



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

**AFFIDAVIT**

I, John McEown, CPA, CA, CIRP (Chartered Insolvency and Restructuring Professional), of 1140 - 800 West Pender Street, in the City of Vancouver, Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Trustee engaged by McEown and Associates Ltd. (formerly Boale, Wood and Company Ltd.) the Court-appointed Monitor herein (the "**Monitor**") in the matter of the *Company Creditors Arrangement Act* proceedings of All Canadian Investment Corporation ("**ACIC**"), and as such have personal knowledge of the facts and matters hereafter deposed to, save where the same are stated to be upon information and belief, and where so stated, I verily believe the same to be true.
2. I am authorized by the Monitor to make this Affidavit.
3. Boale, Wood and Company Ltd. was appointed as Monitor in the *Company Creditors Arrangement Act* proceedings of ACIC pursuant to an Order of the Supreme Court of

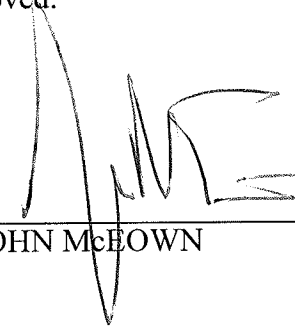
- British Columbia dated November 10, 2017, a copy of which is attached as **Exhibit “A”** to this my Affidavit.
4. The Monitor’s powers and authority were increased pursuant to an Order of the Supreme Court of British Columbia dated November 9, 2018, a copy of which is attached as **Exhibit “B”** to this my Affidavit.
  5. The Monitor, Boale, Wood and Company Ltd., was substituted by McEown and Associates Ltd. pursuant to an Order of the Supreme Court of British Columbia dated November 25, 2019, a copy of which is attached as **Exhibit “C”** to this Affidavit.
  6. I have over 25 years of experience as an insolvency professional that is highlighted in my professional profile attached as **Exhibit “D”** to this my Affidavit.
  7. Attached hereto and marked **Exhibit “E”** to this my affidavit is a true copy of the summary of services provided by the Monitor from October 1, 2019 to November 30, 2022 (the **“Summary of Monitor’s Services”**).
  8. Attached hereto and marked **Exhibit “F”** to this my affidavit is a true copy of the summary of time spent and rates charged by the Monitor’s staff from October 1, 2019 to November 30, 2022 (the **“Summary of Monitor’s Time and Fees”**). The rates charged by the Monitor’s staff are the Monitor’s standard rates.
  9. Attached hereto and marked **Exhibit “G”** to this my affidavit is a summary of the Monitor’s accounts for services rendered between October 1, 2019 to November 30, 2022 including copies of the invoices (the **“Monitor’s Accounts”**) (which exceeds 10 pages in length and a true copy of which may be viewed at the offices of Kornfeld LLP, 1100 One Bentall Centre, 505 Burrard Street, Vancouver, British Columbia, during normal business hours).
  10. I confirm that with respect to the description of work performed, contained both in this Affidavit and all of the Exhibits including the accounts, there was no duplication of work performed by any of either me or my staff in respect of the work that is described therein.
  11. The invoices rendered by the Monitor have and will continue to be paid by the Petitioner as funds permit.

12. I have reviewed all of the accounts of Kornfeld LLP which are attached as **Exhibit "C"** to Affidavit #2 of Douglas B. Hyndman sworn January 11, 2023 and am of the opinion that those accounts are fair and reasonable in the circumstances.

13. I make this Affidavit in support of an application that the Monitor's accounts as summarized in **Exhibit "G"** attached hereto be approved.

SWORN BEFORE ME at the City of Vancouver this  
Vancouver, in the Province of  
British Columbia, this 11th  
day of January, 2023.

\_\_\_\_\_  
A Commissioner for taking Affidavits  
for British Columbia

  
\_\_\_\_\_  
JOHN McEOWN

**Douglas B. Hyndman**  
Barrister & Solicitor  
1100 - 505 Burrard Street  
Vancouver, B.C. V7X 1M5  
Telephone: (604) 331-8300



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

**ORDER MADE AFTER APPLICATION**

BEFORE THE HONOURABLE )  
 ) 10/Nov/2017  
MADAM JUSTICE ADAIR )

THE APPLICATION of the Petitioner coming on for hearing without notice at Vancouver, British Columbia, on the 10th day of November, 2017 (the "Order Date"); AND ON HEARING Christopher J. Ramsay and Katie G. Mak, counsel for the Petitioner and those other counsel listed on Schedule "A" hereto; AND UPON READING the material filed, including the First Affidavit of Donald Bergman sworn November 7th, 2017 and the consent of Boale, Wood & Company Ltd. to act as Monitor; AND UPON BEING ADVISED that Fisgard Capital Corporation and Van Maren Financial, who are likely to be affected by the charges created herein were given notice; AND pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985 c. C-36 as amended (the "CCA"), the British Columbia Supreme Court Civil Rules and the inherent jurisdiction of this Honourable Court;

This is Exhibit " A " referred to in the affidavit of John McEown sworn before me at Vancouver in the Province of British Columbia this 11 day of January A.D. 2013  
.....  
A Commissioner for taking Affidavits within British Columbia

THIS COURT ORDERS AND DECLARES THAT:

**JURISDICTION**

- 1. The Petitioner is a company to which the CCAA applies.

**SUBSEQUENT HEARING DATE**

- 2. The hearing of the Petitioner's application for an extension of the Stay Period (as defined in paragraph 14 of this Order) and for any ancillary relief shall be held at the Courthouse at 800 Smithe Street, Vancouver, British Columbia at 9:45 a.m. on

*ESTD: Tuesday* the ~~5<sup>th</sup>~~ <sup>5<sup>th</sup></sup> day of December 2017 or such other date as this Court may order. 32

**PLAN OF ARRANGEMENT**

- 3. The Petitioner shall have the authority to file and may, subject to further order of this Court, file with this Court a plan of compromise or arrangement (hereinafter referred to as the "Plan").

**POSSESSION OF PROPERTY AND OPERATIONS**

- 4. Subject to this Order and any further Order of this Court, the Petitioner shall remain in possession and control of its current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds thereof (the "Property"), and continue to carry on its business (the "Business") in the ordinary course and in a manner consistent with the preservation of the Business and the Property. The Petitioner shall be authorized and empowered to continue to retain and employ the employees, consultants, agents, experts, accountants, counsel and such other persons (collectively, "Assistants") currently retained or employed by it, with liberty to retain such further Assistants as it deems reasonably necessary or desirable in the ordinary course of business or for carrying out the terms of this Order.

- 5. The Petitioner shall be entitled, but not required, to pay the following expenses which may have been incurred prior to the Order Date:

- (a) all outstanding wages, salaries, employee and pension benefits (including long and short term disability payments), vacation pay and expenses (but excluding

severance pay) payable before or after the Order Date, in each case incurred in the ordinary course of business and consistent with the relevant compensation policies and arrangements existing at the time incurred (collectively "Wages"); and

- (b) the fees and disbursements of any Assistants retained or employed by the Petitioner which are related to the Petitioner's restructuring, at their standard rates and charges, including payment of the fees and disbursements of legal counsel retained by the Petitioner, whenever and wherever incurred, in respect of:
  - (i) these proceedings or any other similar proceedings in other jurisdictions in which the Petitioner or any subsidiaries or affiliated companies of the Petitioner are domiciled;
  - (ii) any litigation in which the Petitioner is named as a party or is otherwise involved, whether commenced before or after the Order Date; and
  - (iii) any related corporate matters.

