



This is the 1st Affidavit of Elyssa Boongaling in this case and was made on 29/NOV/2024

No. S-224444
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT,
R.S.C. 1985, C. C-36, AS AMENDED

AND

IN THE MATTER OF A PLAN OF COMPROMISE AND ARRANGEMENT OF CANADIAN DEHUA INTERNATIONAL MINES GROUP INC., WAPITI COKING COAL MINES CORP., AND CANADIAN BULLMOOSE MINES CO., LTD.

Petitioners

AFFIDAVIT


I, Elyssa Boongaling, paralegal of Fraser Litigation Group, 1100 – 570 Granville Street, Vancouver, British Columbia, SWEAR THAT:

1. I am employed as a paralegal with Fraser Litigation Group, counsel for Qu Bo Liu, the debtor-in-possession lender in these proceeding, and as such have personal knowledge of the facts and matters herein deposed to save and except where the same are stated to be based on information and belief and where so stated I verily believe the same to be true.
2. Attached as **Exhibit "A"** hereto is a true copy of an email from Joshua J. Lam, counsel for West Moberly First Nations, dated November 26, 2024, with the attachments thereto.

SWORN BEFORE ME at Vancouver, British Columbia, on November 29, 2024



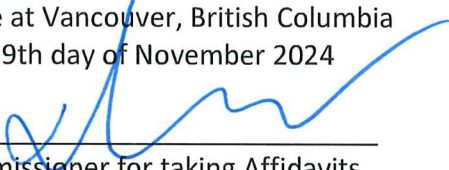
A Commissioner for taking Affidavits for British Columbia

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ELYSSA BOONGALING

Xiao Liu
Barrister & Solicitor
#1100-570 Granville Street
Vancouver, BC, V6C 3P1
(604) 343-3121

This is Exhibit "A" referred to in the 1st
Affidavit of Elyssa Boongaling sworn
before me at Vancouver, British Columbia
this 29th day of November 2024



A Commissioner for taking Affidavits
within the Province of British Columbia

Elyssa Boongaling

From: Joshua Lam <Josh@sagelegal.ca>
Sent: Tuesday, November 26, 2024 10:29 AM
To: craig.munro@fticonsulting.com; gruberd@bennettjones.com; laitym@bennettjones.com
Cc: Aref Amanat; jeffrey.bradshaw@dlapiper.com; R. Barry Fraser; ehatch@harpergrey.com; Michael Feder; eamonn.watson@dentons.com; colin.brousson@dlapiper.com; Williams, Lance; Hanowski, Kevan; Bowron, Ashley; Rene Reid
Subject: West Moberly First Nations - Correspondence re: Dehua CCAA Proceedings
Attachments: 2024 11 25 Sage Legal Ltr to CCAA Parties - WMFN bid (Final).pdf; 2024 11 25 Purchase Agreement - WMFN-CDI - Draft v.1.docx; 2024 11 25 Draft Approval and Vesting Order (WMFN version).docx

Sensitivity: Confidential

Hello Craig,

On behalf of West Moberly First Nations, please find attached a letter and associated attachments regarding the Dehua CCAA proceedings. I'm happy to connect with you and your counsel to discuss, if you have any questions or require any further information – just let me know a good time.

I've cc'd the names of counsel I was informed of, but please forward this on to other legal counsel, if I've missed anyone.

Sincerely,

Joshua J. Lam*
Managing Partner
(he/him)

Sage Legal LLP

2312 McNeill Avenue
Victoria, BC V8S 2Y9
www.sagelegal.ca

Reply to:
Email: josh@sagelegal.ca
Phone: 778.922.6595

CONFIDENTIALITY NOTICE: The contents of this email are confidential and reserved for the use of its intended recipients. This message may contain information protected by solicitor-client privilege. If you receive this message in error, please notify the sender immediately and delete the original message as well as copies. Any disclosure, copying, distributing or reliance on the contents of this message is strictly prohibited.

