

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:)
)
MIDWEST CHRISTIAN VILLAGES,) Chapter 11
INC., *et al.*,) Case No. 24-42473-659
) Jointly Administered
Debtors.)
) Related Docket Nos. 13, 90, 102, 159 and
) 482

**ORDER (I) APPROVING THE ASSET PURCHASE AGREEMENT
BETWEEN THE DEBTORS AND THE SUCCESSFUL BIDDER;
(II) AUTHORIZING THE SALE OF SUBSTANTIALLY ALL OF THE
ASSETS OF HOOSIER CHRISTIAN VILLAGE, INC.; AND (III) GRANTING
RELATED RELIEF**

Upon the motion [Docket No. 13] (the “Motion”) of the above-captioned debtors and debtors-in-possession (the “Debtors”), pursuant to §§ 105, 363 and 365 of title 11 of the United States Code (the “Bankruptcy Code”), Rules 2002, 6004, 6006 and 9007 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), for entry of an order (i) authorizing and approving, among other things, the sale (the “Sale”) of certain of the identified Debtors’ assets free and clear of all liens, claims, interests and encumbrances (collectively, the “Claims and Encumbrances”), other than those liabilities expressly assumed under the APA (as defined below); (ii) authorizing the assumption and assignment of certain executory contracts and unexpired leases; and (iii) granting related relief; and the Court having entered the (x) *Interim Order Granting Motion for the Entry of: (A) an Order: (1) Approving Auction Sale Format and Bidding Procedures; (2) Approving Process for Discretionary Selection of Stalking Horse Bidder and Bid Protections; (3) Approving Notices to be Provided to Interested Parties; (4) Scheduling a Court Hearing to Consider Approval of the Sale to the Highest and Best Bidder; and (5) Approving Procedures related to the Assumption of Certain Executory Contracts and Unexpired Leases; and*



(B) an Order Authorizing the Sale of Property Free and Clear of All Claims, Liens and Encumbrances [Docket No. 102] (the “Interim Bid Procedures Order”), and (y) *Final Order Granting Motion for Entry of: (A) An Order: (1) Approving Auction Sale Format and Bidding Procedures; (2) Approving Process for Discretionary Selection of Stalking Horse Bidder and Bid Protections; (3) Approving Notices to be Provided to Interested Parties; (4) Scheduling a Court Hearing to Consider Approval of the Sale to the Highest and Best Bidder; and (5) Approving Procedures Related to the Assumption of Certain Executory Contracts and Unexpired Leases; and (B) An Order Authorizing the Sale of Property Free and Clear of All Claims, Liens and Encumbrances* [Docket No. 159] (the “Final Bid Procedures Order,” together with the Interim Bid Procedures Order, the “Bid Procedures Order”); and the Debtors having conducted a marketing process in compliance with the Bid Procedures Order and entering into that certain Asset Purchase Agreement (the “APA”)¹ with CarDon Real Estate Investment Company, LLC (the “Successful Bidder” or “Buyer”), pursuant to which the Successful Bidder has agreed to, among other things, purchase substantially all of the assets of Debtor Hoosier Christian Village, Inc. (the “Assets”) for a purchase price of \$19,350,000, plus Assumed Liabilities and Cure Costs, if any, as set forth in the APA; and the Debtors having determined that the Successful Bidder has submitted the highest and best bid for the Assets; and the Court having conducted a hearing to approve the sale to the Successful Bidder upon the terms and conditions set forth in the APA on November 22, 2024 (the “Sale Hearing”) at which time all interested parties were offered an opportunity to be heard; and all parties in interest having been heard, or having had the opportunity to be heard, regarding entry of this Order (the “Sale Order”) and approval of the Sale and APA; and the Court having found

¹ Capitalized terms not otherwise defined in this Sale Order shall have the meanings ascribed to them in the APA, the Motion, or the Cure Notice, as applicable.

the filing of the *Memorandum of Order Authorizing Sale Free and Clear of All Liens, Claims, and Encumbrances* (the “Memorandum of Sale Order”), substantially in the form attached hereto as **Exhibit 2**, with the appropriate clerk or recorder is proper; and it appearing that due and appropriate notice of the Motion, the Bid Procedures Order, the Bid and Sale Procedures, the Auction, the Sale, the Assumption and Assignment Procedures, and the Sale Hearing having been given; and it appearing that no other notice of the relief granted by this Sale Order need be given; and this Court being fully advised in the premises; this Court, based upon the arguments, testimony and evidence presented to it, hereby makes the following findings of fact and conclusions of law:²

A. This Court has jurisdiction to hear and determine the Motion and to grant the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334. Venue of these Bankruptcy Cases and the Motion in this district is proper under 28 U.S.C. §§ 1408 and 1409.

