

SCHEDULE 18

COMPLETION DOCUMENTS

1. GENERAL

In this Schedule "certified" will mean that the relevant document is certified (for and on behalf of the relevant corporation or other entity and without personal liability) by an officer, director or authorized signatory of the relevant corporation or other entity as a true and complete copy in full force and effect and unamended as of the date of the relevant certificate.

2. DOCUMENTS TO BE DELIVERED BY PROJECT CO

Unless an original document is specifically referred to below, Project Co will deliver to the Authority a certified copy of each of the following documents in accordance with Section 2.6(b) of this Agreement:

- (a) an original of this Agreement executed by the Partners on behalf of Project Co;
- (b) the agreement or agreements between the Partners of Project Co relating to Project Co, including the partnership agreement between the Partners and any agreement relating to the subscription of equity (or other funding) by such parties in Project Co, executed by the parties to such agreements;
- (c) the Senior Financing Agreements, executed by the parties to such agreements;
- (d) certification from Project Co that:
 - (1) the agreement or agreements referred to in item 2(b) are unconditional in accordance with their terms, accompanied by evidence of the same and that the subscriptions of equity (and other funding) under such agreement or agreements have been made, accompanied by evidence of the same;
 - (2) the Senior Financing Agreements are unconditional; and
 - (3) all conditions to the availability of funds to Project Co under the Senior Financing Agreements have been satisfied or waived, accompanied by evidence of the same;
- (e) the Lenders' Remedies Agreement, executed by the parties to such agreement (other than the Authority);
- (f) the Design-Build Agreement, executed by the parties to such agreement;
- (g) the Services Contract, executed by the parties to such agreement;
- (h) the following documents executed (unless otherwise stated herein) by the parties thereto:
 - (1) Design-Builder:

- (A) letter of credit as security for the Design-Builder's obligations; and
- (B) guarantees from the Design-Builder's parents with respect to the Design-Build Agreement; and
- (2) Service Provider:
 - (A) guarantees from the Service Provider's parents with respect to the Services Contract;

In each case the performance and other security will provide for a novation or assignment to the Authority if, subject to the Senior Lenders' rights under the Lenders' Remedies Agreement, the Authority exercises its rights under the Design-Builder's Collateral Agreement or Service Provider's Collateral Agreement as applicable;

- (i) evidence of Subguard insurance for the Design-Builder's subcontractors;
- (j) an original of the Design-Builder's Collateral Agreement, executed by the parties to such agreement (other than the Authority);
- (k) an original of the opinion of counsel to the Design-Builder that the Design Builder and its partners exist, have the power and capacity to enter into the Design-Build Agreement and the Design-Builder's Collateral Agreement, and that such documents have been validly authorized, executed and delivered, create valid and binding obligations, and are enforceable against the Design Builder and its partners in accordance with their terms, as to the ownership of the partners of the Design Builder, and such other opinions that are reasonably requested for transactions of this nature, such opinion to be in a form acceptable to the Authority and its counsel, acting reasonably;
- (l) an original of the opinion of counsel to the parents of the Design-Builder that the parents of the Design-Builder exist, have the power and capacity to give the guarantees given in support of the Design-Build Agreement and that such documents have been validly authorized, executed and delivered, create valid and binding obligations, and are enforceable against the parents of the Design Builder and its partners in accordance with their terms, and such other opinions that are reasonably requested for transactions of this nature, such opinions to be in a form acceptable to the Authority and its counsel, acting reasonably;
- (m) an original of the Service Provider's Collateral Agreement, executed by the parties to such agreement (other than the Authority);
- (n) an original of the opinion of counsel to the Service Provider and its partners that the Service Provider and its partners exist, have the power and capacity to enter into the Services Contract and the Service Provider's Collateral Agreement, and that such documents have been validly authorized, executed and delivered, create valid and binding obligations, and are enforceable against the Service Provider and its partners in accordance with their terms, as to the ownership of the partners of the Service Provider, and such other opinions that are reasonably requested for transactions of this nature,

such opinion to be in a form acceptable to the Authority and its counsel, acting reasonably;

- (o) an original of the opinion of counsel to the parents of the Service Provider that the parents to the Service Provider exist, have the power and capacity to give the guarantees given in support of the Services Contract, and that such documents have been validly authorized, executed and delivered, create valid and binding obligations, and are enforceable against the parents of the Service Provider and its partners in accordance with their terms, and such other opinions that are reasonably requested for transactions of this nature, such opinions to be in a form acceptable to the Authority and its counsel, acting reasonably;
- (p) interface agreement between the Material Contract Parties and Project Co, executed by the parties to such agreement;
- (q) an original of the Independent Certifier Agreement, executed by the parties to such agreement (other than the Authority);
- (r) a certificate of an officer of Affinity General Partner Inc. certifying true copies of the following:
 - (1) an authorizing resolution of the board of directors of Affinity General Partner Inc.;
 - (2) incumbency of the officers of Affinity General Partner Inc.; and
 - (3) the constating documents of Affinity General Partner Inc., Affinity Limited Partnership and Project Co;
- (s) a certificate of an officer of Affinity BBL Inc. certifying true copies of the following:
 - (1) an authorizing resolution of the board of directors of Affinity BBL Inc.;
 - (2) incumbency of the officers of Affinity BBL Inc.; and
 - (3) the constating documents of Affinity BBL Inc. and Project Co;
- (t) a certificate of an officer of each partner of the Design-Builder and the parent companies of the Design-Builder certifying true copies of the following:
 - (1) an authorizing resolution of the board of directors of each partner of the Design-Builder and its parent companies;
 - (2) incumbency of the officers of each partner of the Design-Builder and its parent companies;
 - (3) the constating documents of each partner of the Design-Builder, the Design-Builder and its parent companies;