*Law Corporation



Sage Legal LLP

INDIGENOUS RIGHTS LAWYERS

Sage Legal LLP

2312 McNeill Avenue
Victoria, BC V8S 2Y9
www.sagelegal.ca

Reply to:
Joshua J. Lam
Email: josh@sagelegal.ca
Phone: 778.922.6595

November 25, 2024

File: 00059

Craig Munro
FTI Consulting Canada Inc.
craig.munro@fticonsulting.com

Via Email

Dear Mr. Munro,

**Re: Canadian Dehua International Mines Group Inc., et al. (“Dehua”)
Proceedings under the *Companies Creditors Arrangement Act*
Court File number: S-22444
 (“CCAA Proceedings”)**

I am legal counsel for West Moberly First Nations (“West Moberly”) and I write on their behalf with respect to the Dehua CCAA Proceedings. In particular, I write to clarify the relationship between West Moberly and TaneMahuta Capital Ltd. (“TaneMahuta”) and to submit a bid on behalf of West Moberly to the Dehua CCAA Proceedings.

West Moberly First Nations is a community of Dunne-za, Saulteau, Cree, and Tse’khene peoples located in northeast British Columbia. West Moberly is dedicated to protecting and revitalizing their community, culture, and way of life, including through efforts to restore caribou populations and regulate industrial activities like coal mining.

In the context of West Moberly’s long-term efforts towards recovery of caribou populations, land stewardship, and, ultimately, self-determination, West Moberly has been seeking to purchase the Wapiti and Bullmoose projects of Dehua. West Moberly asked TaneMahuta and Aref Amanat to bid in the CCAA Proceedings on West Moberly’s behalf, as the Nation preferred not to be directly involved. To confirm and clarify, West Moberly is the sole and exclusive investor and source of funds for TaneMahuta’s bids in the CCAA Proceedings. The funds for TaneMahuta’s \$2 Million bid, including the \$650,000 already deposited with you, are all West Moberly’s funds which have been dedicated to this particular purpose.

West Moberly understands that distracting questions have been raised in the CCAA Proceedings concerning the source of TaneMahuta's funds and the purposes of its bid. I trust that those questions have now been put to rest.

West Moberly has decided to step into the CCAA Proceedings directly, with its own bid. To avoid further delay, West Moberly hereby submits a bid of **\$2,200,000** (Two Million Two Hundred Thousand Dollars) for the Wapiti and Bullmoose projects. West Moberly has adopted the same form of asset purchase agreement and vesting order previously negotiated between TaneMahuta and Dehua. Both documents are attached hereto. We can confirm that sufficient funds continue to sit in trust with counsel, and confirm that, in accordance with TaneMahuta's recent letter, the \$650,000 deposit of TaneMahuta can continue to be held by the CCAA Monitor for West Moberly's bid.

We understand that there was also an insider bid submitted by one of Dehua's owners in these CCAA Proceedings. We are supportive of whatever bid process the Court and you consider fair in the circumstances and will participate and engage in the bid process as directed by the Court.

Should you have any questions or require any further information from me or West Moberly, please feel free to call (778-922-6595) or email me (josh@sagelegal.ca).

Yours truly,
Sage Legal LLP



Joshua J. Lam*
MANAGING PARTNER
*LAW CORPORATION

CC: David Gruber, Bennett Jones
Mia Laity, Bennett Jones
Jeffrey Bradshaw, DLA Piper
Holly Yuen, DLA Piper
Eamonn Watson, Dentons
Erin Hatch, Harper Grey
Barry Fraser, Fraser Litigation

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT is made effective as of November 25, 2024

BETWEEN:

CANADIAN DEHUA INTERNATIONAL MINES GROUP INC., (Incorporation Number BC0712504) a company incorporated pursuant to the laws of British Columbia and having an office at Suite 202 – 2232 West 41st Avenue, Vancouver, BC V6M 1Z8 (“**CDI**”);

WAPITI COKING COAL MINES CORP., a company incorporated pursuant to the laws of British Columbia with incorporation number BC1028948 (“**Wapiti Sub**”); and

CANADIAN BULLMOOSE MINES CO., LTD., a company incorporated pursuant to the laws of British Columbia with incorporation number BC0907740 (“**Bullmoose Sub**”)

(together, the “**Vendors**”)

AND:

WEST MOBERLY FIRST NATIONS, an Indian Band pursuant to the *Indian Act* and having an address at PO Box 90, Moberly Lake, BC, V0C 1X0 (the “**Purchaser**”)