B. This Sale Order constitutes a final and appealable order within the meaning of 28 U.S.C. § 158(a). To any extent necessary under Bankruptcy Rule 9014 and Rule 54(b) of the Federal Rules of Civil Procedure as made applicable by Bankruptcy Rule 7054, this Court expressly finds that there is no just reason for delay in the implementation of this Sale Order, and expressly directs entry of judgment as set forth herein.

C. This proceeding is a “core proceeding” within the meaning of 28 U.S.C. § 157(b)(2)(A), (N) and (O).

D. The statutory predicates for the Motion are §§ 105, 363 and 365 of the Bankruptcy Code and Bankruptcy Rules 2002, 6004, 6006 and 9007.

² Findings of fact shall be construed as conclusions of law, and conclusions of law shall be construed as findings of fact when appropriate. *See* Fed. R. Bankr. P. 7052.

E. As evidenced by the affidavits of service filed with the Court, and based upon the representations of counsel at the Sale Hearing: (i) proper, timely and adequate notice of the Motion, the Bid Procedures Order, the Sale Hearing, the Sale, the Auction and the Assumption and Assignment Procedures has been provided in accordance with Bankruptcy Rules 2002, 6004, and 9007; (ii) such notice was good, sufficient and appropriate under the circumstances; and (iii) no other or further notice of the Motion, the Bid Procedures Order, the Sale Hearing, the Auction, the Assumption and Assignment Procedures or the Bid and Sale Procedures is necessary or shall be required.

F. A reasonable opportunity to object or be heard with respect to the Motion and the Sale has been afforded to all interested persons and entities, including, without limitation: (i) the Office of the United States Trustee; (ii) counsel for the Committee; (iii) UMB Bank, N.A., in its capacity as bond trustee (the “Bond Trustee”), (iv) Lument Real Estate Capital, LLC (“Lument”), f/k/a Lancaster Pollard Mortgage Company, (v) the United States Department of Housing and Urban Development (including the U.S. Department of Justice in its capacity as counsel) (“HUD” and together with Lument, the “HUD Related Parties”), (vi) all entities known by the Debtors to have expressed an interest in acquiring the Assets since the Petition Date; and (vii) all other parties who filed requests for notice under Bankruptcy Rule 2002. The Debtors also gave due and proper notice of the Sale and assumption and assignment of each of the executory contracts listed on the *Amended Notice to Counterparties to Executory Contracts and Unexpired Leases of the Debtors that May be Assumed and Assigned in Connection with Sale* [Docket No. 369] (the “Cure Notice”) to each non-Debtor party to such contracts.

G. Notice, as specified in the preceding paragraphs and as evidenced by the affidavits of service filed with the Court, has been provided in the form and manner specified in the Motion

and required by the Bid Procedures Order, and the Court finds that the notice is adequate and sufficient in all respects to bind all creditors and parties in interest in this Chapter 11 Case.

H. The process for the sale of the Assets was conducted in accordance with the Bid Procedures Order and in a non-collusive, fair, and good faith manner.

I. A reasonable opportunity has been given to any interested party to make a higher or better offer for the Assets.

J. The Successful Bidder is purchasing the Assets in good faith and is a good faith purchaser within the meaning of § 363(m) of the Bankruptcy Code, and is therefore entitled to the protection of that provision.

K. The APA attached hereto as **Exhibit 1** was negotiated, proposed, and entered into by the Debtors and the Successful Bidder without collusion, in good faith, and from arms-length bargaining positions. Neither the Debtors, nor the Successful Bidder, has engaged in any conduct that would cause or permit the Sale or any part of the transactions contemplated by the APA to be avoidable under § 363(n) of the Bankruptcy Code.

L. As demonstrated by (i) the declaration and other evidence proffered at the Sale Hearing; and (ii) the representations of counsel made on the record at the Sale Hearing, the Debtors afforded interested potential purchasers a full and fair opportunity to qualify as Qualified Bidders under the Bid Procedures and to submit an offer for the Assets.

