

COURT FILE NUMBER 1501-00955  
COURT COURT OF QUEEN'S BENCH  
OF ALBERTA  
IN BANKRUPTCY AND INSOLVENCY  
JUDICIAL CENTRE CALGARY

CLERK OF THE COURT  
**FILED**  
JUN 29 2015  
JUDICIAL CENTRE  
OF CALGARY

IN THE MATTER OF THE *COMPANIES'*  
*CREDITORS ARRANGEMENT ACT*,  
R.S.C. 1985, c. C-36, as amended

APPLICANTS LUTHERAN CHURCH – CANADA, THE  
ALBERTA – BRITISH COLUMBIA DISTRICT,  
ENCHARIS COMMUNITY HOUSING AND  
SERVICES, ENCHARIS MANAGEMENT AND  
SUPPORT SERVICES, AND LUTHERAN  
CHURCH – CANADA, THE ALBERTA – BRITISH  
COLUMBIA DISTRICT INVESTMENTS LTD.

DOCUMENT **APPROVAL AND VESTING ORDER  
(Richmond Condo)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT Bishop & McKenzie LLP  
Barristers & Solicitors  
1700, 530 - 8<sup>th</sup> Avenue SW  
Calgary, Alberta T2P 3S8

Attention: Francis N. J. Taman / Ksena J. Court

Telephone: 403-237-5550  
Fax: 403-243-3623

File No.: 103,007-003

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**DATE ON WHICH ORDER WAS PRONOUNCED:** FRIDAY, JUNE 26, 2015  
**LOCATION WHERE ORDER WAS PRONOUNCED:** CALGARY, ALBERTA  
**NAME OF JUSTICE WHO MADE THIS ORDER:** JUSTICE P.R. JEFFREY

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**UPON THE APPLICATION** of Lutheran Church – Canada, the Alberta – British Columbia District (the “District”), Encharis Community Housing and Services, EnCharis Management and Support Services, and Lutheran Church – Canada, the Alberta – British Columbia District Investments Ltd. (collectively the “Applicants”); **AND UPON HAVING READ** the Application, the Affidavits of Kurtis Robinson; **AND UPON READING** the Reports of the Monitor; **AND UPON HEARING** counsel for the Applicants, counsel for the Monitor, and other interested parties;

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

**SERVICE**

1. Service of notice of the application for this Order, and all supporting materials, as set out in the Affidavit of Charlene Everett respecting the Application filed June 22, 2015 is good and sufficient, and the time for notice hereof is shortened to the time actually given.
2. All capitalized terms not otherwise defined in this Order shall have the meaning ascribed to them in the Initial Order granted by the Honourable Justice K.D. Yamauchi in this Action dated January 23, 2015 (the “Initial Order”).

**SALE OF LANDS**

3. In this Order the following terms shall have the following meaning:

- (a) “Lands” means the lands legally described as:

STRATA LOT 23 SECTION 27 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW49 TOGETHER  
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE  
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN IN FORM 1

which is municipally known as #23, 9280 Glenallan Drive, Richmond, British Columbia;

- (b) “Net Proceeds” means the proceeds from the sale of the Lands, less amounts required to pay all reasonable and ordinary closing costs, including without limitation goods and services and other applicable sales taxes, property taxes, commissions (notwithstanding that the listing agreement with the realtor may have been entered into prior to the Initial Order but subject to any variation from such listing agreement which may be set out in

this Order), applicable condominium fees, and all other closing costs normally associated with a transaction of this nature including legal fees and disbursements;

(c) "Purchase and Sale Agreement" means the agreement in writing respecting the sale of the Lands from the District to the Purchaser dated May 28, 2015 which is attached as Exhibit "A" to the Second Confidential Affidavit sworn June 21, 2015;

(d) "Purchaser" means the purchaser listed in the Purchase and Sale Agreement.

4. The sale of the Lands to the Purchaser in accordance with the terms and conditions of the Purchase and Sale Agreement be and is hereby authorized and approved.

5. The District and the Monitor are hereby authorized and directed to execute all deeds, documents, and agreements, and to do all things reasonably necessary to complete the sale of the Lands and to carry out the terms of this Order.

6. Upon the Monitor delivering a certificate (the "Monitor's Certificate") to the Court in the form attached as Schedule "A" certifying that the sale of the Lands has closed substantially in accordance with the terms of the Purchase and Sale Agreement and all purchase monies due and owing in respect of such sale have been tendered to the District then:

(a) the Lands shall be vested in the name of the Purchaser, free of all estate, right, title, interest, rental, and equity of redemption of the District and all persons who claim by, through or under the District in respect of the Lands, other than any permitted encumbrances expressly set forth in the Purchase and Sale Agreement;

(b) the District and all persons who claim by, through or under the District shall stand absolutely barred and foreclosed from all estate, right, title, interest, rental, and equity of redemption of the Lands and, to the extent that any such person remains in possession or control of any of the Lands, they shall forthwith deliver possession of same to the Purchaser or its nominee;

(c) the Purchaser shall be entitled to enter into and upon, hold and enjoy the Lands for its own use and benefit without any interference of or by the District, or any person claiming by or through or against the District on any of the Lands; and

(d) upon filing a certified copy of this Order in the New Westminster Land Titles Office together with a letter from the lawyer for the Applicants authorizing such registration and subject to the terms of this Order, the Lands be conveyed to and vest in the Purchaser, in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, together with any other charges, liens, encumbrances, caveats, or certificate of pending litigation registered against the Lands, but subject to the reservations, provisos, exceptions, and conditions expressed in the original grants thereof from the Crown, and charges registered that rank in priority to the interests of the Applicants pursuant to the *Strata Property Act* of British Columbia.