6. Except as otherwise provided herein, the Petitioner shall be entitled to pay all expenses reasonably incurred by the Petitioner in carrying on the Business in the ordinary course following the Order Date, and in carrying out the provisions of this Order, which expenses shall include, without limitation:

- (a) all expenses and capital expenditures reasonably incurred and which are necessary for the preservation of the Property or the Business including, without limitation, payments on account of insurance (including directors' and officers' insurance), maintenance and security services, provided that any capital expenditure exceeding \$50,000 shall be approved by the Monitor;
- (b) all obligations incurred by the Petitioner after the Order Date, including without limitation, with respect to goods and services actually supplied to the Petitioner following the Order Date (including those under purchase orders outstanding at the Order Date but excluding any interest on the Petitioner's obligations incurred prior to the Order Date); and
- (c) fees and disbursements of the kind referred to in paragraph 5(b) which may be incurred after the Order Date.

7. The Petitioner is authorized to remit, in accordance with legal requirements, or pay:

- (a) any statutory deemed trust amounts in favour of the Crown in right of Canada or of any Province thereof or any other taxation authority which are required to be deducted from Wages, including, without limitation, amounts in respect of (i) employment insurance, (ii) Canada Pension Plan, (iii) Quebec Pension Plan, and (iv) income taxes or any such claims which are to be paid pursuant to Section 6(3) of the CCAA;
- (b) all goods and services or other applicable sales taxes (collectively, "Sales Taxes") required to be remitted by the Petitioner in connection with the sale of goods and services by the Petitioner, but only where such Sales Taxes accrue or are collected after the Order Date, or where such Sales Taxes accrued or were collected prior to the Order Date but not required to be remitted until on or after the Order Date; and
- (c) any amount payable to the Crown in right of Canada or of any Province thereof or any political subdivision thereof or any other taxation authority in respect of municipal property taxes, municipal business taxes or other taxes, assessments or levies of any nature or kind which are entitled at law to be paid in priority to claims of secured creditors.

8. Until such time as a real property lease is disclaimed in accordance with the CCAA, the Petitioner shall pay all amounts constituting rent or payable as rent under real property leases (including, for greater certainty, common area maintenance charges, utilities and realty taxes and any other amounts payable as rent to the landlord under the lease) based on the terms of existing lease arrangements or as otherwise may be negotiated between the Petitioner and the landlord from time to time ("Rent"), for the period commencing from and including the Order Date, twice-monthly in equal payments on the first and fifteenth day of the month in advance (but not in arrears). On the date of the first of such payments, any Rent relating to the period commencing from and including Order Date shall also be paid.

9. Except as specifically permitted herein, the Petitioner is hereby directed, until further Order of this Court:

- (a) to make no payments of principal, interest thereon or otherwise on account of amounts owing by the Petitioner to any of its creditors as of the Order Date except as authorized by this Order;

- (b) to make no payments in respect of any financing leases which create security interests;
- (c) to grant no security interests, trust, mortgages, liens, charges or encumbrances upon or in respect of any of its Property, nor become a guarantor or surety, nor otherwise become liable in any manner with respect to any other person or entity except as authorized by this Order;
- (d) to not grant credit except in the ordinary course of the Business only to its customers for goods and services actually supplied to those customers, provided such customers agree that there is no right of set-off in respect of amounts owing for such goods and services against any debt owing by the Petitioner to such customers as of the Order Date; and
- (e) to not incur liabilities except in the ordinary course of Business.

**RESTRUCTURING**

10. Subject to such requirements as are imposed by the CCAA, the Petitioner shall have the right to:

- (a) permanently or temporarily cease, downsize or shut down all or any part of its Business or operations and commence marketing efforts in respect of any of its redundant or non-material assets and to dispose of redundant or non-material assets not exceeding \$100,000 in any one transaction or \$300,000 in the aggregate;
- (b) terminate the employment of such of its employees or temporarily lay off such of its employees as it deems appropriate; and
- (c) pursue all avenues of refinancing for its Business or Property, in whole or part;

all of the foregoing to permit the Petitioner to proceed with an orderly restructuring of the Business (the "Restructuring").

11. The Petitioner shall provide each of the relevant landlords with notice of the Petitioner's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Petitioner's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable



secured creditors who claim a security interest in the fixtures, such landlord and the Petitioner, or by further Order of this Court upon application by the Petitioner, the landlord or the applicable secured creditors on at least two (2) clear days' notice to the other parties. If the Petitioner disclaims the lease governing such leased premises in accordance with Section 32 of the CCAA, it shall not be required to pay Rent under such lease pending resolution of any dispute concerning such fixtures (other than Rent payable for the notice period provided for in Section 32(5) of the CCAA), and the disclaimer of the lease shall be without prejudice to the Petitioner's claim to the fixtures in dispute.

12. If a notice of disclaimer is delivered pursuant to Section 32 of the CCAA, then: (a) during the period prior to the effective time of the disclaimer, the landlord may show the affected leased premises to prospective tenants during normal business hours on giving the Petitioner and the Monitor 24 hours' prior written notice; and (b) at the effective time of the disclaimer, the landlord shall be entitled to take possession of any such leased premises without waiver of or prejudice to any claims the landlord may have against the Petitioner, or any other rights the landlord might have, in respect of such lease or leased premises and the landlord shall be entitled to notify the Petitioner of the basis on which it is taking possession and gain possession of and re-lease such leased premises to any third party or parties on such terms as the landlord considers advisable, provided that nothing herein shall relieve the landlord of its obligation to mitigate any damages claimed in connection therewith.

13. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronics Documents Act*, S.C. 2000, c. 5 and Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, and any regulations promulgated under authority of either Act, as applicable (the "Relevant Enactment"), the Petitioner, in the course of these proceedings, is permitted to, and hereby shall, disclose personal information of identifiable individuals in its possession or control to stakeholders, its advisors, prospective investors, financiers, buyers or strategic partners (collectively, "Third Parties"), but only to the extent desirable or required to negotiate and complete the Restructuring or to prepare and implement the Plan or transactions for that purpose; provided that the Third Parties to whom such personal information is disclosed enter into confidentiality agreements with the Petitioner binding them in the same manner and to the same extent with respect to the collection, use and disclosure of that information as if they were an organization as defined under the Relevant Enactment, and limiting the use of such information to the extent desirable or required to negotiate or complete the Restructuring or to prepare and implement the Plan or transactions for that purpose, and attorning to the jurisdiction of this Court for the purposes of that agreement. Upon the completion of the use of personal information for the limited purposes set out herein, the Third Parties shall return the personal information to the Petitioner or destroy it. If the Third Parties acquire personal

information as part of the Restructuring or the preparation and implementation of the Plan or transactions in furtherance thereof, such Third Parties may, subject to this paragraph and any Relevant Enactment, continue to use the personal information in a manner which is in all respects identical to the prior use thereof by the Petitioner.

