COURT FILE NUMBER

1401-12431

COURT

COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY

APPLICANT

ACCESS MORTGAGE CORPORATION

(2004) LIMITED

RESPONDENT

ARRES CAPITAL INC.

DOCUMENT

ORDER (Graybriar Funds Claims Process Order)

ADDRESS FOR SERVICE

AND CONTACT

McCARTHY TÉTRAULT LLP 4000, 421 – 7th Avenue SW

INFORMATION OF PARTY FILING THIS DOCUMENT

Calgary, AB T2P 4K9

Attention: Walker W. MacLeod / Pantelis Kyriakakis

Telephone:

403-260-3710 / 3536

Facsimile: Email: 403-260-3501 wmacleod@mccarthy.ca /

pkyriakakis@mccarthy.ca

DATE ON WHICH ORDER WAS PRONOUNCED:

June 4, 2018

LOCATION OF HEARING:

Calgary, Alberta

NAME OF JUDGE WHO MADE THIS ORDER:

Justice B.E.C. Romaine

ILIN 0 5 2018

UPON the application of Alvarez & Marsal Canada Inc., in its capacity as the court-appointed receiver (the "Receiver") of Arres Capital Inc. (the "Debtor"), pursuant to the order issued by the Honourable Madam Justice Strekaf under the *Civil Enforcement Act* (Alberta) (the "CEA") on February 13, 2015, as subsequently amended and restated pursuant to the Order issued by the Honourable Madam Justice B.E.C. Romaine on October 23, 2017 (the "Receivership Order"), in the proceedings under Court File Number 1401-12431 (the "Receivership Proceedings"); AND UPON having read the Application, the Second Report of the Receiver, dated May 29, 2018 (the "Second Receiver's Report"), and the Affidavit of Service of Katie Doran, sworn on June 1, 2018, all filed (the "Service Affidavit"); AND UPON hearing counsel for the Receiver and counsel for any other persons present;

I bereby certify this to be a true copy of

day of

for Clerk of the Court

213575/498357 MT DOCS 17961018v2

IT IS HEREBY ORDERED AND DECLARED THAT:

DEFINED TERMS

1. Capitalized terms used herein or not otherwise defined shall have the meaning ascribed hereto in the Claims Process attached as Appendix "A" hereto (the "Claims Process").

APPROVAL OF CLAIMS PROCESS

- The Claims Process for determining any and all Claims in respect of the Graybriar Funds is hereby approved and the Receiver is authorized and directed to implement the Claims Process.
- 3. The form of Proof of Claim, Newspaper Notice, and Notice of Revision or Disallowance, all as set forth in the attached Appendix "B", Appendix "C", and Appendix "D", respectively, are approved.

CLAIMS BAR DATE

4. Any Creditor who has a Claim against the Graybriar Funds or against the Debtor in connection with such Graybriar Funds and who has not, as of the Claims Bar Date, submitted a Proof of Claim to the Receiver in respect of a Claim, in accordance with this Claims Process, shall be forever barred, estopped and enjoined from asserting such Claim against the Graybriar Funds and such Claim shall be forever extinguished, unless otherwise ordered by the Court.

NOTICE OF TRANSFEREES

5. If a Creditor or any subsequent holder of a Claim who has been acknowledged by the Debtor as the holder of the Claim transfers or assigns that Claim to another Person, the Receiver shall not be required to give notice to or to otherwise deal with the transferee or assignee of the Claim as the holder of such Claim unless and until actual notice of transfer or assignment, together with satisfactory evidence of such transfer or assignment, has been delivered to the Receiver. Thereafter, such transferee or assignee shall, for all purposes hereof, constitute the holder of such Claim and shall be bound by notices given and steps taken in respect of such Claim in accordance with the provisions of the Claims Process.

6. If a Creditor or any subsequent holder of a Claim who has been acknowledged by the Receiver as the holder of the Claim transfers or assigns the whole of such Claim to more than one Person or part of such Claim to another Person or Persons, such transfers or assignments shall not create separate Claims and such Claims shall continue to constitute and be dealt with as a single Claim notwithstanding such transfers or assignments. The Receiver shall not, in each such case, be required to recognize or acknowledge any such transfers or assignments and shall be entitled to give notices to and to otherwise deal with such Claim only as a whole and then only to and with the Person last holding such Claim provided such Creditor may, by notice in writing delivered to the Receiver, direct that subsequent dealings in respect of such Claim, but only as a whole, shall be dealt with by a specified Person and, in such event, such Person shall be bound by any notices given or steps taken in respect of such Claim with such Creditor in accordance with the provisions of the Claims Process.

