



No. S1710393  
Vancouver Registry

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

AND

IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*,  
S.B.C. 2002, c. 57, AS AMENDED

AND

IN THE MATTER OF THE *CANADA BUSINESS CORPORATIONS ACT*,  
R.S.C. 1985, C. c-44, AS AMENDED

AND

IN THE MATTER OF A PLAN OF COMPROMISE AND ARRANGEMENT OF  
ALL CANADIAN INVESTMENT CORPORATION

**ORDER MADE AFTER APPLICATION**

BEFORE THE HONOURABLE ) WEDNESDAY, THE 11TH DAY OF  
MR. JUSTICE WALKER ) SEPTEMBER, 2019.  
)

THE APPLICATION of the petitioner, coming on for hearing at Vancouver, British Columbia, on the 11<sup>th</sup> day of September, 2019, and on hearing Jeremy D. West, counsel for the petitioner, and those other counsel listed on Schedule "A" hereto, AND UPON READING the material filed, including the Affidavit #1 of Kyle Wilson sworn September 6, 2019 (the "Wilson Affidavit"), the Affidavit #1 of Kyle Record sworn September 6, 2019 the ("Record Affidavit") relied upon in this application; AND pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985 c. C-36 as amended (the "CCAA"), the British Columbia Supreme Court Civil Rules and the inherent jurisdiction of this Honourable Court;

**THIS COURT ORDERS THAT:**

1. The service upon any interested party other than those parties on the service list maintained by the petitioner and the Monitor is hereby dispensed with.
2. The Monitor is hereby authorized, on the terms contained herein, to cause (on appropriate undertakings) the discharge (the "Discharge") of the:
  - a. certificate pending litigation, issued in proceedings commenced by the Petitioner in the Vancouver Registry of the Supreme Court of British Columbia, Action No: S184595; and
  - b. mortgage registration number CA7479965;

registered against title to lands and premises located on Hastings Street, in Burnaby, legally known and described as:

PID 028-874-391

STRATA LOT 1 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER  
DISTRICT

STRATA PLAN EPS675

and

PID 028-874-382

STRATA LOT 2 DISTRICT LOT 122 GROUP 1 NEW WESTMINSTER  
DISTRICT

STRATA PLAN EPS675

(collectively, the "Altezza Lands")

3. The authorization provided herein is conditional on the Monitor being provided confirmation that:

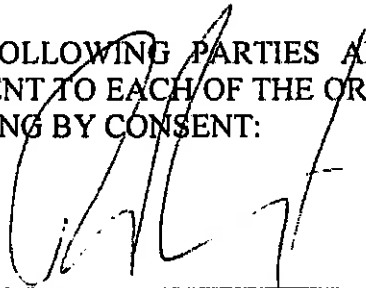
- a. the Contract of Purchase and Sale for Commercial Real Estate dated August 21, 2009 between Altezza Properties Ltd. and 1110303 BC Ltd. for the Altezza Lands (copy of which is attached as Exhibit C to the Wilson Affidavit) (the "Contract") is unconditional; and
- b. the parties to the Contract are ready willing and able to complete the Contract on receipt of the Discharge.

4. The Monitor is also:

- a. authorized, at its discretion, to allow the payment of the outstanding 2017 property taxes, in the amount of \$38,341 (together with any further interest or penalties accruing on that amount) for the property located at 6751 Hastings Street, Burnaby, British Columbia from the sale proceeds of the Altezza Lands: and
- b. is at liberty to apply for directions with respect to any request to utilize the sale proceeds of the Altezza Lands for a payment (in excess of the amount due and owing as at June 28, 2019 together with further costs and interest which may have accrued) on the mortgage and assignment of rents registered against title to the Altezza Lands under registration numbers CA5842620 and CA584261 in favour of Bancorp Growth Mortgage Fund II Ltd., Bancorp Balanced Mortgage Fund II Ltd. and Bancorp Financial Services Inc.

5. The approval of counsel as to form hereto, except for counsel for the Petitioner, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



\_\_\_\_\_  
Signature of Jeremy D. West  
Counsel for the Petitioner

By the Court



\_\_\_\_\_  
Registrar

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**Order Made After Application**

File No.: 228558-0000  
Initials: JDW

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**Schedule A- List of Counsel Appearing**

Doug Hyndman	Counsel for the Monitor