M. The Successful Bidder is not an “insider” of the Debtors as that term is defined in § 101(31) of the Bankruptcy Code.

N. The consideration provided by the Successful Bidder for the Assets pursuant to the APA: (i) is fair and reasonable; (ii) is the highest and best offer for the Assets; (iii) will provide a greater recovery for all of the Debtors’ stakeholders than would be provided by any other practical

available alternative; and (iv) constitutes reasonably equivalent value and fair consideration under the Bankruptcy Code, the Uniform Fraudulent Transfer Act or the Uniform Voidable Transactions Act, as applicable, and all other applicable laws.

O. The Debtors have demonstrated a sufficient basis and compelling circumstances requiring the Debtors to enter into the APA and sell the Assets under § 363 of the Bankruptcy Code, and such actions are appropriate exercises of the Debtors' business judgment and are in the best interests of the Debtors, their estates and their creditors.

P. The marketing and bidding processes implemented by the Debtors and their advisors, as set forth in the Motion, were fair, proper, and reasonably calculated to result in the best value received for the Assets.

Q. The Debtors have full authority and power to execute and deliver the APA, related agreements, and all other documents contemplated by the APA, to perform their obligations therein, and to consummate the Sale. No additional consents or approvals, other than those provided in the APA, are necessary or required for the Debtors to enter into the APA, perform their obligations therein, and consummate the Sale.

R. The Successful Bidder would not have entered into the APA and would not consummate the transactions thereby, thus adversely affecting the Debtors and their residents, estate and creditors, if the Assets were not sold to it free and clear of all Claims and Encumbrances, except those expressly assumed by the Successful Bidder. A sale of the Assets other than one free and clear of all such Claims and Encumbrances would adversely impact the Debtors' estates, residents and creditors, and would yield substantially less value to the Debtors' estates.

S. The provisions of § 363(f) of the Bankruptcy Code have been satisfied pursuant to the terms of this Sale Order.

T. The Bond Trustee and the DIP Lender have consented to the sale of the Assets pursuant to the APA free and clear of Claims and Encumbrances, including any Claims and Encumbrances of the Bond Trustee or the DIP Lender against the Assets, pursuant to the terms of this Sale Order.

U. Subject to the right of parties to object pursuant to the terms of this Sale Order, the Debtors may assume each contract and lease listed on the applicable schedule of the APA, as such Schedules may be amended pursuant to the APA and this Sale Order (the “Assigned Executory Contracts”), and assign each of them to the Successful Bidder pursuant to §§ 363 and 365 of the Bankruptcy Code and this Sale Order notwithstanding any anti-assignment clause or other provision in the Assigned Executory Contracts, as provided by § 365(f) of the Bankruptcy Code.

V. The counterparties to the agreements that were not listed on the Cure Notice shall be provided notice of the assumption and assignment of the Assigned Executory Contracts and the proposed cure amounts in connection therewith, if any, pursuant to the procedures set forth in the Bid Procedures Order.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED, EFFECTIVE IMMEDIATELY, AS FOLLOWS:

1. The relief requested in the Motion is **GRANTED** and **APPROVED** in all respects. The Debtors’ entry into the APA and the Sale is hereby **GRANTED** and **APPROVED** in all respects. The terms and conditions of the APA are hereby **GRANTED** and **APPROVED** in all respects.

2. All objections to the relief sought in the Motion that have not been previously resolved or withdrawn are hereby overruled on their merits and with prejudice; *provided, however*, that any Assumption Objections and Assignment Objections not timely heard or dealt with at the

Sale Hearing based upon the Bid Procedures Order filed in connection with the Assigned Executory Contracts shall be determined in accordance with the Bid Procedures Order.

3. The Debtors are authorized and directed to take any and all actions necessary or appropriate to (i) consummate the Sale in accordance with the Motion, the APA and this Sale Order, and (ii) perform, consummate, implement and close fully the Sale, together with all additional instruments and documents that may be reasonably necessary or desirable to implement the APA, including filing the Memorandum of Sale Order substantially in the form attached hereto as **Exhibit 2** with the appropriate clerk or recorder. After the date of entry of this Sale Order, the Debtors and the Successful Bidder may, after notice to (a) the Bond Trustee, (b) the Committee, (c) the United States (with respect to any Federal Interest (as defined herein)), and (d) Lument, enter into any amendment, supplement, or modification to the APA that is not material or is not adverse to the Debtors' estates, the Bond Trustee, any Federal Interests (as to the United States), or Lument without the need of further notice, hearing or Court order.