NOTICE AND COMMUNICATION

- 7. Except as otherwise provided herein, the Receiver may deliver any notice or other communication to be given under this Order to Creditors or other interested Persons by forwarding true copies thereof by ordinary mail, courier, personal delivery, facsimile or email to such Creditors or Persons at the address last shown on the books and records of the Debtor, and that any such notice by courier, personal delivery, facsimile or email shall be deemed to be received on the next Business Day following the date of forwarding thereof, or, if sent by ordinary mail on the third Business Day after mailing within Alberta, the fifth Business Day after mailing within Canada, and the tenth Business Day after mailing internationally.
- 8. Any notice or other communication to be given under this Order by a Creditor to the Receiver shall be in writing in substantially the form, if any, provided for in this Order and will be sufficiently given only if delivered by registered mail, courier, email (in PDF format), personal delivery or facsimile transmission and addressed to:

Alvarez & Marsal Canada Inc., Receiver of Arres Capital Inc. Attention: Bryan Krol Alvarez & Marsal Canada Inc. Bow Valley Square 4 Suite 1110, 250 6th Avenue SW Calgary, Alberta, T2P 3H7 E mail: bkrol@alvarezandmarsal.com Fax: 403-538-7551

9. In the event that the day on which any notice or communication required to be delivered pursuant to the Claims Process is not a Business Day then such notice or communication shall be required to be delivered on the next Business Day.

GENERAL

- 10. The Receiver is authorized to use reasonable discretion as to the adequacy of compliance with respect to the manner in which Proofs of Claim are submitted, completed and executed and may, if satisfied that a Claim has been adequately proven, waive strict compliance with the requirements of the Claims Process and this Order as to the submission, completion and execution of Proofs of Claim.
- 11. References in this Order to the singular shall include the plural, references to the plural shall include the singular and to any gender shall include the other gender.
- 12. Notwithstanding the terms of this Order, the Receiver or any interested Person may apply to this Court from time to time for such further order or orders as it considers necessary or desirable to amend, supplement or modify the Claims Process or this Order as the Receiver may seek advice and directions with respect to the administration of the Claims Process or the distribution of the Graybriar Funds or Proven Claims.
- 13. Service of this Order on the service list by email, facsimile, registered mail, courier, or personal delivery shall constitute good and sufficient service of this Order, and no Persons, other than those on the service list, are entitled to be served with a copy of this Order. Service is deemed to be effected the next business day following the transmission or delivery of such documents.
- 14. Service of this Order on any party not attending this application is hereby dispensed with.

JCCOBA

APPENDIX "A" TO CLAIMS PROCESS ORDER CLAIMS PROCESS

DEFINITIONS

- 1. For purpose of this Claims Process the following terms shall have the following meanings:
 - (a) "Business Day" means a day, other than a Saturday or a Sunday, on which banks are generally open for business in Calgary, Alberta;
 - (b) "Claim" means any right, interest or claim of any Person that may be asserted or made in whole or in part against, over, in or to any of the Graybriar Funds, in any capacity, whether or not asserted or made, including but not limited to in connection with any indebtedness, liability or obligation of any kind whatsoever of any Person, and any interest accrued thereon or costs payable in respect thereof, whether at law or in equity, including by reason of the commission of a tort (intentional or unintentional), by reason of any breach of contract or other agreement (oral or written), by reason of any breach of duty (including, any legal, statutory, equitable or fiduciary duty) or by reason of any equity interest, assignment, right of ownership, title to, trust or deemed trust (statutory, express, implied, resulting, constructive, equitable or otherwise) of, over, in or to the Graybriar Funds, and together with any enforcement costs or legal costs associated with any such claim, and whether or not any indebtedness, liability or obligation is reduced to judgment, liquidated, unliquidated, fixed, contingent, matured, unmatured, disputed, undisputed, legal, equitable, secured, unsecured, perfected, unperfected, present or future, known or unknown, by guarantee, warranty, surety or otherwise, but shall not include Excluded Claims;
 - (c) "Claims Bar Date" means 5:00 p.m. (Mountain Time) on July 16, 2018 or such other date as may be ordered by the Court;
 - (d) "Claims Package" means the document package which shall include a Proof of Claim and such other materials as the Receiver considers necessary or appropriate;
 - (e) "Claims Process" means the procedures outlined herein in connection with the assertion of any Claim against the Debtor;

