   |
| Remarks:                    | Inter Alia<br>Section 28   |
| Nature:                     | Judgment   |
| Registration Number:        | LB381165   |
| Registration Date and Time: | 2010-04-23 11:27   |
| Registered Owner:           | Byron Loewen   |
| Remarks:                    | Inter Alia   |
| Nature:                     | Judgment   |
| Registration Number:        | FB421840   |
| Registration Date and Time: | 2011-07-06 09:58   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of FB281646  |

(FB74761, EX99057 and EV94884)

|                             |                                   |
|-----------------------------|-----------------------------------|
| Nature:                     | Judgment                          |
| Registration Number:        | FB440888                          |
| Registration Date and Time: | 2011-10-28 11:29                  |
| Registered Owner:           | The Crown in Right of Canada      |
| Remarks:                    | Inter Alia<br>Renewal of FB314787 |

**Parcel Identifier: 009-278-966**

**Lot 15, Block 74, District Lot 1, Alberni District, Plan 197**

|                             |                                  |
|-----------------------------|----------------------------------|
| Nature:                     | Judgment                         |
| Registration Number:        | EV94884                          |
| Registration Date and Time: | 2003-08-20 11:47                 |
| Registered Owner:           | The Crown in Right of Canada     |
| Remarks:                    | Inter Alia<br>Renewed by EX99057 |

|                             |  |
|-----------------------------|--|
| Nature:                     | Judgment   |
| Registration Number:        | EX99057  |
| Registration Date and Time: | 2005-08-09 12:23                                       |
| Registered Owner:           | The Crown in Right of Canada                           |
| Remarks:                    | Inter Alia<br>Renewal of EV94884<br>Renewed by FB74761 |

|                             |   |
|-----------------------------|---|
| Nature:                     | Certificate of Pending Litigation   |
| Registration Number:        | FA113294  |
| Registration Date and Time: | 2006-09-19 09:57  |
| Registered Owner:           | Kim Galavan   |
| Remarks:                    | Inter Alia<br>Re-Instated pursuant to section 40(3), Taxation<br>(Rural Area) Act |

|                             |   |
|-----------------------------|---|
| Nature:                     | Judgment  |
| Registration Number:        | FB74761   |
| Registration Date and Time: | 2007-07-19 11:47  |
| Registered Owner:           | The Crown in Right of Canada                            |
| Remarks:                    | Inter Alia<br>Renewal of EX99057<br>Renewed by FB281646 |

|                             |  |
|-----------------------------|--|
| Nature:                     | Judgment   |
| Registration Number:        | FB281646   |
| Registration Date and Time: | 2009-07-10 10:35   |
| Registered Owner:           | The Crown in Right of Canada   |
| Remarks:                    | Inter Alia<br>Renewal of FB74761<br>Renewed by FB386647<br>Renewed by FB421840 |

|         |          |
|---------|----------|
| Nature: | Judgment |
|---------|----------|

Registration Number: FB314787  
Registration Date and Time: 2009-11-24 10:04  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB440888

Nature: Property Transfer Tax Act Charge  
Registration Number: FB334737  
Registration Date and Time: 2010-03-09 10:05  
Registered Owner: The Crown in Right of British Columbia  
Remarks: Inter Alia  
Section 28

Nature: Judgment  
Registration Number: LB381165  
Registration Date and Time: 2010-04-23 11:27  
Registered Owner: Byron Loewen  
Remarks: Inter Alia

Nature: Judgment  
Registration Number: FB421840  
Registration Date and Time: 2011-07-06 09:58  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB281646  
(FB74761, EX99057 and EV94884)

Nature: Judgment  
Registration Number: FB440888  
Registration Date and Time: 2011-10-28 11:29  
Registered Owner: The Crown in Right of Canada  
Remarks: Inter Alia  
Renewed by FB314787