#### **STAY OF PROCEEDINGS, RIGHTS AND REMEDIES**

14. Until and including December 9, 2017, or such later date as this Court may order (the "Stay Period"), no action, suit or proceeding in any court or tribunal (each, a "Proceeding") against or in respect of the Petitioner or the Monitor, or affecting the Business or the Property, shall be commenced or continued except with the written consent of the Petitioner and the Monitor or with leave of this Court, and any and all Proceedings currently under way against or in respect of the Petitioner or affecting the Business or the Property are hereby stayed and suspended pending further Order of this Court, except for the foreclosure proceeding commenced by Fisgard Capital Corporation (BCSC No. H-170363).

15. During the Stay Period, all rights and remedies of any individual, firm, corporation, governmental body or agency, or any other entities (all of the foregoing, collectively being "Persons" and each being a "Person") against or in respect of the Petitioner or the Monitor, or affecting the Business or the Property, are hereby stayed and suspended except with the written consent of the Petitioner and the Monitor or leave of this Court.

16. Nothing in this Order, including paragraphs 14 and 15, shall: (i) empower the Petitioner to carry on any business which the Petitioner is not lawfully entitled to carry on; (ii) affect such investigations, actions, suits or proceedings by a regulatory body as are permitted by Section 11.1 of the CCAA; (iii) prevent the filing of any registration to preserve or perfect a mortgage, charge or security interest (subject to the provisions of Section 39 of the CCAA relating to the priority of statutory Crown securities); or (iv) prevent the registration or filing of a lien or claim for lien or the commencement of a Proceeding to protect lien or other rights that might otherwise be barred or extinguished by the effluxion of time, provided that no further step shall be taken in respect of such lien, claim for lien or Proceeding except for service of the initiating documentation on the Petitioner.

#### **NO INTERFERENCE WITH RIGHTS**

17. During the Stay Period, no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence

or permit in favour of or held by the Petitioner, except with the written consent of the Petitioner and the Monitor or leave of this Court.

**CONTINUATION OF SERVICES**

18. During the Stay Period, all Persons having oral or written agreements with the Petitioner or mandates under an enactment for the supply of goods and/or services, including without limitation all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation, services, utility or other services to the Business or the Petitioner, are hereby restrained until further Order of this Court from discontinuing, altering, interfering with, or terminating the supply of such goods or services as may be required by the Petitioner, and that the Petitioner shall be entitled to the continued use of its current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the Order Date are paid by the Petitioner in accordance with normal payment practices of the Petitioner or such other practices as may be agreed upon by the supplier or service provider and the Petitioner and the Monitor, or as may be ordered by this Court.

**NON-DEROGATION OF RIGHTS**

19. Notwithstanding any provision in this Order, no Person shall be prohibited from requiring immediate payment for goods, services, use of leased or licensed property or other valuable consideration provided on or after the Order Date, nor shall any Person be under any obligation to advance or re-advance any monies or otherwise extend any credit to the Petitioner on or after the Order Date. Nothing in this Order shall derogate from the rights conferred and obligations imposed by the CCAA.

**PROCEEDINGS AGAINST DIRECTORS AND OFFICERS**

20. During the Stay Period, and except as permitted by subsection 11.03(2) of the CCAA, no Proceeding may be commenced or continued against the directors or officers of the Petitioner with respect to any claim against the directors or officers that arose before the date hereof and that relates to any obligations of the Petitioner whereby the directors or officers are alleged under any law to be liable in their capacity as directors or officers for the payment or performance of such obligations, until a compromise or arrangement in respect of the Petitioner, if one is filed, is sanctioned by this Court or is refused by the creditors of the Petitioner or this Court. Nothing in this Order, including in this paragraph, shall prevent the commencement of a Proceeding to preserve any claim against a director or officer of the

Petitioner that might otherwise be barred or extinguished by the effluxion of time, provided that no further step shall be taken in respect of such Proceeding except for service of the initiating documentation on the applicable director or officer.

**DIRECTORS AND OFFICERS INDEMNIFICATION AND CHARGE**

21. The Petitioner shall indemnify its directors and officers against obligations and liabilities that they may incur as directors or officers of the Petitioner after the commencement of the within proceedings, except to the extent that, with respect to any director or officer, the obligation or liability was incurred as a result of the director's or officer's gross negligence or wilful misconduct.

22. The directors and officers of the Petitioner shall be entitled to the benefit of and are hereby granted a charge (the "Directors' Charge") on the Property, which charge shall not exceed an aggregate amount of \$50,000, as security for the indemnity provided in paragraph 21 of this Order. The Directors' Charge shall have the priority set out in paragraphs 33 and 36 herein.

23. Notwithstanding any language in any applicable insurance policy to the contrary, (a) no insurer shall be entitled to be subrogated to or claim the benefit of the Directors' Charge, and (b) the Petitioner's directors and officers shall only be entitled to the benefit of the Directors' Charge to the extent that they do not have coverage under any directors' and officers' insurance policy, or to the extent that such coverage is insufficient to pay amounts indemnified in accordance with paragraph 21 of this Order.

**APPOINTMENT OF MONITOR**

24. Boale, Wood & Company Ltd. is hereby appointed pursuant to the CCAA as the Monitor, an officer of this Court, to monitor the business and financial affairs of the Petitioner with the powers and obligations set out in the CCAA or set forth herein, and that the Petitioner and its shareholders, officers, directors, and Assistants shall advise the Monitor of all material steps taken by the Petitioner pursuant to this Order, and shall co-operate fully with the Monitor in the exercise of its powers and discharge of its obligations and provide the Monitor with the assistance that is necessary to enable the Monitor to adequately carry out the Monitor's functions.

25. The Monitor, in addition to its prescribed rights and obligations under the CCAA, is hereby directed and empowered to:

- (a) monitor the Petitioner's receipts and disbursements;
- (b) report to this Court at such times and intervals as the Monitor may deem appropriate with respect to matters relating to the Property, the Business, and such other matters as may be relevant to the proceedings herein;
- (c) advise the Petitioner in its development of the Plan and any amendments to the Plan;
- (d) assist the Petitioner, to the extent required by the Petitioner, with the holding and administering of creditors' or shareholders' meetings for voting on the Plan;
- (e) have full and complete access to the Property, including the premises, books, records, data, including data in electronic form, and other financial documents of the Petitioner, to the extent that is necessary to adequately assess the Petitioner's business and financial affairs or to perform its duties arising under this Order;
- (f) be at liberty to engage independent legal counsel or such other persons as the Monitor deems necessary or advisable respecting the exercise of its powers and performance of its obligations under this Order; and
- (g) perform such other duties as are required by this Order or by this Court from time to time.

26. The Monitor shall not take possession of the Property and shall take no part whatsoever in the management or supervision of the management of the Business and shall not, by fulfilling its obligations hereunder, or by inadvertence in relation to the due exercise of powers or performance of duties under this Order, be deemed to have taken or maintained possession or control of the Business or Property, or any part thereof, and nothing in this Order shall be construed as resulting in the Monitor being an employer or a successor employer, within the meaning of any statute, regulation or rule of law or equity, for any purpose whatsoever.