4. Those holders of Claims and Encumbrances and other non-Debtor parties who did not object, or who withdrew their objections prior to entry of this Sale Order are deemed to have consented to this Sale Order, the Sale and the APA pursuant to § 363(f)(2) of the Bankruptcy Code and are enjoined from taking any action against the Successful Bidder, its affiliates, or any agent of the foregoing to recover any claim which such person or entity has against the Debtor. Those holders of Claims and Encumbrances and other non-Debtor parties who did object, if any, fall within one or more of the other subsections of § 363(f) of the Bankruptcy Code and are adequately protected by having their Claims and Encumbrances, if any, attach to the proceeds of the Sale ultimately attributable to the property against or in which they assert a Claim and Encumbrance with the same validity and priority that existed immediately prior to consummation of the Sale.

Sale and Transfer of the Assets

5. The APA, related transaction documents, all transactions contemplated thereby and all of the terms and conditions thereof are hereby **APPROVED**.

6. Upon closing of the Sale with the Successful Bidder (the "Closing"), the Assets transferred, sold, and delivered to the Successful Bidder pursuant to the APA shall be free and clear of all Claims and Encumbrances of any person or entity, except those Claims and Encumbrances expressly assumed by the Successful Bidder, with all such Claims and Encumbrances attaching automatically to the proceeds of the Sale in the same manner, validity and priority that they attached to the Assets prior to the Closing. The transfer of the Assets to the Successful Bidder constitutes a legal, valid, and effective transfer of the Assets and shall vest the Successful Bidder with all right, title, and interest in and to the Assets described in the APA.

7. Upon Closing, this Sale Order shall be construed as, and shall constitute for any and all purposes, a full and complete general assignment, conveyance and transfer of the Assets pursuant to the terms of the APA.

8. Notwithstanding anything in this Sale Order or the APA to the contrary, the Assets sold to the Successful Bidder pursuant to the APA and this Sale Order shall not include any charitable funds held by or on behalf of the Debtors.

9. Upon Closing, except as permitted by the APA or this Sale Order, all persons and entities, including, but not limited to, the Debtors and their creditors, residents, employees, former employees and shareholders, administrative agencies, tax and regulatory authorities, governmental departments, secretaries of state, federal, state and local officials, and their respective successors or assigns, including, but not limited to, persons asserting any Claims and Encumbrances against the Assets (except with respect to any Claims or Encumbrances that have been assumed pursuant to the APA or this Sale Order), shall be permanently and forever barred, restrained and enjoined

from commencing or continuing in any manner any action or other proceeding of any kind against the Assets or the Successful Bidder (or its members, representatives, or affiliates) as alleged successor or otherwise, with respect to (i) any Claims and Encumbrances on or in respect of the Assets, and (ii) recovering from any claim which such person or entity had solely against the Debtors or any of the Debtors' subsidiaries, affiliates, directors, officers, agents, representatives, employees, investors, owners, shareholders, partners, or joint venturers.

10. The terms and provisions of this Sale Order shall be binding in all respects upon all entities, including, but not limited to the Debtors, the Successful Bidder, creditors, residents, employees, former employees and shareholders, administrative agencies, governmental departments, secretaries of state, federal, state and local officials and their respective successors or assigns, including, but not limited to, persons asserting any Claim and Encumbrance against or interest in the Debtors' estates or the Assets, including any subsequent appointment of a trustee or other fiduciary under any section of the Bankruptcy Code.

11. Upon Closing, except to the extent such liability is expressly assumed by the Successful Bidder under the APA or this Sale Order, all entities holding a Claim and Encumbrance of any kind and nature against the Assets hereby are barred from asserting such Claim and Encumbrance against the Successful Bidder and/or the Assets and, effective upon the transfer of the Assets to the Successful Bidder upon Closing, the Claims and Encumbrances shall attach to the proceeds of the Sale with the same force, validity, priority, and effect, if any, as against the Assets.

12. This Sale Order (i) is and shall be effective as a determination that, upon Closing, all Claims and Encumbrances existing as to the Assets conveyed to the Successful Bidder have been and hereby are adjudged to be unconditionally released, discharged, and terminated, with all

such Claims and Encumbrances attaching automatically to the proceeds in the same manner, extent, validity, and priority as they existed at Closing, and (ii) shall be binding upon and govern the acts of all entities, including all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies or units, governmental departments or units, secretaries of state, federal, state and local officials, and all other persons and entities who may be required by operation of law, the duties of their office, or contract, to accept, file, register or otherwise record or release any documents or instruments, or who may be required to report or insure any title or state of title in or to any of the Assets conveyed to the Successful Bidder. All Claims and Encumbrances of record as of the date of this Sale Order shall be removed and stricken as against the Assets in accordance with the foregoing. All entities are authorized and specifically directed to strike all such recorded Claims and Encumbrances against the Assets from their records, official or otherwise.