BACKGROUND

- A. The Vendors carry on business of investing in, exploring, developing, and operating underground coal mining projects and supporting infrastructure in British Columbia and elsewhere, including two mining projects described as the Wapiti Project (the “**Wapiti Project**”) and the Bullmoose Project (the “**Bullmoose Project**”) (the Wapiti Project and the Bullmoose Project are referred to collectively as the “**Projects**”).
- B. The Wapiti Project is operated by the Wapiti Sub. CDI is the legal and beneficial owner of all the issued and outstanding shares in the capital of the Wapiti Sub, being 1,000,000 Voting Common Shares without par value (the “**Wapiti Shares**”), and the Wapiti Sub is the owner of the Wapiti Project, including all permits, mineral interests and coal licenses, geological and exploration data, consultant reports, geological and exploration samples, construction in progress and intellectual property, if any, within the Vendors’ estates or control to convey, used or held directly or indirectly by CDI and the Wapiti Sub or either of them in the Wapiti Project (collectively, the “**Wapiti Assets**”);
- C. CDI is the legal and beneficial owner of the Bullmoose Project, including the Bullmoose Coal Licenses (as defined herein), and all of the issued and outstanding shares in the capital of the Bullmoose Sub, being 8,242,024 Class A Common Voting Shares without par value. Together, CDI and the Bullmoose Sub are the owners of the Bullmoose Project, including all permits, mineral interests and coal licenses, geological and exploration data, consultant reports, geological and exploration samples, construction in progress and intellectual property, if any, within the Vendors’ estates or control to convey, used or held directly or indirectly by CDI or the Bullmoose Sub or either of them in the Bullmoose Project (collectively, the “**Bullmoose Assets**”);

- D. The Vendors and the Projects are the subject of certain proceedings brought pursuant to the *Companies' Creditors Arrangement Act* (Canada) in the Supreme Court of British Columbia, Vancouver Registry No. S-224444 (the "**CCAA Proceedings**").
- E. The Purchaser is a community of Dunne-za, Sauteau, Cree, and Tse'khene peoples located in Treaty No. 8 territory in northeastern British Columbia (where the Projects are located), and has a long history of land stewardship, including the conservation, protection, and recovery of Caribou and Caribou habitat in and around their territory.
- F. The Vendors have agreed to sell and the Purchaser has agreed to purchase all of the Vendors' right, title, and interest in and to the assets used or held in or for the Projects, free and clear of all pledges, liens, security interests, encumbrances, claims, charges, options, and interests therein or thereon, on the terms and subject to the conditions set-out herein.

TERMS OF AGREEMENT

In consideration of the premises and the covenants and agreements contained in this Agreement, the parties agree with each other as follows:

1. Interpretation

1.1 In this Agreement:

- (a) "**Agreement**" means this agreement and all amendments made hereto by written agreement between the Vendors and the Purchaser;
- (b) "**Assets**" means the Wapiti Shares, the Wapiti Assets, the Bullmoose Shares and the Bullmoose Assets;
- (c) "**Bullmoose Coal Licenses**" includes the following:
 - (i) Coal Licenses #417760, #417761, #417762, #417767, #417770, #417771, #417772, #417775, #417776; and
 - (ii) Any other mineral titles or coal licenses of Vendors related to the Bullmoose Project, if any, within the Vendors' estates or within the Vendors' control to convey;
- (d) "**Closing Date**" means October [two days after Court approval], 2024 or such other date as may be mutually agreed upon in writing by the parties;
- (e) "**Time of Closing**" means 12:00 Noon Pacific Time on the Closing Date;
- (f) "**Wapiti Coal Licenses**" includes the following:
 - (i) Coal Licenses #418161, #418162, #418163, #418166, #418168; and
 - (ii) Any other coal licenses of Vendors related to the Wapiti Project, if any, within the Vendors' estates or within the Vendors' control to convey;

and any terms used herein denoted with initial capital letters shall have the meanings assigned to them by the provisions of this Agreement.