27. Nothing herein contained shall require or allow the Monitor to occupy or to take control, care, charge, possession or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection,

conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Fisheries Act*, the *British Columbia Environmental Management Act*, the *British Columbia Fish Protection Act* and regulations thereunder (the "**Environmental Legislation**"), provided however that nothing herein shall exempt the Monitor from any duty to report or make disclosure imposed by applicable Environmental Legislation. For greater certainty, the Monitor shall not, as a result of this Order or anything done in pursuance of the Monitor's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

28. The Monitor shall provide any creditor of the Petitioner with information provided by the Petitioner in response to reasonable requests for information made in writing by such creditor addressed to the Monitor. The Monitor shall not have any responsibility or liability with respect to the information disseminated by it pursuant to this paragraph. In the case of information that the Monitor has been advised by the Petitioner is confidential, the Monitor shall not provide such information to creditors unless otherwise directed by this Court or on such terms as the Monitor and the Petitioner may agree.

29. In addition to the rights and protections afforded the Monitor under the CCAA or as an officer of this Court, the Monitor shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the rights and protections afforded the Monitor by the CCAA or any applicable legislation.

**ADMINISTRATION CHARGE**

30. The Monitor, counsel to the Monitor, if any, and counsel to the Petitioner shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges, by the Petitioner as part of the cost of these proceedings. The Petitioner is hereby authorized and directed to pay the accounts of the Monitor, counsel to the Monitor and counsel to the Petitioner on a periodic basis and, in addition, the Petitioner is hereby authorized to pay to the Monitor and counsel to the Petitioner, retainers in the amounts of \$50,000 to each to be held by them as security for payment of their respective fees and disbursements outstanding from time to time.

31. The Monitor and its legal counsel shall pass their accounts from time to time, and for this purpose the accounts of the Monitor and its legal counsel are hereby referred to a judge of

the British Columbia Supreme Court who may determine the manner in which such accounts are to be passed, including by hearing the matter on a summary basis or referring the matter to a Registrar of this Court.

32. The Monitor, counsel to the Monitor, if any, and counsel to the Petitioner shall be entitled to the benefit of and are hereby granted a charge (the "Administration Charge") on the Property, which charge shall not exceed an aggregate amount of \$250,000, as security for their respective fees and disbursements incurred at the standard rates and charges of the Monitor and such counsel, both before and after the making of this Order which are related to the Petitioner's restructuring. The Administration Charge shall have the priority set out in paragraphs 33 and 35 hereof.

**VALIDITY AND PRIORITY OF CHARGES CREATED BY THIS ORDER**

33. The priorities of the Administration Charge and the Directors' Charge, as among them, shall be as follows:

First – Administration Charge (to the maximum amount of \$250,000); and

Second – Directors' Charge (to the maximum amount of \$50,000).

34. Any security documentation evidencing, or the filing, registration or perfection of, the Administration Charge and the Directors' Charge (collectively, the "Charges") shall not be required, and that the Charges shall be effective as against the Property and shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered or perfected subsequent to the Charges coming into existence, notwithstanding any failure to file, register or perfect any such Charges.

35. The Administration Charge shall constitute a mortgage, security interest, assignment by way of security and charge on the Property and such Charges shall rank in priority to all other security interests, trusts, liens, mortgages, charges and encumbrances and claims of secured creditors, statutory or otherwise (collectively, "Encumbrances"), in favour of any Person, save and except those claims contemplated by section 11.8(8) of the CCAA.

36. The Directors' Charge shall constitute a mortgage, security interest, assignment by way of security and charge on the Property and such Charges shall rank in priority to all other security interests, trusts, liens, mortgages, charges and encumbrances and claims of secured creditors, statutory or otherwise (collectively, "Encumbrances"), in favour of any Person, save

and except those claims contemplated by section 11.8(8) of the CCAA and the secured claim of Fisgard Capital Corporation and of Van Maren Financial Ltd. ~~FA~~ EJAJ.

37. Except as otherwise expressly provided herein, or as may be approved by this Court, the Petitioner shall not grant or suffer to exist any Encumbrances over any Property that rank in priority to, or *pari passu* with the Charges, unless the Petitioner obtains the prior written consent of the Monitor, and the beneficiaries of the Administration Charge and the Directors' Charge.

38. The Administration Charge and the Directors' Charge shall not be rendered invalid or unenforceable and the rights and remedies of the chargees entitled to the benefit of the Charges (collectively, the "Chargees") shall not otherwise be limited or impaired in any way by (a) the pendency of these proceedings and the declarations of insolvency made herein; (b) any application(s) for bankruptcy order(s) issued pursuant to the BIA, or any bankruptcy order made pursuant to such applications; (c) the filing of any assignments for the general benefit of creditors made pursuant to the BIA; (d) the provisions of any federal or provincial statutes; or (e) any negative covenants, prohibitions or other similar provisions with respect to borrowings, incurring debt or the creation of Encumbrances, contained in any existing loan documents, lease, mortgage, security agreement, debenture, sublease, offer to lease or other agreement (collectively, an "Agreement") which binds the Petitioner; and notwithstanding any provision to the contrary in any Agreement:

- (a) the creation of the Charges shall not create or be deemed to constitute a breach by the Petitioner of any Agreement to which it is a party;
- (b) none of the Chargees shall have any liability to any Person whatsoever as a result of any breach of any Agreement caused by the creation of the Charges; and
- (c) the payments made by the Petitioner pursuant to this Order and the granting of the Charges, do not and will not constitute preferences, fraudulent conveyances, transfers at undervalue, oppressive conduct, or other challengeable or voidable transactions under any applicable law.

39. THIS COURT ORDERS that any Charge created by this Order over leases of real property in Canada shall only be a Charge in the Petitioner's interest in such real property leases.



**SERVICE AND NOTICE**

40. The Monitor shall (i) without delay, publish in the Vancouver Sun a notice containing the information prescribed under the CCAA, (ii) within five days after Order Date, (A) make this Order publicly available in the manner prescribed under the CCAA, (B) send, in the prescribed manner, a notice to every known creditor who has a claim against the Petitioner of more than \$1000, and (C) prepare a list showing the names and addresses of those creditors and the estimated amounts of those claims, except for the names, addresses and amount of claims of the Petitioner's preferred shareholders, and make it publicly available in the prescribed manner, all in accordance with Section 23(1)(a) of the CCAA and the regulations made thereunder.

41. The Petitioner and the Monitor are at liberty to serve this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or electronic transmission to the Petitioner's creditors or other interested parties at their respective addresses as last shown on the records of the Petitioner and that any such service or notice by courier, personal delivery or electronic transmission 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.

42. Any Person that wishes to be served with any application and other materials in these proceedings must deliver to the Monitor by way of ordinary mail, courier, personal delivery or electronic transmission a request to be added to a service list (the "Service List") to be maintained by the Monitor. The Monitor shall post and maintain an up to date form of the Service List on its website at: [www.boalewood.ca/2017/11/08/all-canadian-investment-corporation-acic/](http://www.boalewood.ca/2017/11/08/all-canadian-investment-corporation-acic/).

43. Any party to these proceedings may serve any court materials in these proceedings by emailing a PDF or other electronic copy of such materials to counsels' email addresses as recorded on the Service List from time to time, and the Monitor shall post a copy of all prescribed materials on its website at: [www.boalewood.ca/2017/11/08/all-canadian-investment-corporation-acic/](http://www.boalewood.ca/2017/11/08/all-canadian-investment-corporation-acic/).