7. The District is authorized and empowered, in respect of the Lands, to execute and deliver:

(a) such additional, related or ancillary documents and assurances governing or giving effect to the sale of the Lands, which in the District's discretion are reasonably necessary or advisable to conclude the transactions contemplated in or in furtherance of the purchase of the Lands and/or this Order; and

(b) any and all instruments and documents in respect of the Lands as may be required by the Registrar of the Land Titles Office of British Columbia or deemed reasonably necessary by the District, and the Registrar is hereby directed to effect registration of any such instrument or document so executed by or its solicitors.

8. Upon the filing of the Monitor's Certificate, the Monitor may discharge, or authorize the discharge of, any security registration or registrations in the Personal Property Registry of Alberta or British Columbia as may be required to properly convey clear title of the Lands to the Purchaser.

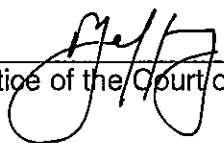
9. Until further Order of this Honourable Court, Bishop & McKenzie LLP shall hold all Net Proceeds in trust and such Net Proceeds shall stand in the place and stead of the Lands transferred pursuant to this Order, and all claims of whatsoever nature or kind, including without limitation, all liens, claims, encumbrances, mortgages, proprietary claims, trust claims, lease claims, and other interests (the "Claims") shall attach solely to the Net Proceeds with the same validity, priority and in the same amounts and subject to the same defences that were or may have been available when the Claims were attached to the Lands itself.

## 10. Notwithstanding:

- (a) the pendency of these proceedings and the declaration of insolvency made herein;
- (b) any bankruptcy Order sought or issued pursuant to the *Bankruptcy and Insolvency Act* (the "*BIA*") in respect of any of the Applicants, and
- (c) the provisions under the *BIA*, or any other applicable federal or provincial legislation or common law,

the Purchase and Sale Agreement or any transaction contemplated hereby or coordinated therewith shall constitute legal, valid and binding obligations of the Applicants enforceable against them in accordance with the terms thereof, and neither the Purchase and Sale Agreement nor any transaction contemplated hereby or coordinated therewith will be void or voidable at the instance of creditors and claimants and do not constitute nor shall they be deemed to constitute settlements, fraudulent preferences, assignments, fraudulent conveyances, oppressive conduct, or other reviewable transactions under the *BIA*, or any other applicable federal or provincial legislation, or common law.

11. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in British Columbia to give effect to this Order and to assist the Applicants, the Monitor and their respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Applicants and the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or to assist the Applicants and the Monitor and their respective agents in carrying out the terms of this Order.

  
Justice of the Court of Queen's Bench of Alberta

## Schedule "A" – Monitor's Certificate

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|--|--|---------------|
| COURT FILE NUMBER  | 1501-00955   | Clerk's Stamp |
| COURT  | COURT OF QUEEN'S BENCH<br>OF ALBERTA   |               |
|  | IN BANKRUPTCY AND INSOLVENCY   |               |
| JUDICIAL CENTRE  | CALGARY  |               |
|  | IN THE MATTER OF THE <i>COMPANIES'</i><br><i>CREDITORS ARRANGEMENT ACT</i> ,<br>R.S.C. 1985, c. C-36, as amended   |               |
| APPLICANTS   | LUTHERAN CHURCH – CANADA, THE<br>ALBERTA – BRITISH COLUMBIA DISTRICT,<br>ENCHARIS COMMUNITY HOUSING AND<br>SERVICES, ENCHARIS MANAGEMENT AND<br>SUPPORT SERVICES, AND LUTHERAN<br>CHURCH – CANADA, THE ALBERTA – BRITISH<br>COLUMBIA DISTRICT INVESTMENTS LTD. |               |
| DOCUMENT   | <b>MONITOR'S CERTIFICATE<br/>(Richmond Condo)</b>  |               |
| ADDRESS FOR SERVICE AND<br>CONTACT INFORMATION OF<br>PARTY FILING THIS<br>DOCUMENT | Gowling LaFleur Henderson LLP<br>1600-521-7 <sup>th</sup> Avenue SW<br>Calgary, Alberta T2P 4K9<br>Attn: Jeffrey Oliver<br>Phone: 403-298-1000<br>Fax: 403-263-9193  |               |

## RECITALS

- A. Pursuant to an Order of the Honourable Justice K.D. Yamauchi of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "Court") dated January 23, 2015, Deloitte Restructuring Inc. was appointed as the Monitor of the Applicants.
  
- B. Pursuant to an Order of the Court dated June 26, 2015 (the "Approval and Vesting Order (Richmond Condo)"), the Court approved the agreement of purchase and sale made as of May 28, 2015 between the District and the Purchaser, as that term is defined in the Approval and Vesting Order (Richmond Condo) and provided for the vesting in the Purchaser all of the District's right, title and interest in and to the Lands, as that term is defined in the Approval and Vesting Order (Richmond Condo), which vesting is to be effective with respect to the Lands upon the delivery by the Monitor to the Purchaser of a

certificate confirming the payment by the Purchaser of the purchase monies for the Lands to the District.

THE MONITOR CERTIFIES THE FOLLOWING:

1. The Purchaser (or its nominee) has paid and the District has received the purchase monies for the Lands;
2. The sale of the Lands has been completed to the satisfaction of the Monitor; and
3. This Certificate was delivered by the Monitor at \_\_\_\_\_ on \_\_\_\_\_.

Deloitte Restructuring Inc.,  
In its capacity as Court-appointed Monitor of  
Lutheran Church – Canada, the Alberta – British  
Columbia District, Encharis Community Housing  
and Services, Encharis Management and Support  
Services, and Lutheran – Church – Canada, the  
Alberta – British Columbia District Investments Ltd.

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Jeff Keeble CA, CIRP, CBV  
Senior Vice-President