- 1.2 The division of this Agreement into articles and sections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. The terms "**this Agreement**", "**hereof**", "**hereunder**", and similar expressions refer to this Agreement and not to any particular article, section, or other portion hereof and include any agreement supplemental hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to articles and sections are to articles and sections of this Agreement.
- 1.3 In this Agreement words importing the singular number only shall include the plural and vice versa, wordings importing the masculine gender shall include the feminine, and neuter genders and vice versa and words importing persons shall include individuals, partnerships, associations, trusts, unincorporated organizations, and companies. The term "including" means "including without limiting the generality of the foregoing".
- 1.4 All references to currency herein are to lawful money of Canada.

2. Purchase And Sale Of Assets

- 2.1 Subject to the terms and conditions of this Agreement, on the Closing Date the Vendors will sell, assign, and transfer to the Purchaser and the Purchaser will purchase from the Vendors, as applicable, all (but not less than all) right, title, and interest in and to the Assets free and clear of all pledges, liens, security interests, encumbrances, claims, charges, options, and interests therein or thereon for a total purchase price of \$2 million (the "**Purchase Price**").
- 2.2 The Purchase Price will be paid and satisfied by release of the full deposit of \$650,000 being held by counsel for the Monitor for the benefit of CDI, as well as the remaining consideration of \$1,350,000 (the "**Remaining Consideration**") to be provided to Monitor by check on the closing Date against delivery to the Purchaser of the documents described in section 9.2.
- 2.3 The parties agree to use reasonable efforts to agree prior to the Closing Date on an allocation of the Purchase Price among the components of the Assets in accordance with the fair market value of such components on the Closing Date. However, the parties further agree that failure to agree on such an allocation prior to the Closing Date will not render this Agreement unenforceable or result in a termination of this Agreement, and in such case each of the Vendors and the Purchaser will make its own determination of allocation.

3. **Mutual Condition.** The obligation of the parties to complete the transactions contemplated by this Agreement shall be subject to the following mutual condition, which is for the benefit of both the Vendors and the Purchaser:

On or before the Closing Date, the Vendors shall have obtained (at the sole cost of the Vendors) an Order or Orders of the Court (collectively, the "**Final Order**"):

- (i) approving the sale of the Assets to the Purchaser on the terms and conditions of this Agreement; and

- (ii) specifying that upon the completion of the transactions contemplated by this Agreement, all right, title, and interest in and to the Assets shall vest absolutely in the Purchaser, the Wapiti Sub and the Bullmoose Sub free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, options, trusts or deemed trusts (whether contractual, statutory, or otherwise), encumbrances, 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, (A.) any encumbrance or charge created by order of the Court in the CCAA Proceeding; (B.) any Claim by Canada Zhonghe Investment Ltd.; and (C.) any Claim by HBIS Group International Holding Co. Limited (formerly Hebei Iron & Steel Group Co., Ltd.).

4. Deposit

- 4.1 On September 6, 2024, the Purchaser paid a deposit in the amount of \$650,000 to counsel for the Monitor, in accordance with the direction of Justice Walker of the Supreme Court of British Columbia.
- 4.2 At the Closing, the Deposit shall be paid to CDI on account of the Purchase Price as provided in this Agreement along with the Remaining Consideration.
- 4.3 If the transactions contemplated by this Agreement are not completed on the Closing Date:
 - (a) by reason of the failure to obtain the Final Order;
 - (b) by reason of the default of the Vendors in the performance or satisfaction of its obligations under this Agreement, or
 - (c) otherwise through no fault of any party,the Deposit shall be forthwith returned to the Purchaser.
- 4.4 If the transactions contemplated by this Agreement are not completed on the Closing Date by reason of the default of the Purchaser in the performance or satisfaction of any of its obligations under this Agreement, the Deposit shall be paid to the Vendors as liquidated damages and not as a penalty, and upon payment of the Deposit the Vendors and each of them will have no further claim against the Purchaser for any additional damages or loss whatsoever.

5. Vendors' Representations and Warranties

The parties acknowledge and represent that:

- (a) the sale of the Assets is on an "as is, where is" basis;
- (b) the Vendors do not make or give any representations or warranties that survive the completion of the transactions contemplated by this Agreement;
- (c) the Purchaser has had an opportunity to conduct any and all due diligence regarding the Assets and the Vendors prior to making its offer;

- (d) the Purchaser has relied solely upon its own independent review, investigation and/or inspection of any documents and/or the Assets in entering into this Agreement and completing the transactions contemplated by this Agreement; and
- (e) the Purchaser did not rely upon any written or oral statements, representations, warranties, or guarantees whatsoever, whether express, implied, statutory or otherwise, regarding the Assets, or the Vendors or the completeness of any information provided in connection therewith, except as expressly stated herein.

