

**VANCOUVER REGISTRY: No. S-137436**

**DATED MAY 26, 2014**



**IN THE SUPREME COURT OF BRITISH COLUMBIA  
IN BANKRUPTCY & INSOLVENCY**

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

**AND**

**IN THE MATTER OF**

**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA, INC. NO. S36826  
&  
TLC THE LAND CONSERVANCY (ENTERPRISES) LTD.**

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**MONITOR'S EIGHTH REPORT TO THE COURT**

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**No. S-137436**  
**Vancouver Registry**

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**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA**  
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**1. PREAMBLE**

**1.1. Introduction**

- 1.1.1. Wolrige Mahon Limited is the Court appointed Monitor (“**WML**” or the “**Monitor**”) in these CCAA proceedings.
- 1.1.2. On October 7, 2013, the Supreme Court of British Columbia (the “**Court**”) made an Initial Order (the “**Initial Order**”), pursuant to the *Companies’ Creditors Arrangement Act* (the “**CCAA**”), granting a stay of proceedings against TLC The Land Conservancy of British Columbia, Inc. No. S36826 and TLC The Land Conservancy (Enterprises) Ltd. (collectively referred to herein as “**TLC**” or the “**Petitioner**”) until November 4, 2013 (the “**Stay Period**”).
- 1.1.3. On November 4, 2013, the Court confirmed the terms of the Initial Order and extended the Stay Period to January 20, 2014 (the “**Comeback Order**”); on January 20, 2014 the Court further extended the Stay Period to April 25, 2014 (the “**January 2014 Extension Order**”); on April 25, 2014 the Court further extended the Stay Period to June 25, 2014 (the “**April 2014 Extension Order**”).
- 1.1.4. On March 4, 2014, the Court made an Order setting out the procedure for the determination of validity and values of claims by the Petitioner’s creditors, together with a dispute resolution process (the “**Claims Process Order**”).
- 1.1.5. Copies of the Initial Order, the Comeback Order, the January 2014 Extension Order, the April 2014 Extension Order and the Claims Process Order, together with other information on these CCAA proceedings, are posted on the Monitor’s website at [www.wmltrustees.com](http://www.wmltrustees.com).

**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA**  
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**1.2. Purpose of Report**

1.2.1. The purpose of the Monitor's Eighth Report to the Court (this "**Report**") is, pursuant to paragraph 10 of the Claims Process Order, to advise the Court as to the Monitor's determination of the validity and value of the claims by the Petitioner's creditors ("**Claims Report**").

**1.3. Restrictions, Limitations & Qualifications of Report**

1.3.1. In preparing this Report, WML has relied upon discussions with, representations made by, and information provided by:

1.3.1.1. The Petitioner's creditors;

1.3.1.2. TLC's management ("**Management**").

1.3.2. All monetary amounts contained in the Claims Report, which is attached as **Appendix A**, are expressed in Canadian dollars.

1.3.3. Capitalized terms not defined in this Report are defined in the motion materials filed by TLC in connection with these CCAA proceedings.

**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA**  
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**2. SUMMARY OF CLAIMS REPORT**

2.1. The Claims Report in **Appendix A** can be summarized as follows:

	As per Proof of Claim		Amount			Amount
	Secured	Unsecured	Accepted Claims	Revised Claims	Disallowed Claims	Revised Claims Adjustment Amounts Decrease / (Increase)
Total Secured Claims	3,593,152	0	1,441,082	2,074,462	5,000	72,608
Total Unsecured Claims	0	4,689,233	2,274,218	1,221,874	632,777	560,364
Total Claims	3,593,152	4,689,233	3,715,300	3,296,336	637,777	632,972
	<b>8,282,385</b>		<b>7,011,636</b>			

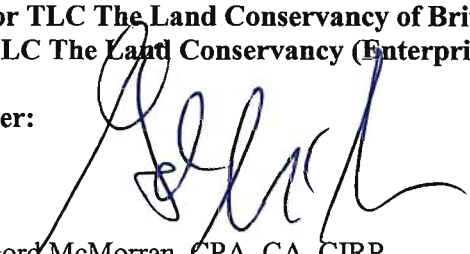
2.2. As shown, creditor claims totaling \$8,357,385 were submitted to the Monitor of which, as at the date of commencement of the CCAA proceedings (October 7, 2013), the Monitor has determined that creditor claims with a total value of \$7,011,636 (\$3,515,544 of secured claims and \$3,496,093 of unsecured claims) are considered as being valid, having either been accepted as filed or revised by the Monitor.