- (f) "Claims Process Order" means the Order pronounced by Justice B.E.C. Romaine of the Court of Queen's Bench of Alberta on June 4, 2018 approving this Claims Process;
- (g) "Court" means the Court of Queen's Bench of Alberta;
- (h) "Creditor" means any Person asserting a Claim;
- (i) "Debtor" means Arres Capital Inc.;
- (j) "Excluded Claim" means all Claims that are secured by either:
 - (i) the Receiver's Charge; or
 - (ii) the Receiver's Borrowing Charge;
- (k) "Graybriar" means Graybriar Land Company Ltd. and Graybriar Greens Inc.;
- (I) "Graybriar Funds" has the meaning ascribed to it in the Order (Directing Release of the Graybriar Funds and the Court Funds and Confirming the Receivership Charges) issued by the Justice B.E.C. Romaine on June 4, 2018 in Court File Number 1401-12431;
- (m) "Graybriar Investors" means the claims of the various persons who invested in the following mortgages: (i) a Mortgage, dated November 5, 2006, as granted by Graybriar to and in favour of the Debtor, as security for the repayment of \$2,8000,000; and, (ii) a Mortgage, dated August 15, 2007, as granted by Graybriar to and in favour of the Debtor, as security for the repayment of \$9,700,000;
- (n) "Graybriar Sale Approval Orders" has the meaning ascribed to it in the Order (Directing Release of the Graybriar Funds and the Court Funds and Confirming the Receivership Charges) issued by the Justice B.E.C. Romaine on June 4, 2018 in Court File Number 1401-12431;
- (o) "Lien Claimants" means any Person who had a builders' lien vested pursuant to any of the Graybriar Sale Approval Orders;

- (p) "Newspaper Notice" means the notice of the Claims Process to be published in the newspapers in accordance with the Claims Process in substantially the form attached to the Claims Process Order as Appendix "C";
- (q) "Notice of Revision or Disallowance" means the form sent by the Receiver revising or disallowing a Proof of Claim submitted by any Person, which notice shall be substantially in the form attached to the Claims Process Order as Appendix "D";
- (r) "Person" shall be broadly interpreted and includes an individual, firm, partnership, joint venture, venture capital fund, limited liability company, unlimited liability company, association, trust, corporation, unincorporated association or organization, syndicate, committee, the government or a country or any political subdivision thereof, or any agency, board, tribunal, commission, bureau, instrumentality or department of such government or political subdivision, or any other entity, however designated or constituted, and the trustees, executors, administrators, or other legal representatives of any individual;
- (s) "Proof of Claim" means the form setting forth a Creditor's Claim, which proof of claim shall be substantially in the form attached to the Claims Process Order as Appendix "B";
- (t) "Proven Claim" means the quantum and classification of the Claim of a Creditor as finally determined in accordance with the Claims Process, provided that a Proven Claim will be "finally determined" in accordance with the Claims Process when: (i) it has been accepted by the Receiver; (ii) the applicable time period for challenging a Notice of Revision or Disallowance issued by the Receiver has expired and the Creditor has not taken the steps required by this Claims Process to challenge such Notice or Revision as Disallowance; or (iii) any court of competent jurisdiction has made a determination with respect to the classification and quantum of the Claim and no appeal or motion for leave to appeal therefrom shall have been taken or served on either party, or if any appeal(s) or motion(s) for leave to appeal or further appeal shall have been taken therefrom or served on either party, any and all such appeal(s) or motion(s) shall have been dismissed, determined or withdrawn:

- (u) "Receiver" means Alvarez & Marsal Canada Inc., in its capacity as the Court appointed receiver and manager of the Debtor, and not in its personal capacity or corporate capacity;
- (v) "Receiver's Borrowing Charge" has the meaning ascribed to it in the Receivership Order;
- (w) "Receiver's Charge" has the meaning ascribed to it in the Receivership Order;
- (x) "Receivership Order" means the order issued by the Honourable Madam Justice Strekaf under the *Civil Enforcement Act* (Alberta) on February 13, 2015, as subsequently amended and restated pursuant to the Order issued by the Honourable Madam Justice B.E.C. Romaine on October 23, 2017;
- (y) "Website" means the website established by the Receiver and located at https://www.alvarezandmarsal.com/arrescapital.