6. Vendors' Covenants

- 6.1 At or before the Time of Closing, the Vendors will deliver to the Purchaser possession of all Assets held by the Vendors.

7. Purchaser's Conditions of Closing

- 7.1 The obligations of the Purchaser under this Agreement are subject to the following conditions for the exclusive benefit of the Purchaser being fulfilled at the Time of Closing or waived by the Purchaser at or before the Time of Closing:
- (a) the Vendors and each of them will have complied with all terms and covenants in this Agreement agreed to be performed or caused to be performed by them at or before the Time of Closing;
 - (b) no action or proceeding against the Assets or any of the Vendors will be pending or threatened by any person, company, firm, governmental authority, regulatory body, or agency to enjoin or prohibit the purchase and sale of the Assets or any of them as contemplated by this Agreement, or the right of the Purchaser, the Wapiti Sub or the Bullmoose Sub, as applicable, to directly or indirectly own the Assets free and clear of all pledges, liens, security interests, encumbrances, claims, charges, options, and interests therein or thereon as contemplated by this Agreement;
 - (c) all necessary steps and proceedings will have been taken to permit the Assets to be duly and regularly transferred to and registered in the name of the Purchaser, as applicable, free and clear of all pledges, liens, security interests, encumbrances, claims, charges, options, and interests therein or thereon.
- 7.2 If on the Closing Date any of the conditions in section 7.1 are not fulfilled or waived as contemplated in section 7.3, the Purchaser may rescind this Agreement by notice in writing to the Vendors. In such event, the Purchaser shall be released from all obligations under this Agreement and the deposit returned to Purchaser, and the Vendors will also be released unless the Vendors or any one or more of them were reasonably capable of causing such

condition or conditions to be fulfilled or the Vendors has breached any of their covenants or agreements in this Agreement.

- 7.3 The conditions in section 7.1 may be waived in whole or in part by the Purchaser without prejudice to any right of rescission or any other right in the event of the non-fulfillment of any other condition or conditions. A waiver will be binding only if it is in writing.

8. Vendors' Conditions of Closing

- 8.1 The obligations of the Vendors under this Agreement are subject to the following conditions for the exclusive benefit of the Vendors being fulfilled at the Time of Closing or waived by the Vendors at or before the Time of Closing:

- (a) the Purchaser will have complied with all terms, covenants, and agreements in this Agreement agreed to be performed or caused to be performed by it on or before the Time of Closing; and
- (b) no action or proceeding against the Purchaser will be pending or threatened by any person, company, firm, governmental authority, regulatory body, or agency to enjoin or prohibit the purchase and sale of the Assets or any of them as contemplated by this Agreement or the right of the Purchaser to directly and indirectly own the Assets.

- 8.2 If on the Closing Date any of the conditions in section 8.1 are not fulfilled or waived as contemplated in section 8.3, the Vendors may rescind this Agreement by notice in writing to the Purchaser. In such event, the Vendors and the Purchaser shall be released from all obligations under this Agreement.

- 8.3 The conditions in section 8.1 may be waived in whole or in part by the Vendors without prejudice to any right of rescission or any other right in the event of non- fulfillment of any other condition or conditions. A waiver will be binding only if it is in writing.

9. Closing

9.1 Closing Location

Unless otherwise agreed to by the parties in writing, the closing of the transactions contemplated by this Agreement (the "**Closing**") will take place at the offices of DLA Piper (Canada) LLP, 2700, 1133 Melville Street, Vancouver, BC V6E 4E5 or by way of exchange of documents, at 12:00 noon Pacific Time on the Closing Date, or such earlier or later date as the parties may agree to in writing. All documents may be delivered electronically, other than payments, share certificates, powers of attorney, and other similar documentation, and, all documents deliverable at closing in accordance with this Agreement shall be tabled and held in escrow until all deliveries are completed, and until all parties have agreed to release the documents and terminate the escrow.