2.3. Further, as shown, the Monitor has disallowed creditor claims with a total value of \$637,777 (\$5,000 of secured claims and \$632,777 of unsecured claims). The creditors submitting claims that have been disallowed or revised by the Monitor will be issued a Notice of Revision or Disallowance. The Claims Process Order provides that these creditors shall have a thirty (30) day period in which to appeal the Monitor's determination, otherwise the Monitor's determination shall be final and binding upon the creditor.

All of which is respectfully submitted on this, the 26<sup>th</sup> day of May, 2014.

**WOLRIGE MAHON LIMITED**  
**in its capacity as Court Appointed Monitor**  
**for TLC The Land Conservancy of British Columbia &**  
**TLC The Land Conservancy (Enterprises) Ltd.**

Per:

  
Gord McMorran, CPA, CA, CIRP  
President

**TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA  
MONITOR'S EIGHTH REPORT TO THE COURT**

**APPENDIX A**

**CLAIMS REPORT**

# TLC The Land Conservancy of British Columbia

## Appendix A - Claims Report

Name	Contact	As per Proof of Claim		Amount			Amount	
		Secured	Unsecured	Accepted Claims	Revised Claims	Disallowed Claims	Revised Claims Adjustment Amounts Decrease / (Increase)	
<b>SECURED CREDITORS</b>								
1	0793468 B.C. Ltd	William Turner	106,191.42				2,877.16	
2	Amazing Grace Ecological Society	Heide Brown	54,853.26			52,808.16	2,045.10	
3	Brown, Heide		54,853.26			52,808.16	2,045.10	
4	Bull Housser & Tupper LLP	Steven D. Dvorak	204,738.98		204,738.98			
5	Carlyon Holdings Ltd.	Brian Hicks	1,478,178.52			1,430,208.98	47,969.54	
6	City of Cranbrook Folio #12063130	Melissa Willman	532.34		532.34			
7	City of Vancouver Folio # 823-132-32-0000	Frances J. Connell	15,936.86		15,936.86			
8	City of Victoria, FOLIO # 05344059	Susan Hodge	16.29		16.29			
9	City of Victoria, FOLIO # 03260032	City of Victoria	759.27		759.27			
10	City of Victoria, FOLIO # 05344035	City of Victoria	7,061.29		7,061.29			
11	Coast Capital Savings Credit Union	Bill Sharma	157,345.00			152,528.53	4,816.47	
12	Cran, Deborah		21,661.32		21,661.32			
13	District of North Cowichan	Michelle Wright	1,158.47		1,158.47			
14	District of Sechelt		11,865.61		11,865.61			
15	District of Sooke Folio # 012059.510, #012059.800, # 012059.700	Brent Blackhall	52,325.46		52,325.46			
16	District of Tofino	Nyla	3,070.13		3,070.13			
17	Early, Spencer Reed		13,959.46			13,697.33	262.13	
18	General Solids Holdings Corp.	Richard I. Berlin	776,770.31		776,770.31			
19	Grand Forks District Savings CU	Sheri McGillivray	34,627.67		34,627.67			
20	Henderson, Georgina		21,258.78		21,258.78			
21	Latter, Walter & Carol		29,171.50		29,171.50			
22	McVeigh, Elspeth		5,000.00				5,000.00	
23	Ministry of Finance - FOLIO# 04 768 03481.00019	Surveyor of Taxes	160.50		160.50			
24	Munroe, Pamela or Donald		31,888.17		31,888.17			
25	North Cedar Improvement District		126.00		126.00			
26	Shelds, Carol and Darryl		57,597.99			54,956.41	2,641.58	
27	The Estate of Robert Trump	Rosemary Trump	113,572.46			106,716.68	6,855.78	
28	Trump, Rosemary		110,519.23			107,423.82	3,095.41	
29	Wilson, Theresa		42,991.26		42,991.26			
30	Wilson, William	Teresa Wilson	83,509.44		83,509.44			
31	Wolrige Mahon Limited		101,452.31		101,452.31			
<b>Total Secured Claims</b>			<b>3,593,152.56</b>	<b>0.00</b>	<b>1,441,081.96</b>	<b>2,074,462.33</b>	<b>5,000.00</b>	<b>72,608.27</b>
<b>UNSECURED CREDITORS</b>								
1	461339 BC Ltd.	Edward Sawatsky		710,228.75		275,000.00	435,228.75	
2	Access Records & Media Management	Gail Gordon		1,130.36	1,130.36			
3	Ambeault, Irene			10,017.60			10,017.60	
4	Anderson, Melissa			57,167.98	57,167.98			
5	Ashpole, Sara			497.88	497.88			
6	Atchison, Jessica			821.99	821.99			