NOTICE OF CLAIMS PROCESS

- 2. The Receiver shall cause a Claims Package to be sent to all Graybriar Investors and Lien Claimants by regular prepaid mail, courier, facsimile or email on or prior to June 8, 2018, 2018.
- 3. The Receiver shall cause the Claims Package to be posted on the Website on or prior to June 8, 2018.
- The Receiver shall cause the Newspaper Notice to be published in a newspaper determined to be advisable to the Receiver, on or prior to June 22, 2018.
- 5. The Receiver shall cause a copy of a Proof of Claim to be sent to any Person requesting such material as soon as practicable.

PERSONS ASSERTING CLAIMS

6. Any other Person who has a Claim to, in or against the Graybriar Funds and who wishes to assert such Claim to, in or against the Graybriar Funds shall, on or before the Claims Bar Date, send a completed Proof of Claim to the Receiver setting out the classification and quantum of its Claim.

Any Person who fails to comply with Paragraph 6 of this Claims Process shall be forever barred, enjoined and estopped from asserting such Claim to, in or against the Graybriar Funds and such Claim shall be forever extinguished, except as otherwise may be ordered by the Court.

RESOLUTION OF CLAIMS

- 8. The Receiver shall review any Proof of Claim that is submitted to it on or before the Claims Bar Date and, subject to the terms of this Order, may accept, revise or disallow the Proof of Claim.
- The Receiver may attempt to consensually resolve the classification or quantum of any Proof of Claim submitted by any Person prior to the Receiver accepting, revising or disallowing such Proof of Claim.
- 10. In the event that the Receiver elects to accept the quantum and classification of the Claim as set forth in the Proof of Claim, the Creditor shall have a Proven Claim in the quantum and with the classification specified in the Proof of Claim submitted by that Person.
- 11. In the event that the Receiver elects to revise or disallow the Proof of Claim, the Receiver shall send a Notice of Revision or Disallowance setting out the revision or disallowance of the Proof of Claim.
- 12. Any Person who wishes to dispute the Notice of Revision or Disallowance received from the Receiver shall, within fifteen days of receipt of the Notice of Revision or Disallowance from the Receiver, file an Application before the Court for the determination of its Claim.
- 13. Any Person who receives a Notice of Revision or Disallowance from the Receiver and who fails to comply with Paragraph 12 of this Claims Process shall be deemed to have accepted the classification and quantum of its Claim as set forth in the Notice of Revision or Disallowance, shall have a Proven Claim to the Graybriar Funds in the quantum and with the classification specified in the Notice of Revision or Disallowance and shall be forever barred, enjoined and estopped from challenging the classification and quantum of its Claim to the Graybriar Funds as set forth in the Notice of Revision or

Disallowance delivered to it by the Receiver, except as otherwise may be ordered by the Court.

CURRENCY OF CLAIMS

14. Any Claim set out in a Proof of Claim shall be denominated in Canadian dollars, failing which such Claim shall be converted to and shall constitute obligations in Canadian dollars and such calculation will be effected using the noon spot rate of the Bank of Canada as of the date of the Claims Process Order.

APPENDIX "B" TO CLAIMS PROCESS ORDER PROOF OF CLAIM AGAINST ARRES CAPITAL INC. (THE "DEBTOR") WITH RESPECT TO THE GRAYBRIAR FUNDS

(See Reverse for Instructions)