13. If any person or entity which has filed financing statements, mortgage, lis pendens or other documents or agreements evidencing Claims and Encumbrances on the Assets shall not have delivered to the Debtor prior to Closing, in proper form for filing and executed by the appropriate parties, termination statements, instruments of satisfaction, releases of liens and easements and any other documents necessary for the purpose of documenting the release of all Claims and Encumbrances which the person or entity has or may assert with respect to the Assets, the Debtors are hereby authorized and directed upon Closing, and the Successful Bidder is hereby authorized upon Closing, to execute and file such statements, instruments, releases and other documents on behalf of such person or entity with respect to the Assets. Upon Closing of the Sale, each of the Debtors' creditors is authorized and directed to execute such documents and take all

such actions as may be necessary to release their respective Claims and Encumbrances against the Assets.

14. Upon a Closing, the Successful Bidder shall not be deemed to be (i) a successor to the Debtors, (ii) party to a *de facto* merger of the Successful Bidder and the Debtors or (iii) a mere continuation of the Debtors. Without limiting the generality of the foregoing, and except as specifically provided in the APA or as provided in this Sale Order, the Successful Bidder shall not be liable for any claims against the Debtors or any of its predecessors or affiliates, other than as expressly provided for in such APA or this Sale Order. Further, except as expressly provided in the APA or this Sale Order, the Successful Bidder is not assuming nor shall it in any way be liable or responsible, as successor or otherwise, for any claims, debts, obligations, Claims or Encumbrances of the Debtors or their estates of any kind or character in any way whatsoever relating to or arising from the Assets or the Debtors' operation or use of the Assets prior to the Closing, whether known or unknown as of the Closing, now existing or hereafter arising, whether fixed or contingent, under the laws of the United States, any state, territory, or possession of the United States, the District of Columbia or any other country or foreign jurisdiction, including but not limited to the following: (i) any labor or employment Agreements; (b) any mortgages, deeds of trust, and security interests; (ii) any pension, welfare, compensation, or other employee benefit plans, Agreements, practices, and programs, including, without limitation, any pension plan of the Debtors; (iii) any other employee, worker's compensation, occupational disease, or unemployment or temporary disability related claim, including, without limitation, claims that might otherwise arise under or pursuant to (a) the Employee Retirement Income Security Act, as amended, (b) the Fair Labor Standards Act, (c) Title VII of the Civil Rights Act of 1964, (d) the Federal Rehabilitation Act of 1973, (v) the National Labor Relations Act, (e) the WARN Act, (f) the Age

Discrimination in Employment Act, as amended, (g) the Americans with Disabilities Act, (h) the Family Medical Leave Act, (i) the Labor Management Relations Act, (j) the Multiemployer Pension Protection Act, (k) the Pension Protection Act, (l) the Consolidated Omnibus Budget Reconciliation Act of 1985, (m) the Comprehensive Environmental Response Compensation and Liability Act, (n) state discrimination laws, (o) state unemployment compensation laws or any other similar state laws, or (p) any other state or federal benefits or claims relating to any employment with the Debtors or any of its respective predecessors; (iv) any bulk sales or similar law; (v) any tax statutes or ordinances, including, without limitation, the Internal Revenue Code of 1986, as amended, or any state or local tax laws; (vi) any escheat or unclaimed property laws; (vii) to the extent not included in the foregoing, any of the Excluded Liabilities under the Agreement; and (viii) any theories of successor or transferee liability.

15. Successful Bidder stipulates and agrees that Successful Bidder, no designee thereof, nor any intended operator of the Facilities or any Affiliate or “insider” of the foregoing (with “insider” having the meaning given to it in Section 101 of the Bankruptcy Code with “Successful Bidder” being substituted for “debtor” as used therein) (i) have filed or emerged from bankruptcy within the last 5 years; (ii) have a history of not paying creditors in a timely manner; (iii) are insufficiently capitalized; (iv) have any delinquent federal debt that has not been resolved, including through an agreed upon repayment plan, (v) have any judgments against them or their principals that could significantly impact upon the financial position of the individual/firm or corporation or result in a determination that the individual, firm or corporation is an unacceptable credit risk; and (vi) are insolvent or subject to any pending bankruptcy or insolvency proceeding.