44. Notwithstanding paragraphs 40 and 42 of this Order, service of the Petition,, any affidavits filed in support of the Petition and this Order shall be made on the Federal and British Columbia Crowns in accordance with the *Crown Liability and Proceedings Act*, R.S.C. 1985, c. C-

50, and regulations thereto, in respect of the Federal Crown, and the *Crown Proceeding Act*, R.S.B.C. 1996, c. 89, in respect of the British Columbia Crown.

**GENERAL**

45. The Petitioner or the Monitor may from time to time apply to this Court for directions in the discharge of its powers and duties hereunder.

46. Nothing in this Order shall prevent the Monitor from acting as an interim receiver, a receiver, a receiver and manager, or a trustee in bankruptcy of the Petitioner, the Business or the Property.

47. THIS COURT REQUESTS the aid and recognition 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, to act in aid of and to be complementary to this Court in carrying out the terms of this Order where required. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Petitioner and to 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 Petitioner and the Monitor and their respective agents in carrying out the terms of this Order.

48. Each of the Petitioner and the Monitor be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order and the Monitor is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada, including acting as a foreign representative of the Petitioner to apply to the United States Bankruptcy Court for relief pursuant to Chapter 15 of the *United States Bankruptcy Code*, 11 U.S.C. §§ 101-1330, as amended.

49. The Petitioner may (subject to the provisions of the CCAA and the BIA) at any time file a voluntary assignment in bankruptcy or a proposal pursuant to the commercial reorganization provisions of the BIA if and when the Petitioner determines that such a filing is appropriate.

50. The Petitioner is hereby at liberty to apply for such further interim or interlocutory relief as it deems advisable within the time limited for Persons to file and serve Responses to the Petition.

51. Leave is hereby granted to hear any application in these proceedings on two (2) clear days' notice after delivery to all parties on the Service List of such Notice of Application and all affidavits in support, subject to the Court in its discretion further abridging or extending the time for service.

52. Any interested party (including the Petitioner and the Monitor) may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to all parties on the Service List and to any other party or parties likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

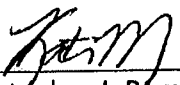
53. Endorsement of this Order by counsel appearing on this application is hereby dispensed with.

54. This Order and all of its provisions are effective as of 12:01 a.m. local Vancouver time on the Order Date.


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:

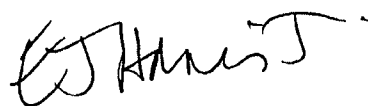
\_\_\_\_\_  
Signature of

Party  Lawyer for the Petitioners

  
\_\_\_\_\_  
Christopher J. Ramsay / Katie G. Mak

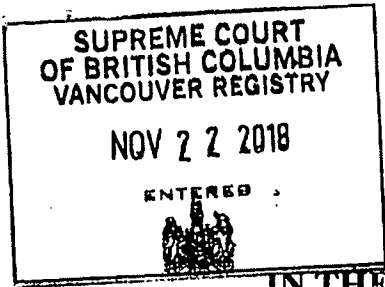
BY THE COURT

  
\_\_\_\_\_  
REGISTRAR



**Schedule "A"**

Geoffrey Dabbs	Van Maren Financial <i>llc.</i>



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 ) FRIDAY, THE 9TH  
MR. JUSTICE WALKER ) DAY OF NOVEMBER, 2018  
)

ON THE APPLICATION of the Petitioner coming on for hearing at Vancouver, British Columbia, on the 9th day of November, 2018; AND ON HEARING Jeremy D. West and Liam Oster, counsel for the Petitioner, and Douglas B. Hyndman, counsel for the Monitor Boale, Wood & Company Ltd.; AND UPON READING the material filed; 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 is Exhibit " B " referred to in the affidavit of John McEown sworn before me at Vancouver in the Province of British Columbia this 11 day of January A.D. 20 23  
A Commissioner for taking Affidavits within British Columbia

THIS COURT ORDERS that:

1. The time for service of the Notice of Application herein is hereby abridged such that the Notice of Application is properly returnable today and service hereof upon any interested party other than those parties on the service list maintained by the Petitioner and the Monitor in these proceedings is hereby dispensed with.
2. The stay of proceedings and the other relief provided for in the Order of this Court pronounced on November 10, 2017 (the "Initial Order"), as amended by Order (the "Amending Order") dated April 11, 2018 (the Amending Order together with the Initial Order referred to as the "Amended Initial Order") is hereby extended to November 22, 2018.
3. Any capitalized terms not otherwise defined in this Order shall have the same meanings ascribed to them in the Amended Initial Order ("AIO").
4. The proceedings are adjourned to November 22, 2018.
5. The Petitioner prepare a comprehensive plan, for submission to the court, regarding the wind down and liquidation of the Petitioner's business (the "Plan").
6. The Monitor guide and assist the Petitioner in its preparation of the Plan.
7. Any and all power and authority of Mr. Bergman with respect to the Property or the Business, whether by virtue of being an ~~officer~~, ~~director~~ or ~~management~~ of the Petitioner be and it is hereby suspended during the pendency of this Order. u
8. On November 22, 2018 the court will determine the capacity in which Mr. Bergman will have continued involvement with the Petitioner

**AMENDED ORDER**

9. This Order amends the AIO. To the extent that the provisions of this Order conflict with any other Order granted in these proceedings, including the AIO, the provisions of this Order shall govern.

10. This Order shall be read together with the AIO and is intended to supplement and amend the AIO only to the extent necessary as provided for herein. For greater certainty, all of the provisions of the AIO, except as supplemented or amended herein, shall remain in full force and effect.

**ADDITIONAL POWERS OF THE MONITOR**

11. The Monitor, in addition to its powers set forth in the AIO, is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and Business and, without in any way limiting the generality of the foregoing, is hereby expressly empowered and authorized to do any of the following where the Monitor considers it necessary or desirable;

- a. take any and all steps in order to direct or cause the Petitioner to administer the Property and operations of the Petitioner or to perform such other functions or duties as the Monitor considers necessary or desirable to deal with the Property or Business, including restructuring, wind-down, liquidation, disposal of assets, or other activities;
- b. monitor, review, and direct the Petitioner's receipts and disbursements and implement such measures of control as the Monitor deems reasonably necessary to ensure the appropriate monitoring of the Petitioner's expenses and disbursements, including adding or removing signing authorities to or from the Petitioner's bank accounts;
- c. initiate and administer any claims bar and/or claims resolution process, or protocol as may be approved by Order of this Court within these proceedings;
- d. subject to the requirements for Court approval set forth in section 36 of the CCAA, direct or cause the Petitioner to complete one or more transactions for the sale of all or any part of the Business, Property or any part thereof, and conduct, supervise and recommend to the Court any procedure regarding the allocation and/or distribution of proceeds of any sales;
- e. settle, extend or compromise any indebtedness owing to or by the Petitioner;

- f. engage or cause the Petitioner to engage consultants, assistants, advisors, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, as the Monitor deems necessary or desirable to carry out the Monitor's powers and duties, including, without limitation, those conferred by this Order;
- g. apply to this Court for any orders necessary or advisable to carry out its powers and obligations under this Order or any other Order granted by this Court including for advice and directions with respect to any matter; and
- h. meet with management of the Petitioner, if any, with respect to any of the foregoing including, without limitation, operational, transactional and restructuring matters,

and in each case where the Monitor takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons, including the Petitioner and its past or present directors and officers, and without interference from any other Person, provided, however, that the Monitor shall comply with all applicable laws and shall not have any authority or power to elect or to cause the election or removal of directors of the Petitioner or to take any action to restrict or to transfer to the Monitor any of their powers, duties or obligations, except in accordance with section 11.5(1) of the CCAA.