Rega	(referred to in this form as "the creditor") (name of creditor)			
All no	otices or correspondence regarding this claim to be forwarded to the creditor at the ving address:			
	g dad ooc			
Telep	phone: Fax:			
1	reciding in the			
', <u>(</u> na	residing in the residing in the (city, town, etc.)			
of	in the Province of ame of city, town, etc.)			
Do he	ereby certify that:			
1.	□ I am the creditor			
OR	□ I am of the creditor. (if an officer or employee of the company, state position or title)			
2.	I have knowledge of all the circumstances connected with the claim referred to in this form.			
3.A	The debtor was, as at the date hereof, and still is indebted to the creditor in the sum of \$ as shown by the statement of account attached hereto. If a creditor's claim is to be reduced by deducting any counter claims to which the Debtor is entitled and/or amounts associated with the return of equipment and/or assets by the Debtor, please specify. The statement of account must specify the vouchers or other evidence in support of the claim including the date and location of the delivery of all services and materials. Any claim for interest must be supported by contractual documentation evidencing the entitlement to interest.			

B The indebtedness referred to in paragraph 4.A is in the following currency:

		Canadian Dollars	
		United States Dollars	
4.A		Trust claim. \$ In respect to Debtor holds the Graybriar Funds in true	o the said debt, the creditor claims that the st for its benefit:
		Provide full particulars of the nature of the equitable interest and relevant thereto.	ture of the trust claim, including the damp agreements or other records
В		Secured claim. \$ In respansets of the Debtor valued at \$	pect of the said debt, the creditor holds as security:
		which the security is claimed or the	ity, including the statement pursuant to e date on which the security was given assesses the security together with the py of the security documents.
С		Other claims. \$	
			*
Dated at		, this	_day of, 2018.
Witne	SS		

Must be signed and witnessed

Instructions for Completing Proof of Claim Forms

In completing the attached form, your attention is directed to the notes on the form and to the following requirements:

Proof of Claim:

- 1. The form must be completed by an individual and not by a corporation. If you are acting for a corporation or other person, you must state the capacity in which you are acting, such as, "Credit Manager", "Treasurer", "Authorized Agent", etc., and the full legal name of the party you represent.
- 2. The person signing the form must have knowledge of the circumstances connected with the claim.
- 3. A. A Statement of Account containing details of claims, and if applicable, of the amount due in respect of property claims, and must be attached and marked Schedule "A". Any amounts claimed as interest should be clearly noted as being for interest.
 - B. Tick the appropriate currency.
- 4. The nature of the claim must be indicated by ticking the type of claim which applies. e.g.

Ticking (A) indicates the claim is a trust claim;

Ticking (B) indicates the claim is secured, such as a builders' lien, a mortgage, lease or other security interest, and the value of which the creditor assesses the security must be inserted, together with the basis of valuation. Details of each item of security held should be attached and submitted with a copy of the chattel mortgage, conditional sales contract, security agreement, etc.;

Ticking (C) indicates the claim is of a difference notice or type.

A creditor may have separate claims in different categories, in which case a separate claim form must be submitted for each claim.

5. The person signing the form must insert the place and date in the space provided, and the signature must be witnessed.

Send a copy of the completed Proof of Claim, by 5:00 pm (MST) on July 16, 2018, to the Receiver at the below addresses:

Alvarez & Marsal Canada Inc. Attn: Bryan Krol Bow Valley Square 4 Suite 1110, 250 6th Avenue SW Calgary, Alberta, T2P 3H7

Email: bkrol@alvarezandmarsal.com

Fax: 403-538-7551

Additional information regarding the Debtor's proceedings, as well as copies of claims documents may be obtained at https://www.alvarezandmarsal.com/arrescapital. If there are any questions in completing the Proof of Claim, please contact Bryan Krol of Alvarez & Marsal Canada Inc. at 403-538-7523.

APPENDIX "C" TO CLAIMS PROCESS ORDER NEWSPAPER NOTICE

NOTICE TO CREDITORS OF ARRES CAPITAL INC. WITH CLAIMS IN, TO OR AGAINST THE GRAYBRIAR FUNDS

On October 23, 2017, Arres Capital Inc. (the "**Debtor**") applied for and received protection from its creditors under the *Bankruptcy and Insolvency Act* (the "**BIA**") by order of the Court of Queen's Bench of Alberta (the "**Court**") initially granted on February 13, 2015 and subsequently amended on October 23, 2017, wherein Alvarez & Marsal Canada Inc. was appointed as the receiver and manager (the "**Receiver**") of all of the Debtor's property, assets, and undertakings.

