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CLERK OF THE COURT

IN THE MATTER of the *Consumer Protection Act* RSA 2000, c. C 26.3, Part 3.1 and Life *Leases Interest Rate Regulation* Alberta Regulation 177/2024;

IN THE MATTER OF the *Societies Act*, RSA 2000, c.S-14, ss. 26 and 35;

IN THE MATTER OF the Trustee Act, RSA 2022, c.T-8.1, ss. 16, 17, 22, 26(3), 29, 30, 31, 32 and Part 8;

IN THE MATTER OF the *Business Corporations Act*, RSA 2000, c.B-9, ss. 81, and 85 Part 8, ss. 214, 215, 231 and 232;

IN THE MATTER OF the *Judicature Act*, RSA 2000, c.J-2, ss. 8, 13, 16 and 19

AND IN THE MATTER OF LIONS VILLAGE OF GREATER EDMONTON SOCIETY

ORIGINATING APPLICANT	CARLA TREMBLAY in her capacity as executrix of the estate of EDITH GREENE, deceased, and GISELE LEBLANC, and SUSAN VAN ESSEN and TEUNIS (aka TONY) VAN ESSEN and LIFE LEASE HOLDERS and LENDERS UNDER RELATED LOAN AGREEMENTS
ORIGINATING RESPONDENT	LIONS VILLAGE OF GREATER EDMONTON SOCIETY
APPLICANT	BDO CANADA LIMITED in its capacity as COURT APPOINTED RECEIVER of certain property of LIONS VILLAGE OF GREATER EDMONTON SOCIETY
DOCUMENT	AMENDING RECEIVERSHIP ORDER

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ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Dentons Canada LLP
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10220 103 Avenue NW
Edmonton, Alberta T5J 0K4
Ph. (780) 423-7219 Fax. (780) 423-7276
File No. 542874-37
Lawyer: Tom Gusa

DATE ON WHICH ORDER WAS PRONOUNCED: **September ~~21,~~ 28, 2026** CS

LOCATION OF HEARING: **Edmonton, Alberta**

NAME OF JUSTICE WHO GRANTED THIS ORDER: **Justice C. Simard**

WHEREAS a Receivership Order was granted in this Action by the Honourable Justice J. Gill on July 14, 2026 (the "**Receivership Order**") whereby BDO Canada Limited was appointed as the Receiver (the "**Receiver**") in relation to certain property owned by Lions Village of Greater Edmonton Society (the "**Society**"), which property relates to a multi-unit residential building located in Edmonton, Alberta described as "Lions Village – Castledowns" ("**Lions Village Castledowns**"); AND WHEREAS the Receivership Order defines the lands that make up Lions Village Castledowns as the "Subject Property", and the Receivership Order states that the Subject Property is made up of Condominium Plan 0122745 Unit 2 and Condominium Plan 0122745 Unit 3; AND WHEREAS it was discovered following the granting of the Receivership Order that Lions Village Castledowns is made up of certain other lands and leasehold interests registered to the Society in addition to the Subject Property; AND UPON noting that the Receiver seeks to amend the Receivership Order to include these additional land interests held by the Society in the definition of Subject Property;

AND UPON noting that the Receivership Order appoints Miller Thomson LLP as Representative Counsel ("**Representative Counsel**") of certain parties as set out in paragraph 28 of the Receivership Order; AND UPON noting that the parties seek to amend certain provisions relating to the Representative Counsel's appointment;

AND UPON noting the submissions from counsel for BDO, counsel for the Society and Representative Counsel;

IT IS HEREBY ORDERED AND DECLARED THAT:

Service

1. The time for service of the notice of the Application for this order (this "**Order**") is hereby abridged and deemed good and sufficient and this application is properly returnable today.

Definitions

2. In addition to those terms otherwise defined in this Order, the following terms when used in this Order shall have the following meaning:

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Term	Definition
Sales Proceeds	Those amounts realized from the Receiver's sale of the Subject Property.
Stakeholders	Addenda Capital, residents of Lions Village Castle Downs **"Residents"** and Life Lease Claimants **"Life Lease Claimants"**.
Subject Property	Those lands set out in Schedule "B" hereto.