- 12. Without limiting the provisions of this Order, the Petitioner shall remain in possession and control of the Property and the Business and the Monitor shall not take, and shall not, by fulfilling its obligations hereunder, or by inadvertence in relation to the due exercise of powers or performance of duties under this Order, be deemed to have taken or maintained possession or control of the Business or Property, or any part thereof, and nothing in this Order shall be construed as resulting in the Monitor being an employer or a successor employer, within the meaning of any statute, regulation or rule of law or equity, for any purpose whatsoever.



**DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE MONITOR**

- 13. Each of (i) the Petitioner, (ii) all of the Petitioners' current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being "Persons" and each being a "Person") shall forthwith advise the Monitor of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Monitor, and shall deliver all such Property (excluding Property subject to liens the validity of which is dependent on maintaining possession) to the Monitor upon the Monitor's request;
- 14. All Persons shall forthwith advise the Monitor of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Petitioner, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the "Records") in that Person's possession or control, and shall provide to the Monitor or permit the Monitor to make, retain and take away copies thereof and grant to the Monitor unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Monitor due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.
- 15. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Monitor for the purpose of allowing the Monitor to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Monitor in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Monitor. Further, for the purposes of this paragraph, all

Persons shall provide the Monitor with all such assistance in gaining immediate access to the information in the Records as the Monitor may in its discretion require including, without limitation, providing the Monitor with instructions on the use of any computer or other system and providing the Monitor with any and all access codes, account names and account numbers that may be required to gain access to the information.

**EMPLOYEES**

- 16. Subject to the right of employees to terminate their employment, all employees of the Petitioner shall remain the employees of the Petitioner until such time as the Monitor, on the Petitioner’s behalf, may terminate the employment of such employees. The Monitor shall not be liable for any employee related liabilities of the Petitioner, including any successor employer liabilities as provided for in Section 14.06(1.2) of the *BIA*, other than amounts the Monitor may specifically agree in writing to pay and amounts in respect of obligations imposed specifically on receivers by applicable legislation. The Monitor shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Monitor may hire in accordance with the terms and conditions of such employment by the Monitor.
  
- 17. Pursuant to Section 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, S.C. 2000, c. 5 or Section 18(1)(o) of the *Personal Information Protection Act*, S.B.C. 2003, c. 63, the Monitor may disclose personal information of identifiable individuals to prospective purchasers or bidders for all any or portion of the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of all any or portion of the Property (each, a “Sale”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Monitor, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such

information by the Petitioner, and shall return all other personal information to the Monitor, or ensure that all other personal information is destroyed.

**LIMITATION ON ENVIRONMENTAL LIABILITIES**

18. Nothing in this Order shall require the Monitor to occupy or to take control, care, charge, possession or management (separately and/or collectively, "Possession") of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release, or deposit of a substance contrary to any federal, provincial or other law relating to the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, 1999, S.C. 1999, c. 33, the *Fisheries Act*, R.S.C. 1985, c. F-14, the *Environmental Management Act*, R.S.B.C. 1996, c. 118 and the *Fish Protection Act*, S.B.C. 1997, c. 21 and regulations thereunder (collectively "Environmental Legislation"), provided however that nothing herein shall exempt the Monitor from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Monitor shall not, as a result of this Order or anything done in pursuance of the Monitor's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless the Monitor is actually in possession.

**LIMITATION ON THE MONITOR'S LIABILITY**

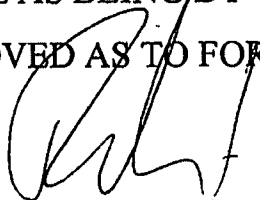
19. In addition to the rights and protections afforded the Monitor under the CCAA or as an officer of this Court, the Monitor shall incur no liability or obligation as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the rights and protections afforded the Monitor by the CCAA or any applicable Subject to the right of employees to terminate their employment notwithstanding paragraph 15, all employees of the Petitioner shall remain the employees of the Petitioner until such time as the Monitor, on the Petitioner's behalf, may terminate the employment of such employees. The Monitor shall not be liable for any employee related liabilities of the Petitioner, including any successor employer liabilities as provided for in Section 14.06(1.2) of the *BIA*, other than amounts the Monitor may specifically agree in writing to pay

and amounts in respect of obligations imposed specifically on receivers by applicable legislation. The Monitor shall be liable for any employee-related liabilities, including wages, severance pay, termination pay, vacation pay, and pension or benefit amounts relating to any employees that the Monitor may hire in accordance with the terms and conditions of such employment by the Monitor.

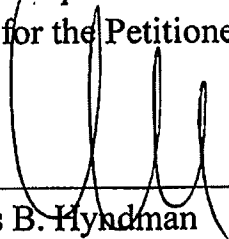
- 20. The Monitor is not, and shall not be or be deemed to be, a director, officer, employee, receiver, receiver manager, interim receiver or similar official of the Petitioner.

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:

APPROVED AS TO FORM:



\_\_\_\_\_  
Jeremy D, West  
Watson Goepel LLP  
Lawyer for the Petitioner

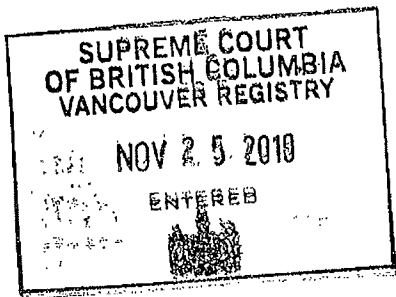


\_\_\_\_\_  
Douglas B. Hyndman  
Kornfeld LLP  
Lawyer for the Monitor

BY THE COURT  
  
DEPUTY DISTRICT REGISTRAR



This is Exhibit " C " referred to in the affidavit of ... John McEown ... sworn before me at ... Vancouver ... in the Province of British Columbia this ... 11 ... day of ... January ... A.D. 20 23 .....



A Commissioner for Taking Affidavits within British Columbia

Court File No. VLC-S-S-1710393 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 *CANADIAN 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

BEFORE THE HONOURABLE ) MONDAY, THE 25TH DAY  
 )  
MR. JUSTICE WALKER ) OF NOVEMBER, 2019

**ORDER MADE AFTER APPLICATION**

ON THE APPLICATION of Boale, Wood & Company Ltd. and McEown and Associates Ltd. and their counsel, Kornfeld LLP, coming on for hearing at the Courthouse, 800 Smithe Street, Vancouver, British Columbia, on November 25,

2019; AND ON HEARING Douglas B. Hyndman, Counsel for Boale, Wood & Company Ltd., and those other counsel listed on Schedule "A" hereto; AND UPON READING Affidavit #5 of John McEown and the pleadings and proceedings had and taken herein;

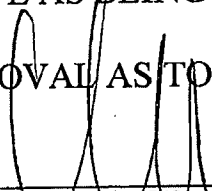
THIS COURT ORDERS that:

1. the time for service of the Notice of Application herein is hereby abridged such that the Notice of Application is properly returnable today and service hereof upon any interested party other than those parties on the service list maintained by the Petitioner and the Monitor in these proceedings is hereby dispensed with.
2. The duties, requirements, responsibilities and obligations of Boale, Wood & Company Ltd. as Court Appointed Monitor in these proceedings under and pursuant to the Orders of Madam Justice Adair pronounced November 10, 2017 and Mr. Justice Walker pronounced November 9, 2018 (collectively, the "Orders"), be and they are hereby assigned and transferred from Boale, Wood & Company Ltd. to McEown and Associates Ltd., such assignment and transfer to be effective from the date of pronouncement of the Order herein.
3. McEown and Associates Ltd. shall be entitled to all of the benefits and protections contained in the Orders including, but not limited to, any indemnities contained therein.