# TLC The Land Conservancy of British Columbia

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7	Baywest Management Corp		4,840.10	4,840.10			
8	BC Online		12.49	12.49			
9	Bein, Magnus		1,306.73	1,306.73			
10	Bell, Yvonne		15,000.00	15,000.00			
11	Biodiversity West	Brent Matsuda	150.00	150.00			
12	Blackman Support Services Ltd.	Andrew Blackman	3,379.93	3,379.93			
13	Bloom, Susan		75,000.00	75,000.00			
14	Bomford, Lawrence		5,000.00	5,000.00			
15	Bomford, Lawrence /Bettridge/Wass		5,000.00	5,000.00			
16	Briggs, Shirley		5,000.00	5,000.00			
17	Canada Revenue Agency	M. Santos	237.62	237.62			
18	Carlson, Linda		10,000.00	10,000.00			
19	Carlyon Holdings Ltd.	Brian Hicks	532,372.52		466,295.70		66,076.82
20	Carolina, Laure		5,000.00	5,000.00			
21	Chambers, Bruce		2,800.00		1,233.40		1,566.60
22	Christensen, Marc & Gordaneer, Alicia		2,000.00	2,000.00			
23	Clearhue, Joyce	Susan Mehinigic	20,000.00	20,000.00			
24	Cody, Jen & Craig, Evans		2,000.00	2,000.00			
25	Columbia Basin Trust	Johnny Strilaeff	10,000.00	10,000.00			
26	Comox Valley Regional District	Beth Dunlop	170.00	170.00			
27	Craig, Nancy & Doug		2,500.00	2,500.00			
28	Curtis, Lynn & Maria		5,000.00	5,000.00			
29	David Coulson Design Ltd.	Patrice D. Blair (Counsel)	14,131.93	14,131.93			
30	Director of Employment Standards	Terry Hughes	346,929.25	346,929.25			
31	Donald Luxton Associates Inc.	Donald Luxton	22,952.76	22,952.76			
32	Double A Painting Ltd.	Michael Abernetuy	3,651.20	3,651.20			
33	E. Madill Office Company (2001) Ltd		561.98	561.98			
34	Ehrlich, John		2,500.00	2,500.00			
35	Eileen Fletcher Architect	Eileen Fletcher	1,142.83	1,142.83			
36	En' Owkin Centre	Lauren Terbasket	44,000.00	44,000.00			
37	Fawcett, Ian		198,400.47			198,400.47	
38	Fisher, Lori Ann		168.86	168.86			
39	Flowers, Teresa & Tidder, Steve		5,000.00	5,000.00			
40	Flynn Mirtle Morgan	Mark Anderson	3,174.40	3,174.40			
41	Frebold, Erik		41,000.00	41,000.00			
42	Galiano Conservancy Association	Ken Millard	465,909.47	465,909.47			
43	Gibbard, Irene		5,000.00	5,000.00			
44	Gibbard, Ken		5,000.00	5,000.00			
45	Grant Thornton LLP	Robert John Broder	36,563.41	36,563.41			
46	Haddad, Nicole		5,000.00	5,000.00			
47	Hallmark Heritage Society	Ken Johnson	43,250.00	43,250.00			
48	Harris, Scott		3,455.46	3,455.46			
49	Heritage Group Distribution Ltd.	Kathy Charland	176.94	176.94			
50	Hilditch, John & Shelly		5,000.00	5,000.00			
51	Hobden, Jessica		2,471.00	2,471.00			