Appointment

3. Pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 ("**BIA**") section 13(2) of the *Judicature Act*, RSA 2000, c J-2, and 99(a) of the *Business Corporations Act*, RSA 2000, c B-9, the Receiver is hereby appointed as receiver, without security, as the Receiver of the Subject Property with the powers and authorities set out herein. For greater certainty, the Receiver is not appointed as receiver of any other property of the Debtor (as defined in the Receivership Order), except the Subject Property.

Receiver's Powers

4. The Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Subject Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following regarding the Subject Property where the Receiver considers it necessary or desirable:

   (a) to take possession of and exercise control over the Subject Property and any and all proceeds, receipts and disbursements arising out of or from the Subject Property;

   (b) to receive, preserve and protect the Subject Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the engaging of independent security personnel, the taking of physical inventories and the placement of such insurance coverage as may be necessary or desirable;

   (c) to manage, operate and carry on the business and operations of the Subject Property, including the powers to enter into any agreements, incur any obligations in the ordinary course of business or operations, cease to carry on all or any part of the business or operations, or cease to perform any contracts of related to the Subject Property;

   (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the

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Receiver's powers and duties, including without limitation those conferred by this Order;

(e) to purchase or lease machinery, equipment, inventories, supplies, premises or other assets to continue the business and operations of the Subject Property or any part or parts thereof;

(f) to settle, extend or compromise any indebtedness owing to or by the Debtor as it relates to the Subject Property;

(g) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;

(h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Subject Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

(i) to undertake environmental or workers' health and safety assessments of the Subject Property and operations of the Debtor;

(j) to market any or all the Subject Property, including advertising and soliciting offers in respect of the Subject Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;

(k) to enter into a listing agreement to sell the Subject Property on commercially reasonable terms;

(l) to enter into, accept, and approve any offer to purchase the Subject Property at such price as deemed reasonable in the circumstances by the Receiver;

(m) to apply for any vesting order or other orders (including, without limitation, confidentiality or sealing orders) necessary to convey the Subject Property or any part or parts thereof to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Subject Property;

(n) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate all matters relating to the Subject Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

(o) to sell, convey, transfer, lease or assign the personal property or any part or parts thereof, as such relates to the Subject Property (**"Personal Property"**), out of the ordinary course of business:

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i. without the approval of this Court in respect of any transaction not exceeding **$50,000**, provided that the aggregate consideration for all such transactions does not exceed **$100,000**; and

ii. with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;

and in each such case notice under subsection 60(8) of the *Personal Property Security Act*, RSA 2000, c. P-7 or any other similar legislation in any other province or territory shall not be required.

(p) to register a copy of this Order and any other orders in respect of the Subject Property against title to the Subject Property, and when submitted by the Receiver for registration this Order shall be immediately registered by the Registrar of Land Titles of Alberta, or any other similar government authority, notwithstanding Section 191 of the *Land Titles Act*, RSA 2000, c. L-4, or the provisions of any other similar legislation in any other province or territory, and notwithstanding that the appeal period in respect of this Order has not elapsed and the Registrar of Land Titles shall accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of the Debtor and not in its personal capacity;

(q) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;

(r) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations;

and in each case where the Receiver 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 Debtor, and without interference from any other Person (as defined below).

Application of Sales Proceeds

5. Upon receipt of the Sales Proceeds, the Receiver shall make a with notice application to this Court for advice and directions regarding the distribution of the Sales Proceeds.

Duty to Provide Access and Co-operations to the Receiver

6. (i) The Debtor, (ii) all of its 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

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Receiver of the existence of any personal property in such Person's possession or control that relates solely to the Subject Property, and shall grant immediate and continued access to the Subject Property to the Receiver, and shall deliver the Subject Property to the Receiver upon the Receiver's request.

7. All Persons shall forthwith advise the Receiver 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 Debtor as it relates to the Subject Property, and any computer programs, computer tapes, computer disks or other data storage media containing any such information relating to the Subject Property (the foregoing, collectively, the "**Records**") in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or documents prepared in contemplation of litigation or due to statutory provisions prohibiting such disclosure.

8. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver 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 Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names, and account numbers that may be required to gain access to the information.

No Proceedings Against the Receiver

9. No proceeding or enforcement process in any court or tribunal (each, a "**Proceeding**"), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

No Proceedings Against the Debtor or the Subject Property

10. No Proceeding against or in respect of the Debtor or the Subject Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the

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Debtor or the Subject Property are hereby stayed and suspended pending further Order of this Court, provided, however, that nothing in this Order shall: (i) prevent any Person from commencing a proceeding regarding a claim that might otherwise become barred by statute or an existing agreement if such proceeding is not commenced before the expiration of the stay provided by this paragraph; and (ii) affect a Regulatory Body's investigation in respect of the debtor or an action, suit or proceeding that is taken in respect of the debtor by or before the Regulatory Body, other than the enforcement of a payment order by the Regulatory Body or the Court. "**Regulatory Body**" means a person or body that has powers, duties or functions relating to the enforcement or administration of an Act of Parliament or of the legislature of a Province.

No Exercise of Rights of Remedies

11. All rights and remedies of any Person, whether judicial or extra-judicial, statutory or non-statutory (including, without limitation, set-off rights) against or in respect of the Debtor or the Receiver or affecting the Subject Property are hereby stayed and suspended and shall not be commenced, proceeded with or continued except with leave of this Court, provided, however, that nothing in this Order shall

    (a) exempt the Receiver from compliance with statutory or regulatory provisions relating to health, safety or the environment in respect of the Subject Property,

    (b) prevent the filing of any registration to preserve or perfect a security interest in respect of the Subject Property;

    (c) prevent the registration of a claim for lien in respect of the Subject Property; or

    (d) prevent any party from taking an action with respect to the Subject Property where such an action must be taken in order to comply with statutory time limitations in order to preserve their rights at law, provided that no further steps shall be taken by such party except in accordance with the other provisions of this Order, and notice in writing of such action be given to the Receiver at the first available opportunity.

No Interference with the Receiver

12. No Person shall accelerate, suspend, 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 Debtor, except with the written consent of the Receiver, or leave of this Court.

Continuation of Services

13. In respect of the Subject Property, all persons having:

    (a) statutory or regulatory mandates for the supply of goods and/or services; or

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(b) oral or written agreements or arrangements with the Debtor, 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 Debtor,

are hereby restrained until further order of this Court from discontinuing, altering, interfering with, suspending or terminating the supply of such goods or services as may be required by the Debtor or exercising any other remedy provided under such agreements or arrangements. The Debtor 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 usual prices or charges for all such goods or services received after the date of this Order are paid by the Debtor in accordance with the payment practices of the Debtor, or such other practices as may be agreed upon by the supplier or service provider and each of the Debtor and the Receiver, or as may be ordered by this Court.

Receiver to Hold Funds

14. All funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Subject Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the "**Post Receivership Accounts**") and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further order of this Court.

Employees

15. Subject to employees' rights to terminate their employment, all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor's behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c B-3 ("**BIA**"), other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*, SC 2005, c.47 ("**WEPPA**").

16. Pursuant to clause 7(3)(c) of the *Personal Information Protection and Electronic Documents Act*, SC 2000, c. 5, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Subject Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Subject Property (each, a "**Sale**"). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the

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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 Receiver, or in the alternative destroy all such information. The purchaser of any Subject Property shall be entitled to continue to use the personal information provided to it, and related to the Subject Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

Limitations on Environmental Liabilities

17. (a) Notwithstanding anything in any federal or provincial law, the Receiver is not personally liable in that position for any environmental condition that arose or environmental damage that occurred:

i. before the Receiver's appointment; or

ii. after the Receiver's appointment unless it is established that the condition arose or the damage occurred as a result of the Receiver's gross negligence or wilful misconduct.

(b) Nothing in sub-paragraph (a) exempts a Receiver from any duty to report or make disclosure imposed by a law referred to in that sub-paragraph.