9.2 Vendors' Closing Documents

At the Closing, the applicable Vendors will tender to the Purchaser:

- (a) a Court certified copy of the Final Order and any other orders of the Court as are necessary or advisable to effect the transfer of the Assets in accordance with the terms and conditions of this Agreement;

- (b) certified copies of the resolutions of the directors of the applicable Vendors, in form satisfactory to the Purchaser acting reasonably, authorizing the sale of the Assets to the Purchaser, including the transfers of the Shares to the Purchaser;
- (c) certified copies of resolutions of the directors of the Wapiti Sub and Bullmoose Sub, as applicable, in form satisfactory to the Purchaser acting reasonably, authorizing the transfer of the Shares to and the registration of the Shares in the name of the Purchaser and the issue of new share certificates representing the Shares in the name of the Purchaser;
- (d) share certificates in the name of the applicable Vendors representing the Shares duly endorsed for transfer and duly executed share certificates representing the Shares in the name of the Purchaser;
- (e) certified copies of the central securities registers of the Wapiti Sub and Bullmoose Sub recording that the Purchaser is the holder of the Shares, as applicable;
- (f) duly signed resignations of the directors and officers of the Wapiti Sub and Bullmoose Sub specified by the Purchaser, or certified copies of shareholder resolutions of each of the Wapiti Sub and Bullmoose Sub, removing the directors and officers of the Wapiti Sub and Bullmoose Sub specified by the Purchaser;
- (g) a bill of sale conveying the Assets to the Purchaser;
- (h) transfers of the Bullmoose Coal Licenses in the form required by the applicable governmental authority;
- (i) possession of any books, records, book accounts, and all other documents, consultant reports, files, records, and other data, financial or otherwise, used or held in or for Wapiti Sub, the Wapiti Project, the Bullmoose Sub, and the Bullmoose Project, including all mineral and coal licenses, geological and exploration data and intellectual property, used or held in or for the Wapiti Project and the Bullmoose Project, to the extent that any such assets listed in this subparagraph (j) are in the Vendors' possession or control; and
- (j) such other documents and assurances as may be reasonably required by the Purchaser to give full effect to the intent and meaning of this Agreement.

9.3 Purchaser's Closing Documents

At the Closing, the Deposit shall be paid to the Vendors, and the Purchaser will tender to the Vendors a certified cheque or bank draft payable to the Vendors in the amount of Remaining Consideration.

10. General

10.1 Reliance

The Vendors and each of them acknowledge and agree that the Purchaser has entered into this Agreement relying on the representations, warranties, covenants, and agreements, and other terms and conditions of this Agreement.

10.2 Commissions, Legal Fees

Each of the parties will bear the fees and disbursements of the respective lawyers, accountants, and consultants engaged by them respectively in connection with this Agreement and will not cause or permit any such fees or disbursements to be charged to the Vendors or any of them before the Closing Date.

10.3 Notices

Any demand, notice, or other communication to be given in connection with this Agreement must be given in writing and will be given by personal delivery, (by registered mail) or by electronic means of communication addressed to the recipient as follows:

To the Vendors or any of them:

DLA Piper (Canada) LLP, 2700 – 1133 Melville Street, Vancouver, BC V6E 4E5

Attention: Jeffrey Bradshaw jeffrey.bradshaw@dlapiper.com

To the Purchaser:

Sage Legal LLP, 2312 McNeill Avenue, Victoria, BC

Attention: [Joshua](mailto:josh@sagelegal.ca) Lam, josh@sagelegal.ca

or to such other street address, individual or electronic communication number, or address as may be designated by notice given by either party to the other. Any demand, notice, or other communication given by personal delivery will be conclusively deemed to have been given on the day of actual delivery thereof and, (if given by registered mail, on the third business day following the deposit thereof in the mail and), if given by electronic communication, on the day of transmittal thereof if given during the normal business hours of the recipient and on the business day during which such normal business hours next occur if not given during such hours on any day. (If the party giving any demand, notice, or other communication knows or ought reasonably to know of any difficulties with the postal system that might affect the delivery of mail, any such demand, notice, or other communication may not be mailed but must be given by personal delivery or by electronic communication.)

10.4 Time of Essence

Time is of the essence of this Agreement.