On June 4, 2018 the Court granted further orders establishing a process by which the identity and status of all creditors with claims to the Graybriar Funds (the "Claims Process Order"). A copy of the Claims Process Order may be viewed at https://www.alvarezandmarsal.com/arrescapital, or may be obtained by contacting the Receiver at 403-538-7523.

Pursuant to the Claims Process Order the Receiver was required, by July 16, 2018, to send a Claims Package to each known Graybriar Investor and Lien Claimant of the Debtor (the "Notice to Creditor").

ANY CREDITOR HAVING A CLAIM IN, TO OR AGAINST THE GRAYBRIAR FUNDS MUST FILE A PROOF OF CLAIM WITH THE RECEIVER IN THE PRESCRIBED FORM BEFORE 5:00 PM (MST) ON JULY 16, 2018. CLAIMS NOT PROVEN IN ACCORDANCE WITH THESE PROCEDURES SHALL BE DEEMED TO BE FOREVER BARRED AND EXTINGUISHED AND MAY NOT BE ADVANCED IN, TO OR AGAINST THE GRAYBRIAR FUNDS, EXCEPT AS MAY BE OTHERWISE ORDERED BY THE COURT.

All claims must be made in the prescribed "Proof of Claim" form together with the required supporting documentation and be received by the Receiver on or before the Claims Bar Date, being 5:00 pm (MST) on July 16, 2018.

The prescribed "Proof of Claim" form may be found at https://www.alvarezandmarsal.com/arrescapital or can otherwise be obtained by contacting:

Alvarez & Marsal Canada Inc. Attn: Bryan Krol Bow Valley Square 4 Suite 1110, 250 6th Avenue SW Calgary, Alberta, T2P 3H7

Phone: 403-538-7523 Fax: 403-538-7551

Alvarez & Marsal Canada Inc., in its capacity as Receiver of Arres Capital Inc.

APPENDIX "D" TO CLAIMS PROCESS ORDER NOTICE OF REVISION OR DISALLOWANCE FOR CLAIMS AGAINST ARRES CAPITAL INC. (THE "DEBTOR") CONCERNING THE GRAYBRIAR FUNDS

NOTICE OF REVISION OR DISALLOWANCE

10: [MAINE AND ADDRESS OF	CKEDITOK		
DATE:			
*			
DDGGE GE 61 4444 146			

PROOF OF CLAIM NO:

Take notice that Alvarez & Marsal Canada Inc., appointed the receiver and manager (the "Receiver") of all of the Debtor's property, assets, and undertakings pursuant to the Order initially granted on February 13, 2015 and subsequently amended on October 23, 2017 (the "Receivership Order"), has reviewed the Proof of Claim you submitted against the Debtor, as part of the Debtor's Claims Process pursuant to the order issued by the Court of Queen's Bench of Alberta on June 4, 2018 (the "Claims Process Order"). All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to them in the Claims Process Order.

The Receiver has revised your Proof of Claim as follows:

Classification:	 		
Quantum:	 		

IF YOU WISH TO DISPUTE THE REVISION OR DISALLOWANCE OF YOUR CLAIM AS SET FORTH HEREIN YOU MUST TAKE THE STEPS OUTLINED BELOW.

The Claims Process Order provides that if you disagree with the revision or disallowance of your claim as set out in this Notice of Revision or Disallowance, you must, within fifteen days of receipt of this Notice of Revision or Disallowance from the Receiver, file an application before the Court of Queen's Bench of Alberta for the determination of your Claim. If you fail to file an application before the Court of Queen's Bench of Alberta for the determination of your Claim in the timeframe specified herein you shall be deemed to have accepted the classification and quantum of your Claim as set forth in this Notice of Revision or Disallowance, shall have a Proven Claim in the quantum and with the classification specified in this Notice of Revision or Disallowance and shall be forever barred, enjoined and estopped from challenging the classification and quantum of its Claim as set forth in this Notice of Revision or Disallowance, except as otherwise may be ordered by the Court.

If you have any questions regarding the claims process or the attached materials, please contact Bryan Krol of Alvarez & Marsal Canada Inc. at 403-538-7523.

Dated the day of, 2018 in Calgary, Alberta	•						
Alvarez & Marsal Canada Inc., in its capacity as Receiver of Arres Capital Inc.							
Per:							