(c) Notwithstanding anything in any federal or provincial law, but subject to sub-paragraph (a) hereof, where an order is made which has the effect of requiring the Receiver to remedy any environmental condition or environmental damage affecting the Subject Property, the Receiver is not personally liable for failure to comply with the order, and is not personally liable for any costs that are or would be incurred by any person in carrying out the terms of the order,

i. if, within such time as is specified in the order, within 10 days after the order is made if no time is so specified, within 10 days after the appointment of the Receiver, if the order is in effect when the Receiver is appointed, or during the period of the stay referred to in clause ii below, the Receiver:

A. complies with the order, or

B. on notice to the person who issued the order, abandons, disposes of or otherwise releases any interest in any real property affected by the condition or damage;

ii. during the period of a stay of the order granted, on application made within the time specified in the order referred to in clause (i) above, within 10 days after the order is made or within 10 days after the

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appointment of the Receiver, if the order is in effect when the Receiver is appointed, by:

A. the court or body having jurisdiction under the law pursuant to which the order was made to enable the Receiver to contest the order; or

B. the court having jurisdiction in bankruptcy for the purposes of assessing the economic viability of complying with the order; or

iii. if the Receiver had, before the order was made, abandoned or renounced or been divested of any interest in any real property affected by the condition or damage.

Limitation on the Receiver's Liability

18. Except for gross negligence or wilful misconduct, as a result of its appointment or carrying out the provisions of this Order the Receiver shall incur no liability or obligation that exceeds an amount for which it may obtain full indemnity from the Subject Property. Nothing in this Order shall derogate from any limitation on liability or other protection afforded to the Receiver under any applicable law, including, without limitation, Section 14.06, 81.4(5) or 81.6(3) of the BIA.

Receiver's Accounts

19. The Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case, incurred at their standard rates and charges. The Receiver and counsel to the Receiver shall be entitled to the benefits of and are hereby granted a charge (the "**Receiver's Charge**") on the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, which charge shall not exceed an aggregate amount of **$250,000** as security for their professional fees and disbursements incurred at the normal rates and charges of the Receiver and such counsel, both before and after the making of this Order in respect of these proceedings, and the Receiver's Charge shall form a first charge on the Subject Property in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person but subject to section 14.06(7), 81.4(4) and 81.6(2) of the BIA. For clarity, the Receiver's Charge shall attach to the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, and not attach to any other property, revenues or assets of the Society.

20. The Receiver and its legal counsel shall pass their accounts from time to time.

21. Prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including the legal fees and disbursements, incurred at the normal rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

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Funding of the Receivership

22. The Receiver be at liberty and it is hereby empowered to borrow by way of a revolving credit or otherwise, such monies from time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed **$500,000** (or such greater amount as this Court may by further order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, shall be and is hereby charged by way of a fixed and specific charge (the "**Receiver's Borrowings Charge**") as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, deemed trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver's Charge and the charges set out in sections 14.06(7), 81.4(4) and 81.6(2) of the BIA. For clarity, the Receiver's Borrowings Charge shall attach to the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, and not attach to any other property, revenues or assets of the Society.

23. Neither the Receiver's Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

24. The Receiver is at liberty and authorized to issue certificates substantially in the form annexed as **Schedule "A"** hereto (the "**Receiver's Certificates**") for any amount borrowed by it pursuant to this Order.

25. The monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver's Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

26. The Receiver shall be authorized to repay any amounts borrowed by way of Receiver's Certificates out of the Personal Property and Subject Property or any proceeds, including any proceeds from the sale of any assets, without further approval of this Court.

Allocation

27. Any interested party may apply to this Court on notice to any other party likely to be affected, for an order allocating the Receiver's Charge and Receiver's Borrowings Charge amongst the various assets comprising the Subject Property.

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Representative Counsel for Residents and Life Lease Claimants

28. Miller Thomson LLP is hereby appointed as representative counsel (in such capacity and collectively the "**Representative Counsel**") in these proceedings to represent the interests of all individuals or entities (excluding the Opt-Out Parties as herein defined) who are current residents in the Subject Property both without an existing loan ("**Residents**") and with an existing loan ("**Life Lease Residents**") or have a claim against the Debtor in respect of monies payable arising from the termination of Life Lease ("**Queue Participant**") (Life Lease Residents and Queue Participants shall be collectively called "**Life Lease Claimants**") except for those Residents and Life Lease Claimants who do not wish to be represented by Representative Counsel ("**Opt-Out Claimants**").