- 4. Boale, Wood & Company Ltd. be and it is hereby discharged from its duties, requirements, responsibilities and obligations as Monitor in these proceedings effective from the date of pronouncement of the Order herein.

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:

APPROVAL AS TO FORM:

  
 \_\_\_\_\_  
 Counsel for Boale, Wood & Company  
 Ltd. and McEown and Associates Ltd.  
 Douglas B. Hyndman  
 Kornfeld LLP

BY THE COURT  


~~DEPUTY DISTRICT REGISTRAR~~



**SCHEDULE "A"**

Jeremy West	All Canadian Investment Corporation



This is Exhibit "D" referred to in the affidavit of John McEown sworn before me at Vancouver in the Province of British Columbia this 17<sup>th</sup> day of January, A.D. 2023

(30)

## John McEown – Professional Profile

John McEown has over 25 years of experience as a insolvency professional. John's employment history as an insolvency professional includes KPMG and Campbell Saunders and from 2011 until the end of 2018 John was a partner with Boale, Wood & Company Ltd., a boutique insolvency firm with offices in Vancouver, Coquitlam, Surrey and Sechelt. John continues to be engaged by Boale, Wood & Company Ltd. to manage its corporate insolvency engagements while starting his own insolvency firm, McEown & Associates Ltd. John is a Licensed Insolvency Trustee, a Chartered Accountant and a member in good standing of the Canadian Association of Insolvency and Restructuring Professionals ("CAIRP").

John has extensive experience in corporate insolvency proceedings. He has been involved in several large real estate and development restructurings as well as a variety of other corporate matters. He has worked for secured lenders performing viability assessments and acting as Receiver and Manager. John has acted as Monitor under the *Companies' Creditors Arrangement Act* and as Trustee of proposals/bankruptcies pursuant to the *Bankruptcy and Insolvency Act*. Recently John has been engaged as Court appointed Administrator of several estates of deceased individuals and also has been appointed as Liquidator of Strata Corporations being wound up under the *Strata Property Act*.

A few of John's engagements follow:

- Acting as Court appointed Monitor in the CCAA proceeding of United Properties Ltd, a real estate development company, and Worldspan Marine Inc. et al, a yacht manufacturer.
- Acting as Court appointed Liquidator of several lower mainland Strata Corporations;
- Acting in the capacity as Court appointed Receiver and Manager of Maple creek Living Corporation to complete an \$8 million residential strata development in Maple Ridge, B.C. including dealing with National Home Warranty to maintain the home warranty insurance;
- Acting in the capacity as Trustee of the bankruptcies of Rashida Samji et. al and Virginia and Patrick Tan ("the Tans"). These individuals were involved in a multi-million dollar Ponzi scheme;
- Acting in the capacity as Trustee in the bankruptcy of Wakefield Construction Ltd. a prominent residential construction contractor in Sunshine Coast;
- Acting in the Capacity as Court appointed Judicial Trustee of Strategic Concepts Investment Trust, representing the interests of approximately 100 individual investors;
- Acting in the Capacity as Court appointed Administrator of the estates of Loraine Elphinstone Wayne Hunter and Richard Rogers. John's involvement in estate matters is usually a result of there being a dispute between the beneficiaries or business assets that require expertise to sell.

Recent engagements involving the sale of real property that John was retained on, include the following:

### Court appointed liquidator (Strata Wind-up)

Strata Plan VR149 – 90 unit strata in North Vancouver that sold for \$31 million (Cushman & Wakefield)

Strata Plan NWS 698 – 58 unit strata in Coquitlam that sold for \$32 million (broker CBRS)

Strata Plan VAS 857 – 161 unit strata in Vancouver that sold for \$168 million (broker Cushman & Wakefield)

Strata Plan VR 120 – 76 unit strata in North Vancouver that sold for \$160 million (broker Colliers)

Court Appointed Monitor (CCAA proceeding)

Appointed As Monitor of All Canadian Investment Corporation (“ACIC”) , a mortgage investment corporation that providing financing to residential/commercial real estate developers. During the wind down of ACIC, the Monitor has been involved in the sale of several properties.

John has also been involved in numerous presentations on insolvency matters. John was on a panel discussing Ponzi Schemes at the Turnaround Management Association 2016 fall conference in Whistler, B.C. and was on a panel discussion of Strata Wind-Ups/Liquidations at the CAIRP annual conference in Kelowna, B.C. in August 2017.

John and can be reached at (604) 558-8012

**ALL CANADIAN INVESTMENT CORPORATION**  
**Summary of Monitor's Services Provided**  
**October 1, 2019 to November 30, 2022**

This is Exhibit " E " referred to in the (32)  
affidavit of John McEown  
sworn before me at Vancouver  
in the Province of British Columbia  
this 11 day of January A.D. 2023  
A Commissioner for taking Affidavits  
within British Columbia

The activities of the Monitor include the amongst others:

- Consulting with Management and reviewing information received with respect to the Loan Portfolio, Real Property, cash flows and CCAA proceedings;
- Consulting and corresponding with the Petitioner, counsel for the Petitioner, and the Monitor's counsel regarding the collection of monies owed to the Petitioner and steps necessary to facilitate collection including litigation;
- Consulting and corresponding with the Petitioner, counsel for the Petitioner, the Monitor's counsel and realtors regarding the sale of the Petitioner's real property and properties owned by the Censorio Group of Companies, including Altezza, Sperling, Agnes & Elliott and Carleton.
- Correspondence regarding the Buchmann litigation:
- Monitoring the sale of the Carleton project by court appointed Receiver;
- Arranging for an environmental assessment of the Sperling property;
- Arranging insurance coverage on the properties owned by the Petitioner;
- Negotiating a settlement of the Meridian loan which included a sale of property in Saskatchewan and arranging for execution of related documents;
- Communicating with Peter Censorio and his counsel regarding the completion of the Carleton project and sale of the Altezza and Sperling properties;
- Communicating with the Trustee in the matter of the bankruptcy of Peter Censorio;
- Monitoring the Petitioner's cash flow receipts and disbursements and, following the Order expanding the Monitor's powers, maintaining a trust account including receiving and disbursing funds of the Petitioner;
- Communicating with the Petitioner's stakeholders;
- Preparation of 16 Monitor Reports to the Court in CCAA Proceedings and attendance at Court as necessary;
- Preparation of cash flow reports;

**ALL CANADIAN INVESTMENT CORPORATION**  
**Summary of Monitor's Services Provided**  
**October 1, 2019 to November 30, 2022**