- (u) a certificate of an officer of the general partner of the Service Provider and the parent companies of the Service Provider certifying true copies of the following:
- (1) an authorizing resolution of the board of directors of the general partner of the Service Provider and its parent companies;
 - (2) incumbency of the officers of the general partner of the Service Provider and its parent companies;
 - (3) the constating documents of the general partner of the Service Provider, the Service Provider and its parent companies;
- (v) certificate of good standing or confirmation of registration of partnership, where applicable, for each of the following:
- (1) Project Co;
 - (2) Affinity Limited Partnership;
 - (3) Affinity General Partner Inc.; and
 - (4) Affinity BBL Inc.;
 - (5) Design-Builder;
 - (6) Balfour Beatty Construction, LP (partner of the Design-Builder);
 - (7) L Design-Build Limited Partnership (partner of the Design-Builder);
 - (8) Service Provider;
 - (9) CWH FM GP Inc. (partner of the Service Provider); and
 - (10) Black & McDonald Limited (partner of the Service Provider).
- (w) certificate of good standing or confirmation of registration of partnership, where applicable, in respect of extra-provincial registration in British Columbia for each of the following:
- (1) Affinity Limited Partnership;
 - (2) Affinity General Partner Inc.; and
 - (3) Affinity BBL Inc.;
 - (4) Balfour Beatty Construction, LP;
 - (5) L Design-Build Limited Partnership;
 - (6) Service Provider;

(7) CWH FM GP Inc..

- (x) a copy of an insurance binder for all policies required to be taken out by Project Co for the Construction Period in accordance with this Agreement;
- (y) an original notice of appointment of Representatives to be appointed by Project Co under this Agreement;
- (z) an original of the opinion from counsel to Project Co that Project Co, Affinity General Partner Inc., Affinity Limited Partnership and Affinity BBL Inc. exist, have the power and capacity to enter into this Agreement, the Senior Financing Agreements, the Lenders' Remedies Agreement, the Independent Certifier Agreement, the Design-BUILDER Collateral Agreement and the Service Provider Collateral Agreement and the interface agreement between the Material Contract Parties and Project Co, and that such documents have been duly authorized, executed and delivered by Project Co, create valid and binding obligations, and are enforceable against Project Co in accordance with their terms, as to the ownership of Affinity General Partner Inc., Affinity Limited Partnership and Affinity BBL Inc., and such other opinions that are reasonably requested for transactions of this nature, such opinions to be in a form acceptable to the Authority and its counsel, acting reasonably, and including originals of relevant certificates and other documents relied upon by Project Co's counsel;
- (aa) a certificate from Project Co certifying Schedule 15 [Financial Model], and the electronic version of the same, are true and correct copies of the Financial Model;
- (bb) audit of the Financial Model; and
- (cc) such other documents as the parties may agree, each acting reasonably.

3. DOCUMENTS TO BE DELIVERED BY THE AUTHORITY

Unless an original document is specifically referred to below, the Authority will deliver to Project Co a certified copy of each of the following documents in accordance with Section 2.6(a) of this Agreement:

- (a) an original of this Agreement executed by the Authority;
- (b) an original copy of the Lenders' Remedies Agreement, executed by the Authority;
- (c) an original of the Design Builder's Collateral Agreement, executed by the Authority;
- (d) an original of the Service Provider's Collateral Agreement, executed by the Authority;
- (e) an original of the Independent Certifier Agreement, executed by the Authority;
- (f) a certificate of an officer of the Authority certifying true copies of the following:
 - (1) an authorizing resolution of the board of directors of the Authority;

- (2) incumbency of the officers of the Authority executing the foregoing documents;
- (3) the by-laws of the Authority;
- (g) an original notice of appointment of the Representatives to be appointed by the Authority under this Agreement;
- (h) a copy of the letter from the Risk Management Branch of the Ministry of Finance, approving the indemnities given by the Authority in this Agreement;
- (i) an original of the Guarantee executed by the Minister of Finance of British Columbia;
- (j) an original of the approval by the Minister of Finance of British Columbia of the Guarantee pursuant to the *Guarantees and Indemnities Regulation*, B.C. Reg. 258/87, as amended;
- (k) an original of the opinion from the Ministry of the Attorney General for British Columbia that the Guarantee referred to in Section 3(i) above has been duly authorized, executed and delivered by the Minister of Finance and is enforceable in accordance with its terms, such opinion to be in a form acceptable to Project Co and its counsel, acting reasonably and to be addressed, among others, to the Agent and the Senior Lenders;
- (l) an original copy of the approval from or on behalf of the Minister of Health Services pursuant to Section 48(1)(a) and 49(1) of the *Hospital Act*;
- (m) a copy of an insurance binder for all policies required to be taken out by the Authority for the Construction Period in accordance with this Agreement;
- (n) an original of the opinion from counsel to the Authority that the Authority exists, has the power and capacity to enter into this Agreement, the Lenders' Remedies Agreement, the Independent Certifier Agreement, the Design-Builder Collateral Agreement and the Service Provider Collateral Agreement, and that such documents have been duly authorized, executed and delivered by the Authority, create valid and binding obligations, and are enforceable against the Authority in accordance with their terms, in a form acceptable to Project Co and its counsel, acting reasonably, and including originals of relevant certificates and other documents relied upon by the Authority's counsel; and
- (o) such other documents as the parties may agree, each acting reasonably.