10.5 Severability

If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability will attach only to such provision or part thereof, and the remaining part of such provision and all other provisions hereof will continue in full force and effect.

10.6 Further Assurances

Each of the parties will execute and deliver such further documents and instruments and do such acts and things as may, before or after the Closing Date, be reasonably required by the other party to carry out the intent and meaning of this Agreement.

10.7 Proper Law

This Agreement will be construed and enforced in accordance with, and the rights of the parties shall be governed by, the law of British Columbia.

10.8 Entire Agreement

This Agreement contains the whole agreement between the Vendors and Purchaser pertaining to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions between the parties and there are no representations, warranties, covenants, conditions, or other terms other than expressly contained in this Agreement.

10.9 Assignment

This Agreement may not be assigned by any party without the prior written consent of the other party, which consent may be arbitrarily withheld.

10.10 Benefit and Binding Nature of the Agreement

This Agreement enures to the benefit of and is binding upon the parties and their respective successors and permitted assigns.

10.11 Amendments and Waiver

No modification of or amendment to this Agreement will be valid or binding unless set forth in writing and duly executed by both of the parties and no waiver of any breach of any term or provision of this Agreement will be effective or binding unless made in writing and signed by the party purporting to give the same, and unless otherwise provided, will be limited to the specific breach waived.

10.12 Counterparts and Delivery

This Agreement may be executed in counterparts and such counterparts together shall constitute a single instrument. Delivery of an executed counterpart of this Agreement by electronic means, including by facsimile transmission or by electronic delivery in portable document format ("**.pdf**"), whether containing signatures by hand of the signatory or computer or machine-generated signatures, shall be equally effective as delivery of a manually executed counterpart hereof, and will constitute delivery of an original document.

AS EVIDENCE OF THEIR AGREEMENT the parties have executed this Agreement as of the date and year first above written.

CANADIAN DEHUA INTERNATIONAL MINES GROUP INC.

Per: _____
Authorized Signatory

WAPITI COKING COAL MINES CORP.

Per: _____
Authorized Signatory

CANADIAN BULLMOOSE MINES CO., LTD.

Per: _____
Authorized Signatory

WEST MOBERLY FIRST NATIONS

Per: _____
Authorized Signatory

No. S-2244444
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 A PLAN OF COMPROMISE AND ARRANGEMENT OF CANADIAN
DEHUA INTERNATIONAL MINES GROUP INC., WAPITI COKING COAL MINES CORP. AND
CANADIAN BULLMOOSE MINES CO., LTD.

PETITIONERS

**ORDER MADE AFTER APPLICATION
(APPROVAL AND VESTING ORDER)**

)
)
BEFORE) THE HONOURABLE JUSTICE WALKER) November [XX], 2024
))

ON THE APPLICATION of the Petitioner, coming on for hearing at 800 Smithe Street, Vancouver, BC on November [XX], 2024; AND UPON READING the material filed herein, including the Nineteenth Report of FTI Consulting Canada Inc. (the "Monitor") dated October 17, 2024; AND UPON HEARING the submissions of counsel for West Moberly First Nations (the "Purchaser"), counsel for the Petitioners, and any other interested parties; 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 COURT ORDERS that:

1. The time for service of the Notice of Application for this Order and the supporting materials is hereby abridged so that this application is properly returnable today and further service thereof is hereby dispensed with.
2. The bid of Mrs. Qubo Liu is hereby rejected for failing to meet the requirements of subsection 36(4) of the CCAA.