- Review and signing numerous Affidavits with respect the CCAA proceedings and related proceedings;
- Preparation of materials for the taxation of the accounts of the Monitor and its counsel;
- Consulting and corresponding with counsel for Peter Censorio regarding the registration of mortgages against several properties owned by the Censorio Group of Companies;
- Executing documents on behalf of the Petitioner as required from time to time to register charges on title, convey title to properties and commence legal actions against borrowers of the Petitioner;
- Consulting and correspondence with legal counsel involved in the preferred shareholder application and reporting to shareholders on this matter;
- Arranging payment to representative counsel as authorized b the Court;
- Consulting and corresponding with the Petitioner's counsel regarding the approval and implementation of the Claims Process and Plan of Arrangement;
- Arranging payment of all creditor claims and interest and making an interim distribution the preferred shareholders and/or trust companies administering their investments, in accordance with the terms of the Plan of Arrangement;
- Attendances with respect to lawsuit commenced by Monitor (on behalf of Petitioner) against Don Bergman and related company;
- Responding to demands for production of documents received from BC Security Commission ("BCSC") with respect to their investigation of Don Bergman;
- Various attendances with respect to BCSC Notice of Hearing against Petitioner including instructions to counsel, negotiating terms of resolution; reporting to Court with respect to proposed resolution and related attendances
- Review and correspondence regarding the Petitioner's claim against the former auditor and former auditor's claim against the Petitioner;
- Maintaining a website for the CCAA proceedings including Court Applications, Court Orders made, Monitor's Reports and creditor information;

**ALL CANADIAN INVESTMENT CORPORATION**  
**Summary of Monitor's Services Provided**  
**October 1, 2019 to November 30, 2022**

- Investigating opportunities to sell the Petitioner's tax losses, discussing same with counsel, compiling financial information necessary to quantify the losses;

**ALL CANADIAN INVESTMENT CORPORATION**  
**Summary of Monitor's Services Provided**  
**October 1, 2019 to November 30, 2022**

**ALL CANADIAN INVESTMENT CORPORATION**  
**Summary of Monitor's Time and Fees**  
**October 1, 2019 to November 30, 2022**

<b>NAME</b>	<b>TITLE</b>	<b>HOURS</b>	<b>RATE</b>	<b>VALUE</b>
John McEown	Trustee	555.20	475	\$ 263,057.34
David Wood	Trustee	0.90	440	396.00
Marianne Ting	Estate Manager	474.30	225 -250	110,632.50
Jennilyn Param	Accountant	72.20	175	12,635.00
Gretchen Salvaleon	Estate Administrator	31.70	165	5,230.50
Various	Estate Administrative Assistant	82.50	125	10,312.50
<b>TOTAL PROFESSIONAL TIME/FEEES (BEFORE GST)</b>		<b><u>1,216.80</u></b>		<b>402,263.84</b>
			Less Adjustment	<u>(505.00)</u>
				401,758.84
			add GST	<u>20,087.94</u>
<b>TOTAL PROFESSIONAL FEES INCLUDING GST</b>				<b><u>\$ 422,351.78</u></b>

This is Exhibit "F" referred to in the affidavit of JOHN MCEOWN sworn before me at VANCOUVER in the Province of British Columbia this 11<sup>th</sup> day of JANUARY A.D. 2023

*[Signature]*  
A Commissioner for taking Affidavits within British Columbia

**All Canadian Investment Corporation  
Summary of Monitor's Professional fees  
October 1, 2019 to November 30, 2022**

<b>Invoice Date</b>	<b>Period</b>	<b>Fees</b>	<b>GST (5%)</b>	<b>Total</b>
December 6, 2019	Oct 1 to Nov 30, 2019	57,446.18	2,872.31	60,318.49
December 31, 2019	Dec 1 to Dec 31, 2019	11,698.50	584.93	12,283.43
February 10, 2020	Jan 1 to Jan 31, 2020	22,453.00	1,122.65	23,575.65
March 3, 2020	Feb 1 to Feb 29, 2020	16,019.50	800.98	16,820.48
April 3, 2020	Mar 1 to Mar 31, 2020	4,515.50	225.78	4,741.28
May 6, 2020	Apr 1 to Apr 30, 2020	5,160.50	258.03	5,418.53
June 2, 2020	May 1 to May 31, 2020	14,497.50	724.88	15,222.38
July 15, 2020	Jun 1 to Jun 30, 2020	9,121.00	456.05	9,577.05
August 10, 2020	Jul 1 to Jul 31, 2020	4,185.50	209.28	4,394.78
September 8, 2020	Aug 1 to Aug 31, 2020	8,661.00	433.05	9,094.05
October 19, 2020	Sep 1 to Sep 30, 2020	6,190.00	309.50	6,499.50
November 10, 2020	Oct 1 to Oct 31, 2020	8,590.50	429.53	9,020.03
December 7, 2020	Nov 1 to Nov 30, 2020	19,175.00	958.75	20,133.75
January 13, 2021	Dec 1 to Dec 31, 2020	7,335.50	366.78	7,702.28
February 12, 2021	Jan 1 to Jan 31, 2021	9,619.50	480.98	10,100.48
March 1, 2021	Feb 1 to Feb 29, 2021	7,534.00	376.70	7,910.70
April 9, 2021	Mar 1 to Mar 31, 2021	10,745.50	537.28	11,282.78
May 10, 2021	Apr 1 to Apr 30, 2021	6,047.50	302.38	6,349.88
July 12, 2021	May 1 to Jun 30, 2021	10,590.26	529.51	11,119.77
September 14, 2021	Jul 1 to Aug 31, 2021	20,930.40	1,046.52	21,976.92
October 18, 2021	Sep 1 to Sep 30, 2021	4,210.00	210.50	4,420.50
December 2, 2021	Oct 1 to Nov 30, 2021	5,680.00	284.00	5,964.00
February 3, 2022	Dec 1 to Jan 31, 2022	10,820.00	541.00	11,361.00
March 11, 2022	Feb 1 to Feb 29, 2022	15,995.00	799.75	16,794.75
April 6, 2022	Mar 1 to Mar 31, 2022	7,297.50	364.88	7,662.38
May 17, 2022	Apr 1 to Apr 30, 2022	8,110.00	405.50	8,515.50
June 15, 2022	May 1 to May 31, 2022	6,867.50	343.38	7,210.88
July 8, 2022	Jun 1 to Jun 30, 2022	6,687.50	334.38	7,021.88
August 16, 2022	Jul 1 to Jul 31, 2022	14,145.00	707.25	14,852.25
September 14, 2022	Aug 1 to Aug 31, 2022	17,760.00	888.00	18,648.00
October 11, 2022	Sep 1 to Sep 30, 2022	23,910.00	1,195.50	25,105.50
November 9, 2022	Oct 1 to Oct 31, 2022	7,467.50	373.38	7,840.88
December 2, 2022	Nov 1 to Nov 30, 2022	12,292.50	614.63	12,907.13

**Total Professional Fees**

**401,758.84      20,087.94      421,846.78**

This is Exhibit "G" referred to in the affidavit of JOHN McEOWN sworn before me at Vancouver in the Province of British Columbia this 11<sup>th</sup> day of JANUARY A.D. 2023

.....  
A Commissioner for taking Affidavits  
within British Columbia