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52 Hudson, Deborah			19,358.87			19,358.87	
53 Hurst, Jacqueline			21,408.32	21,408.32			
54 Husband, Vicky			210,000.00	210,000.00			
55 Hutchins, Jane & Robert, Byers			5,000.00	5,000.00			
56 J.E. Anderson and Associates	Deborah Fawcett		4,104.40	4,104.40			
57 King, Marilyn			220,000.00		204,000.00		16,000.00
58 Land Trust Alliance of British Columbia	Paul McNair		2,968.00		1,448.00		1,520.00
59 Latter, Walter & Carol			45,317.70	45,317.70			
60 Leja, Mary & Rebecca			5,000.00	5,000.00			
61 Long, Jeremy & Paris, Marian			5,000.00	5,000.00			
62 MacLeod, Gloria			4,500.00	4,500.00			
63 Matthews, Kathleen and Wayne			5,000.00	5,000.00			
64 McDonald, Mel			59,060.57	59,060.57			
65 McVeigh, Elspeth			2,186.41		7,186.41		(5,000.00)
66 Mega Power Installations Ltd.			117.60	117.60			
67 Robinson, Paige			5,000.00	5,000.00			
68 Ministry of Forests, Lands and Natural Resource Operations, Water Resource Unit	Marlie Curtis		1,576.72	1,576.72			
69 Minuteman Press	Steven Wilms		977.76	977.76			
70 Nal Commercial Real Estate	Greg McPhie		62,200.00	62,200.00			
71 Natures Garden Seed Co. Inc.	Linda Potts		489.55	489.55			
72 Nichols, Tom			15,225.00	15,225.00			
73 Okanagan Falls Irrigation District			1,326.11	1,326.11			
74 Old Country Design	Andy Graaten		629.74	629.74			
75 Pacific Newspaper Group	Peter		318.36	318.36			
76 Pasin, David			213.26	213.26			
77 Pender Island Community Farmland Acquisition Project Society	Andrew Noway		16,882.24	16,882.24			
78 Peter, Edward C.			34,000.00	34,000.00			
79 Phase II Ventures Ltd	Gary Tipper		2,800.00	2,800.00			
80 Phillip, Alan			4,000.00	4,000.00			
81 Poole, Don			5,515.57	5,515.57			
82 Province of British Columbia	Aaron Welch		72,043.52		57,629.17		14,414.35
83 Quested Holdings Ltd.	John E. Quested		78,295.83		75,772.47		2,523.36
84 R L Case & Associates	Richard Case		2,290.28	2,290.28			
85 Receiver General for Canada - CORCAN	Derek Gallant		2,645.48	2,645.48			
86 Rivard & Associates	Joe Gourdine		1,501.50	1,501.50			
87 RoTec Communications Ltd.	Robert Rowan		140.00	140.00			
88 Roto Rooter	Ken Duberry		217.28	217.28			
89 Salmon, Martin Blaise			5,000.00			5,000.00	
90 Salmond Ashurst	Derek Asgurst		10,286.68	10,286.68			
91 Saltspring Soapworks			784.78	784.78			
92 Sanseverino, Mary			5,000.00	5,000.00			
93 Save-On-Septic Services Inc.	Terence Hyde		3,020.89	3,020.89			
94 Scoones, William David			4,000.00	4,000.00			
95 Securiguard Services Limited	Grace Cheng		2,617.44	2,617.44			
96 Senior Living	Barbara Risto		1,086.40	1,086.40			
97 Slegg Construction Materials Ltd	Lee - AR		5,515.15	5,515.15			

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Name	Contact	As per Proof of Claim		Amount			Amount	
		Secured	Unsecured	Accepted Claims	Revised Claims	Disallowed Claims	Revised Claims Adjustment Amounts Decrease / (Increase)	
98	Smith, John & Susan		5,000.00	5,000.00				
99	Sononis Press	Diane K Morriss	1,821.87	1,821.87				
100	Speedpro Signs	Jay Bella	784.00	784.00				
101	Swell Environmental	Lehna Malmkvist	5,000.00	5,000.00				
102	Taylor, Darlene		5,000.00	5,000.00				
103	Taylor, John		111,365.00	111,365.00				
104	Teck Corporation c/o Borden Ladner Gervais LLP	Magnus Verbrugge	400,000.00			400,000.00		
105	Telus Mobility Acct# 09473643	Settlement Desk	9,774.74	9,774.74				
106	The Building Tree	Paula Kiss	268.80	268.80				
107	Trail Wildlife Association	John Harmston	4,350.00	4,350.00				
108	Troy Life & Fire Safety Ltd.		825.44	825.44				
109	Tsawout First Nation	Rick Hanak	9,002.00	9,002.00				
110	Turner, Bill		161,343.34		133,309.04		28,034.30	
111	Valhalla Environmental Consulting Inc.	John R. Davies	2,415.15	2,415.15				
112	Vuckson, Pam		4,000.00	4,000.00				
113	Wilson, William	c/o Teresa Wilson	271,587.19	271,587.19				
<b>Total Unsecured Claims</b>			<b>0.00</b>	<b>4,689,232.85</b>	<b>2,274,217.54</b>	<b>1,221,874.19</b>	<b>632,776.94</b>	<b>560,364.18</b>
<b>Total Claims</b>			<b>3,593,152.56</b>	<b>4,689,232.85</b>	<b>3,715,299.50</b>	<b>3,296,336.52</b>	<b>637,776.94</b>	<b>632,972.45</b>
			<b>8,282,385.41</b>		<b>7,011,636.02</b>			