

IN THE COURT OF QUEEN'S BENCH OF NEW BRUNSWICK
IN BANKRUPTCY AND INSOLVENCY
JUDICIAL DISTRICT OF MIRAMICHI



IN THE MATTER OF THE RECEIVERSHIP OF:

ATCON GROUP INC., ATCON HOLDINGS INC., ATCON PROPERTY HOLDINGS INC., ATCON VENEER PRODUCTS INC., ATCON LOGISTICS INC., ATCON CONSTRUCTION INC., ATCON MANAGEMENT SERVICES INC., ATCON CIVIL LTD., DYCON CONSTRUCTION LTD., ATCON STRUCTURES INC. AND ENVIREM TECHNOLOGIES INC.

PURSUANT TO Section 33 of The *Judicature Act*, R.S.N.B. 1973, Ch. J-2, Rule 41, Rules of Court, New Brunswick and Section 243 of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3

BETWEEN:

THE BANK OF NOVA SCOTIA, a Canadian chartered bank
with a registered office in the City of Saint John, Province of
New Brunswick

APPLICANT

- and -

ATCON GROUP INC., ATCON HOLDINGS INC., ATCON PROPERTY HOLDINGS INC., ATCON VENEER PRODUCTS INC., ATCON LOGISTICS INC., ATCON CONSTRUCTION INC., ATCON MANAGEMENT SERVICES INC., ATCON CIVIL LTD., DYCON CONSTRUCTION LTD., ATCON STRUCTURES INC. AND ENVIREM TECHNOLOGIES INC., all of which are carrying on business in the Province of New Brunswick

RESPONDENTS

ORDER

THIS MOTION, made by Ernst & Young Inc. in its capacity as Court-appointed receiver and receiver manager (the "**Atcon Construction Receiver**") of the property, assets and undertakings (the "**Property**") of Atcon Construction Inc. ("**Atcon Construction**"), in

Jul 28 July 10

connection with the purchase and sale agreement (the "**Sale Agreement**") between PricewaterhouseCoopers Inc. in its capacity as Court-appointed receiver (the "**Atcon Industrial Receiver**") of the property, assets and undertaking of Atcon Industrial Services Inc. ("**Atcon Industrial**") as Vendor and the Purchaser set out therein made as of the 25th day of June, 2010 and the proposed vesting of the property, assets and undertaking of Atcon Construction and Atcon Industrial listed in the Sale Agreement, was heard this day at 673 King George Highway, Miramichi, New Brunswick.

ON READING the Atcon Construction Receiver's notice of motion dated 23 July 2010, the Second Report of the Atcon Industrial Receiver dated 6 July 2010 (the "**PwC Report**") and the appendices attached thereto, the Fifth Report of the Receiver dated 23 July 2010 (the "**Fifth Report**") and the appendices attached thereto, the Sixth Report of the Atcon Construction Receiver dated 23 July 2010 (the "**Sixth Report**") and the appendices attached thereto, and upon hearing the submissions of counsel to the Atcon Construction Receiver, the Atcon Industrial Receiver and other counsel present,

1. **THIS COURT ORDERS** that the time for service of the Notice of Motion, the Sixth Report and the Motion Record shall be and is hereby abridged and validated so that the motion is properly returnable today, and that any further service thereof is hereby dispensed with.
2. **THIS COURT ORDERS AND DECLARES** that the sale of the real property municipally known as 67-69 General Manson Way, Miramichi, New Brunswick, PIDs 40489577 and 40450785 (the "**Atcon Construction Property**") to the Purchasers pursuant to the Sale Agreements is hereby approved.
3. **THIS COURT ORDERS** that with effect as of closing, and subject to the receipt of the net sum of \$ 662,763.09 or such reduced amount due to the payment of secured real property taxes due on the Atcon Construction Property prior to closing, by the Atcon Construction Receiver from Atcon Industrial Receiver, all of Atcon Construction's right, title and interest in and to the Atcon Construction Property shall vest absolutely in the Purchaser as registered owner without further instrument of transfer or discharge, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or

deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected; registered or filed and whether secured, unsecured or otherwise (collectively, the “**Claims**”) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by any Court orders granted in these proceedings against the Atcon Construction Property; (ii) any encumbrances or charges created by any Court Orders granted in the *Companies’ Creditors Arrangement Act* (Canada) having Court File No. N/M/16/10; (iii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (New Brunswick), the *Land Titles Act* (New Brunswick), or any other registry system (all of which are collectively referred to as the “**Encumbrances**”) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Atcon Construction Property are hereby expunged and discharged as against the Atcon Construction Property.

4. **THIS COURT ORDERS** that notwithstanding this Court Order and despite paragraph 3 of this Order, easements and rights of way and such other interests including prospective interests shall continue with respect to the Atcon Construction Property.

5. **THIS COURT ORDERS** that upon the registration under the *Land Titles Act* (New Brunswick) of a transfer for the Atcon Construction Property by the Atcon Construction Receiver, the Land Registrar is hereby directed to enter the Purchaser as the owner of the real property municipally known as 67 General Manson Way, Miramichi, New Brunswick (PIDs 40450785 and 40489577) (being the Atcon Construction Property) in fee simple, and is hereby directed to delete and expunge from title to the Atcon Construction Property all of the Claims listed in Schedule A hereto.

6. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Atcon Construction Property received by the Atcon Construction Receiver (the “**Proceeds**”) shall stand in the place and stead of the Atcon Construction Property, and that from and after the Closing all Claims and Encumbrances shall attach to the Proceeds with the same priority as they had with respect to the Atcon Construction

Property, as if the Atcon Construction Property had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

7. **THIS COURT ORDERS** that the Atcon Construction Receiver is authorized to execute, in its own name or in the name of Atcon Construction, all such documents of transfer, bills of sale, assignments and other documents and instruments as may be required or desirable to carry out the sale of the Atcon Construction Property or any part of them by the Atcon Construction Receiver or evidence the sale, transfer and assignment of the Atcon Construction Property or any part of them and the vesting of title, as ordered above, including without limitation of any documents which may be required or that the Purchaser deems desirable to be registered at any registry office where registration may be required or desirable to record, evidence or carry out the transfer of the Atcon Construction Property or any of them and any documents as may otherwise be required to carry out the purpose and intent of the Sale Agreement (insofar as it concerns the Atcon Construction Property) and of this Order.

8. **THIS COURT ORDERS** that, notwithstanding:

- (a) the pendency of these proceedings;
- (b) any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of Atcon Construction and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of Atcon Construction;

the vesting of the Atcon Construction Property in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of Atcon Construction and shall not be void or voidable by creditors of Atcon Construction, nor shall it constitute nor be deemed to be a transfer at undervalue, settlement, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

Jan
28 Aug 10

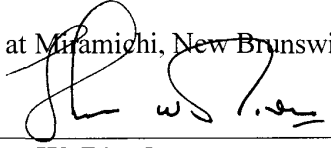
9. **THIS COURT ORDERS** that the Atcon Construction Receiver shall hold the Proceeds pending further order of the Court.

10. **THIS COURT ORDERS** that notwithstanding the vesting of the Atcon Construction Property in the Purchaser, the Atcon Construction Receiver shall have, on a rent-free and no-cost basis, unfettered and exclusive access to and possession and control over the portion or portions of the Atcon Construction Property on or around where the personal property of Atcon Construction (including, without limitation to the property described on Appendix "A" to the Fifth Report) (the "**Atcon Construction Personalty**") is located, including all lands and premises the Atcon Construction Receiver, its respective agents and or potential purchasers and actual purchasers of the Atcon Construction Personalty require to view and/or access the Atcon Construction Personalty and to move and/or organize the Atcon Construction Personalty for sale, to sell the Atcon Construction Personalty, and to remove the Atcon Construction Personalty once sold, until the earlier of (i) the date the Receiver determines, in its sole discretion, that it has completed all of the sale or sales of the Atcon Construction Personalty by or on behalf of the Atcon Construction Receiver whether such sale or sales are by tender, auction, private sale or otherwise and that all of the Atcon Construction Personalty has been removed from the Atcon Construction Property by purchasers or the Atcon Construction Receiver, and (ii) 30 November 2010. Notwithstanding the foregoing, all Atcon Construction Personalty shall be removed from the Atcon Construction Property by November 30, 2010.

11. **THIS COURT ORDERS** that notwithstanding the vesting of the Atcon Construction Property in the Purchaser, but subject to the rights and protections granted to the Atcon Construction Receiver by paragraph 10 of this Order, the purchaser of the structure known and and referred to as Building D, Bay Bulls Marine Terminal Ltd., shall be allowed unrestricted access to the property and land to remove this structure. This to be completed by November 30, 2010 at the latest.

sent
29 Aug 10

Dated at Miramichi, New Brunswick, this 28th day of July, 2010.



Thomas W. Riordon

Judge of the Court of Queen's Bench of New Brunswick

SCHEDULE "A"

Claims to be deleted and expunged from title to Atcon Construction Property

1. Instrument Number 21917670 registered on April 4, 2006, is a Debenture or other Voluntary Charge in favour of Bank of Nova Scotia
2. Instrument Number 21918041 registered on April 4, 2006, is a Debenture or other Voluntary Charge in favour of Bank of Nova Scotia
3. Instrument Number 23650725 registered on April 4, 2007, is a Lease, Notice of Lease or Sub-Lease in favour of General Electric Canada Real Estate Finance Inc.
4. Instrument Number 24254592 registered on July 31, 2007, is a Collateral Mortgage in favour of General Electric Canada Real Estate Finance Inc.
5. Instrument Number 24254626 registered on July 31, 2007, is a Collateral Mortgage in favour of General Electric Canada Real Estate Finance Inc.
6. Instrument Number 24254667 registered on July 31, 2007, is an Assignment of Lease in favour of General Electric Canada Real Estate Finance Inc.
7. Instrument Number 27365890 registered on June 30, 2009, is a Collateral Mortgage in favour of Bank of Nova Scotia
8. Instrument Number 27365965 registered on June 30, 2009, is a Collateral Mortgage in favour of Bank of Nova Scotia
9. Instrument Number 27394726 registered on July 7, 2009, is an Assignment of Mortgage or Charge in favour of Bank of Nova Scotia
10. Instrument Number 27394759 registered on July 7, 2009, is an Assignment of Mortgage or Charge in favour of Bank of Nova Scotia
11. Instrument Number 28242528 registered on January 8, 2010, is a Judgment in favour of Cansel Survey Equipment Inc.
12. Instrument Number 28358753 registered on February 10, 2010, is a Postponement Agreement in favour of General Electric Canada Real Estate Finance Inc.
13. Instrument Number 28407527 registered on February 23, 2010, is a Judgment in favour of CML Norton Blower Inc.
14. Instrument Number 28429174 registered on March 1, 2010, is a Judgment in favour of Place-Crete Systems Inc.

1st
28 July 10