3. The sale transaction (the “**Transaction**”) contemplated by the Purchase Agreement dated as of November [XX], 2024 (the “**Sale Agreement**”) between Canadian Dehua International Mines Group Inc., Wapiti Coking Coal Mines Corp. and Canadian Bullmoose Mines Co., Ltd. (collectively, the “**Debtors**”) and the Purchaser is hereby approved, and the Sale Agreement is commercially reasonable. The execution of the Sale Agreement by the Debtors is hereby authorized and approved, and the Debtors are hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the Conveyance to the Purchaser of the assets described in the Sales Agreement (the “**Purchased Assets**”).
4. Upon delivery by the Monitor to the Purchaser of a certificate substantially in the form attached as Schedule “A” hereto (the “**Monitor’s Certificate**”), the Debtors shall transfer the Purchased Assets to the Purchaser and all of the Debtors’ right, title and interest in and to the Purchased Assets shall vest absolutely in the Purchaser in fee simple, 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 the Initial Order, as amended and restated from time to time, including, without limitation, by the ARIO and the Seventh ARIO; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property 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 Purchased Assets are hereby expunged and discharged as against the Purchased Assets.
5. For greater clarity, the following assets form part of the Purchased Assets and, to they extent they come into the possession of any of the Debtors or the Monitor, including through CCAA or bankruptcy proceedings, shall be transferred to the Purchaser in accordance with the terms of this Order and for no additional consideration:
 - (a) Coal Licenses #418157, #418158, #418159, #418160, #418164, #418165, #418167, #418169, #418170, #418171, #418172, and #418173 (collectively, the “**Other Coal Licenses**”); and
 - (b) any other assets, including coal samples, relating to the Wapiti and Bullmoose Projects, as described in the Sale Agreement (the “**Other Assets**”); or

- (c) any portion of the Other Coal Licenses or the Other Assets.
6. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and from and after the delivery of the Monitor's Certificate all Claims shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.
7. The Monitor is to file with the Court a copy of the Monitor's Certificate forthwith after delivery thereof.
8. The Purchaser, with the consent of the Debtors and the Monitor, shall be at liberty to extend the closing date to such later date as those parties may agree without necessity of a further Order of this Court.
9. Notwithstanding:
- (a) these proceedings;
- (b) any applications for a bankruptcy order in respect of the Debtors now or hereafter made pursuant to the *Bankruptcy and Insolvency Act* and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made by or in respect of the Debtors,
- the vesting of the Purchased Assets in the Purchaser Pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the *Bankruptcy and Insolvency Act* 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.
10. The Purchaser, the Monitor or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

- 11. Endorsement of this Order by counsel appearing on the application other than counsel for the Purchaser is hereby dispensed with.

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 Lawyer for the Applicant,
West Moberly First Nations

Lawyer: Joshua Lam, Sage Legal LLP

BY THE COURT

Deputy Registrar

SCHEDULE A
MONITOR'S CERTIFICATE

No. S-2244444
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 A PLAN OF COMPROMISE AND ARRANGEMENT OF CANADIAN
DEHUA INTERNATIONAL MINES GROUP INC., WAPITI COKING COAL MINES CORP. AND
CANADIAN BULLMOOSE MINES CO., LTD.

PETITIONERS

MONITOR'S CERTIFICATE

- A. Pursuant to an Initial Order of the Honourable Justice Walker of the British Columbia Supreme Court (the "**Court**") dated June 3, 2024, Canadian Dehua International Mines Group Inc. ("**CDI**") was granted protection from its creditors pursuant to the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-46, as amended (the "**CCAA**"), and FTI Consulting Canada Inc. was appointed as the Monitor (the "**Monitor**").
- B. Pursuant to a Seventh Amended and Restated Initial Order of the Honourable Justice Walker of the Court dated October 9, 2024, Wapiti Coking Coal Mines Corp. and Canadian Bullmoose Mines Co. Ltd. were added as petitioners to the CCAA proceedings.
- C. Pursuant to an Approval and Vesting Order of the Court dated November [XX] 17, 2024 (the "**Order**"), the Court approved the sale transaction contemplated by the Purchase Agreement dated as of November [XX], 2024 between the Petitioners and West Moberly First Nations (the "**Purchaser**" and the "**Sale Agreement**") and the vesting of all of the right, title and interest in and to the Purchased Assets absolutely and exclusively in and to the Purchaser, free and clear of any Encumbrances.
- D. Capitalized terms used but not defined herein have the meanings ascribed to them in the Order.

THE MONITOR CERTIFIES the following:

1. The Monitor has received written confirmation from the Purchaser and the Petitioners, in form and substance satisfactory to the Monitor, that all conditions to closing have been satisfied or waived by the parties to the Sale Agreement.
2. This Monitor's Certificate was delivered by the Monitor at _____ on _____, 2024.

**FTI CONSULTING CANADA INC., in its
capacity as Monitor of the Petitioners,
and not in its personal capacity**

Name:

Title: