

Form 27
[Rules 6.3 and 10.52(1)]



Clerk's stamp:

COURT FILE NUMBER 1103 02937
COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE Edmonton

IN THE MATTER OF THE INSOLVENCY OF
ELABORATE HOMES LTD. AND ELABORATE
DEVELOPMENTS INC.

PLAINTIFF ALBERTA TREASURY BRANCHES

DEFENDANTS ELABORATE HOMES LTD., ELABORATE
DEVELOPMENTS INC., MANJIT (JOHN) NAGRA,
JASWINDER NAGRA

DOCUMENT **VESTING ORDER (FARM LANDS)**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT
MILLER THOMSON LLP
Barristers and Solicitors
2700, Commerce Place
10155-102 Street
Edmonton, AB, Canada T5J 4G8
Phone: 780.429.1751 Fax: 780.424.5866

I hereby certify this to be a
true copy of the original.


for Clerk of the Court

Lawyer's
Name: Rick T.G. Reeson, Q.C.
Lawyer's
Email: rreeson@millerthomson.com
File No.: 74806.18/RTGR

DATE ON WHICH ORDER WAS PRONOUNCED: Thursday, July 28, 2011
TIME: 10:00 a.m.
LOCATION: Law Courts Building, Edmonton
NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Mr. Justice B. Burrows

UPON the application of PricewaterhouseCoopers Inc. (the "Receiver"), in its capacity as Receiver of Elaborate Developments Inc. ("Elaborate Developments");

AND UPON hearing read the Third Report of the Receiver, filed;

AND UPON hearing counsel for the Receiver and counsel for various creditors and other interested persons.

IT IS HEREBY ORDERED THAT:

1. Service and the notices application and supporting materials is hereby declared to be good and sufficient and no other person is required to have been served with notice of the application, and the time for service is abridged to that actually given.
2. The Receiver is hereby authorized to accept the proposal (the "Proposal") of Grant H. Althen, a mortgagee of lands legally described as:

Meridian 6 Range 5 Township 71
 Section 31
 Quarter South East
 Containing 64.7 Hectares (160 Acres) more or less
 Excepting thereout:

		Hectares (Acres) more or less	
A) Plan 7431AU	Road	0.89	2.0
B) Plan 0822807	Subdivision	18.494	45.70

Excepting thereout all mines and minerals.

(the "Farm Lands"),

to accept the conveyance to him of the title to the Farm Lands subject only to those permitted encumbrances set out on Schedule "A" hereto (the "Permitted Registrations"), in full and final satisfaction of the indebtedness owing by Elaborate Developments to Grant H. Althen pursuant to the Mortgage. The Receiver is hereby authorized to conclude the transaction contemplated by the Proposal, and to take all such steps and execute all such documents as may be reasonably required to complete the proposal.

3. Grant H. Althen, through his legal counsel, shall be entitled to present a certified copy of this Order, together with the written advice from Miller Thomson LLP, that Grant H. Althen is entitled to register this Order, to the Registrar of the North Alberta Land Registration District (the "Registrar"), and upon being presented with the same, the Registrar is hereby authorized, requested and directed to cancel the existing Certificate of Title to the Farm Lands and to issue a new Certificate of Title for the Farm Lands in the name of Grant H. Althen and Charlene Althen, both of 10416 - 156 Avenue, Grande Prairie, Alberta, T8V 0P1, as Joint Tenants, which certificate of title shall be subject only to the Permitted Registrations. This Order shall be registered by the Registrar at the Land Titles Office, notwithstanding the provisions of Section 191(1) of the *Land Titles Act*, R.S.A. 2000 (c). L-4 and amendments thereto.

"B Barrows"

J.C.C.Q.B.A.

SCHEDULE "A"

PERMITTED REGISTRATIONS

1. Utility Right of Way registration number 4235RB dated October 11, 1968 by Alberta Power Limited
2. Utility Right of Way registration number 082 132 010 dated March 27, 2008 by The City of Grande Prairie
3. Utility Right of Way registration number 082 132 013 dated March 27, 2008 by Elaborate Developments Inc.
4. Utility Right of Way registration number 082 132 018 dated March 27, 2008 by The City of Grande Prairie
5. Caveat registration number 082 132 020 dated March 27, 2008 re: Purchasers Interest by The City of Grande Prairie
6. Caveat registration number 082 132 021 dated March 27, 2008 re: Purchasers Interest by the City of Grande Prairie
7. Tax Notification registration number 102 108 304 dated April 6, 2010 by The City of Grande Prairie