29. Representative Counsel shall act in the best interests of the Residents and Life Lease Claimants as a whole and shall take such necessary and appropriate actions as Representative Counsel deems fit from time to time.

30. The mandate of Representative Counsel is limited to advancing the interests of the Residents and Life Lease Claimants as a group in these proceedings and in particular, by discharging the following duties:

    (a) communicating and liaising with the Receiver, the Debtor, or third parties (as applicable) in respect of these proceedings;

    (b) reviewing materials in these proceedings and where appropriate, providing the Receiver with comments or concerns regarding the substance or terms of said materials;

    (c) representing and advocating for the interests of the Residents and Life Lease Claimants, including preparing Court materials, attending and taking positions on behalf of the Residents and Life Lease Claimants, and representing and assisting the Residents and the Life Lease Claimants in any or claims process commenced by the Receiver; and

    (d) such other activities and duties as are reasonably necessary to carry out the duties listed above, or as otherwise directed by the Court.

31. Representative counsel shall be at liberty and is hereby authorized to:

    (a) establish a committee to represent the Residents and Life Lease Claimants residing in the Subject Property in respect of these proceedings ("**Committee**");

    (b) in respect of the Committee, select up to three (3) representatives ("**Life Lease Representatives**") who:

        i. shall be either the Residents and Life Lease Claimants or duly authorized representatives of any deceased or incapacitated Life Lease Claimants;

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ii. will be authorized to receive information and advice from, and provide instructions to, Representative Counsel in the carrying out and fulfilment of their duties as directed herein;

iii. will be authorized to solicit information from and provide information to the Residents and Life Lease Claimants regarding these proceedings;

iv. will be selected by Representative Counsel by way of solicitations of interest issued to all the Residents and Life Lease Claimants. In making its selection of Life Lease Representatives, Representative Counsel shall take into account applicant's skills and experience which may be relevant to their ability to effectively act as a Life Lease Representative; and

v. apply to this Court for advice and directions in respect of its appointment or the fulfilment of its duties in carrying out the provisions of this Order or variation of the powers and duties of Representative Counsel, upon notice to the Receiver and to other interested parties, unless otherwise ordered by the Court.

32. In the event that any the Residents and Life Lease Claimants dispute Representative Counsel's initial selection of any of the Life Lease Representatives pursuant to paragraph 40(b)(iv) of this Order, then Representative Counsel is authorized and directed to apply to this Court for advice and direction regarding same. Further, any Life Lease Representative may resign at any time and in the event of resignation, Representative Counsel may appoint another Resident or Life Lease Claimant as a Life Lease Representative in consultation with the Receiver.

33. Representative Counsel shall be paid its reasonable fees and expenses by the Receiver from any of the Sales Proceeds, any funds borrowed by the Receiver pursuant to paragraph 22 hereof, or from any other funds otherwise collected by the Receiver in these proceedings up to an initial maximum amount of **$150,000** (the "**Fee Allowance**"), with any subsequent increases in the Fee Allowance to be determined by further order of this Court. Representative Counsel shall be paid on the provision of invoices, with such redactions as are necessary to maintain solicitor/client privilege, by the Representative Counsel, to the Receiver and to Addenda Capital Inc. Upon the written request of the Receiver, the Debtor, or any other party, Representative Counsel shall seek the approval of its fees and disbursements by this Court. Opt-out Claimants will be responsible for paying their own legal costs without recourse within these proceedings.

34. Subject to any further order of the Court, and without limitation to any other right or protection in favour of the Representative Counsel:

(a) Representative Counsel shall not be required to take any step or action if it reasonably believes that there will not be sufficient funds available to it under the Fee Allowance to complete such step or action; and

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(b) Representative Counsel may apply to be discharged from their role as Representative Counsel at any time if they no longer wishes to continue in its role as Representative Counsel including, without limitation, on the basis that it reasonably believes that there are insufficient funds available to it to carry out the terms of this Order or otherwise continue to act as Representative Counsel.

35. The Receiver shall, as soon as reasonably possible after granting of this Order, subject to mutually satisfactory confidentiality arrangements, provide to the Representative Counsel the following information, documents and data in their possession to be used only for the purposes of Representative Counsel:

(a) the names and last known addresses, telephone numbers and email address, or other contact information, of the Residents and Life Lease Claimants; and

(b) upon request of Representative Counsel, such other documents and data as may be reasonably relevant to issues affecting the Residents and Life Lease Claimants, subject to the agreement of the Receiver or further order of this Court.

36. Representative Counsel and the Life Lease Representatives shall have no liability because of their appointment or the fulfillment of their duties in carrying out the provisions of this Order or any further order of the Court in these proceedings, save and except for any gross negligence or willful misconduct on their part.

37. Representative Counsel, as security for the professional fees and disbursements incurred both before and after the granting of this Order, shall be entitled to the benefits of and are hereby granted a charge (the "**Representative Counsel Charge**") on the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, which charge shall not exceed $150,000, as security for their professional fees and disbursements incurred at the normal rates and charges of Representative Counsel, both before and after the making of this Order in respect of these proceedings. The Representative Counsel Charge shall have the priority set out in paragraph 38 herein. For clarity, the Representative Counsel Charge shall attach to the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, and not attach to any other property, revenues or assets of the Society.

Validity and Priority of Charges

38. The priorities of the Receiver's Charge, the Receiver's Borrowings Charge and the Representative Counsel Charge, as among them, shall be as follows:

(a) First – Receiver's Charge (to the maximum amount of $250,000);

(b) Second - Receiver's Borrowings Charge (to the maximum amount of $500,000).

(c) Third - Representative Counsel Charge to a maximum amount of $150,000.

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39. The filing, registration or perfection of the Receiver's Charge, Receiver's Borrowings Charge and Representative Counsel Charge (collectively, the "**Charges**") shall not be required, and the Charges shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered, recorded or perfected subsequent to the Charges coming into existence, notwithstanding any such failure to file, register, record or perfect.

40. The Charges 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**") thereunder shall not otherwise be limited or impaired in any way by:

(a) the pendency of these proceedings and the declarations of insolvency made in this Order;

(b) any application(s) for bankruptcy order(s) issued pursuant to 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, sublease, offer to lease or other agreement (collectively, an "**Agreement**") that binds the Debtor, and notwithstanding any provision to the contrary in any Agreement:

i. neither the creation of the Charges nor the execution, delivery, perfection, registration or performance of any documents in respect thereof shall create or be deemed to constitute a new breach by the Debtor of any Agreement to which it is a party;

ii. none of the Charges shall have any liability to any Person whatsoever as a result of any breach of any Agreement caused by or resulting from the creation of the Charges; and

iii. the payments made by the Receiver 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.

General

41. The Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

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42. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Receiver will report to the Court from time to time, which reporting is not required to be in affidavit form and shall be considered by this Court as evidence. The Receiver's reports shall be filed by the Court Clerk notwithstanding that they do not include an original signature.

43. Nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

44. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any foreign jurisdiction to give effect to this Order and to assist the Receiver and its 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 Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Receiver in any foreign proceeding, or to assist the Receiver and its agents in carrying out the terms of this Order.

45. The Receiver 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 that the Receiver 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.

46. The Applicants shall have their costs of this application, up to and including entry and service of this Order, on a substantial indemnity basis, including legal costs on a solicitor-client full indemnity basis, to be paid by the Receiver from the Subject Property, and all proceeds, receipts and disbursements arising out of or from the Subject Property, and not from any other funds, revenues or assets of the Society, with such priority and at such time as this Court may determine.

47. Any interested party may apply to this Court to vary or amend this Order on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

Filing

48. This Order is issued and shall be filed in Court of King's Bench Action No. 2603-14812.

49. The Receiver shall establish and maintain a website in respect of these proceedings at https://www.bdo.ca/en-ca/extranets/LionsVillageCastledowns, (the "**Receiver's Website**") and shall post there as soon as practicable:

(a) all materials prescribed by statute or regulation to be made publicly available; and

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(b) all applications, reports, affidavits, orders and other materials filed in these proceedings by or on behalf of the Receiver, or served upon it, except such materials as are confidential and the subject of a sealing order or pending application for a sealing order.

50. Service of this Order shall be deemed good and sufficient by:

(a) serving the same on:

i. the persons listed on the service list created in these proceedings or otherwise served with notice of these proceedings;

ii. any other person served with notice of the application for this Order;

iii. any other parties attending or represented at the application for this Order; and

(b) posting a copy of this Order on the Receiver's Website

and service on any other person is hereby dispensed with.

51. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.

JUSTICE OF THE COURT OF KING'S BENCH

APPROVED AS TO FORM AND CONTENT:

MILLER THOMSON LLP

Per: _____
TERRENCE M. WARNER
Counsel for the Plaintiffs

MLT AIKINS LLP

Per: _____
DANA N. NOWAK
Counsel for the Defendant

LAWSON LUNDELL LLP

Per: _____
JACK MASLEN
Counsel for the Addenda Capital Inc.

DENTONS CANADA LLP

DocuSigned by:
Tom Gusa
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Per: _____
TOM GUSA
Counsel for BDO Canada LLP, Court Appointed Receiver

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SCHEDULE "A"

RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT $_____

1. THIS IS TO CERTIFY that BDO Canada Limited, the receiver and manager (the "**Receiver**") of all of the assets, undertakings and properties of _____ appointed by Order of the Court of King's Bench of Alberta and Court of King's Bench of Alberta in Bankruptcy and Insolvency (collectively, the "Court") dated the ___ day of _____, 2026 (the "**Order**") made in action number •, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of •, being part of the total principal sum of • that the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded Select an Option after the date hereof at a *notional rate per annum equal to the rate of Enter Rate per cent above the prime* commercial lending rate of Name of Institution from time to time.

3. *Such principal sum with interest thereon is, by the terms of the Order, together with the* principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Subject Property (as defined in the Order), in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Subject Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Enter Address.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Subject Property as authorized by the Order and as authorized by any further or other order of the Court.

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7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the day of ,20

BDO Canada Limited, solely in its capacity as Receiver of the Subject Property (as defined in the Order), and not in its personal capacity

Per:

_____

Name:
Title:

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SCHEDULE "B"
THE SUBJECT PROPERTY

CONDOMINIUM PLAN 0122745
UNIT 1
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE

which for greater clarity, is Alberta Land Title Registry title number 072 254 060

-and-

CONDOMINIUM PLAN 0122745
UNIT 1
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: LEASEHOLD, FOR A TERM OF 040 YEARS

which for greater clarity, is Alberta Land Title Registry title number 012 182 887 +4

-and-

CONDOMINIUM PLAN 0122745
UNIT 2
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE

which for greater clarity, is Alberta Land Title Registry title number 072 254 060 +1

-and-

CONDOMINIUM PLAN 0122745
UNIT 2
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

Docusign Envelope ID: D7F09AF6-382D-8D4C-81BF-F80B39FE9872

ESTATE: LEASEHOLD, FOR A TERM OF 040 YEARS

which for greater clarity, is Alberta Land Title Registry title number 012 182 887 +5

-and-

CONDOMINIUM PLAN 0122745
UNIT 3
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE

which for greater clarity, is Alberta Land Title Registry title number 072 254 060 +2

-and-

CONDOMINIUM PLAN 0122745
UNIT 3
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: LEASEHOLD, FOR A TERM OF 040 YEARS

which for greater clarity, is Alberta Land Title Registry title number 012 182 887 +6

-and-

CONDOMINIUM PLAN 0122745
UNIT 4
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE

which for greater clarity, is Alberta Land Title Registry title number 072 254 060 +3

-and-

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CONDOMINIUM PLAN 0122745
UNIT 4
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: LEASEHOLD, FOR A TERM OF 040 YEARS

which for greater clarity, is Alberta Land Title Registry title number 012 182 887 +7