Sale Proceeds

16. Except for the payments made on account of Cure Amounts (as defined below), and all of the amounts needed to satisfy obligations of the Debtors and the Successful Bidder (the

“Assumption Obligations”), the cash portion of the Purchase Price (including the release of the Escrow Deposit) received by the Debtors at Closing of a sale of the Assets to Successful Bidder (collectively, the “Net Cash Proceeds”) and the amounts on deposit in all segregated cash accounts associated with the Assets (including any reserves that have not been transferred as part of the assumption) and the amount reserved for Smart-Fill pursuant to Paragraph 43 of this Order, at such Closing shall be paid directly to UMB Bank, N.A. (“UMB”), in its capacity as DIP Lender and Bond Trustee, and the Debtors are authorized and directed to pay such amounts directly to the UMB in an amount up to the amount of outstanding prepetition and postpetition obligations of the Debtors to the DIP Lender and the Bond Trustee for indefeasible application by the DIP Lender or the Bond Trustee, as applicable, to all such outstanding obligations. The Debtors and UMB shall negotiate a winddown budget prior to the closing of the Sale.

Assumption and Assignment of Assigned Executory Contracts

17. Notwithstanding any provisions in the APA to the contrary, the Successful Bidder may add or remove executory contracts and unexpired leases to the list of Assigned Executory Contracts until the date that is 15 business days prior to closing of the Sale.

18. If, as to any Assigned Executory Contract, a counterparty does not assert an objection (an “Assumption Objection”) in accordance with the Cure Notice procedures by the objection deadline (the “Objection Deadline”), such Assigned Executory Contract shall be deemed assumed by the Debtors and assigned to the Successful Bidder pursuant to § 365 of the Bankruptcy Code without further order of the Court, effective as of the later of (i) the Objection Deadline; (ii) payment of the applicable cure amount, if any; and (iii) the date the Sale closes (the “Closing Date”). If, however, an Assumption Objection is received by the Objection Deadline, and the Debtors and/or the Successful Bidder is unable to resolve such Assumption Objection consensually, the proposed assumption and assignment which is the subject of the Assumption

Objection shall be subject to further order of the Court, and the Debtors and/or the Successful Bidder shall promptly schedule a hearing to consider the Assumption Objection.

19. The Debtors have demonstrated that assuming and assigning the Assigned Executory Contracts in connection with the Sale is an exercise of their sound business judgment, and that such assumption and assignment is in the best interests of the Debtors' estates. Pursuant to the Assumption and Assignment Procedures, the Debtors will cure, or will provide adequate assurance of cure of, any defaults existing prior to the Closing Date, which is the effective date of the assumption of the Assigned Executory Contracts, and will provide for compensation or adequate assurance of compensation to any non-Debtor party to such contracts for any of their actual pecuniary losses resulting from any default arising prior to the Closing Date under the Assigned Executory Contracts, within the meaning of §363(b)(1)(B) of the Bankruptcy Code (collectively, the "Cure Amounts"). Pursuant to the APA, all Cure Amounts shall be funded by the Successful Bidder to the Debtor.

20. Subject to Paragraph 18 and payment of the Cure Amounts (which amounts may be satisfied or waived in part or whole according to any separate agreements with any non-Debtor party thereto), each Assigned Executory Contract will be in full force and effect and enforceable by the Successful Bidder against any non-Debtor party thereto in accordance with its terms upon the Closing of the Sale. The Debtors shall be relieved from any further liability with respect to the Assigned Executory Contracts after such assignment to and assumption by the Successful Bidder.

21. Unless otherwise agreed by any party potentially entitled to a Cure Amount, on the Closing Date or such other date as determined by the Court, the Debtor will pay in full all Cure Amounts in respect of all undisputed cure claims and all Cure Amounts that have been determined by this Court or resolved by agreement. Any agreements regarding Cure Amounts shall be binding

as if and have the same effect as if the Court had made a final determination of such Cure Amounts pursuant to this Sale Order and the motion or notice filed by the Debtor regarding assumption and assignment of such Assigned Executory Contracts.

22. Subject to Paragraph 18, except for the obligation to pay the Cure Amounts, each non-Debtor party to an Assigned Executory Contract hereby is forever barred, estopped, and permanently enjoined from asserting against the Debtors or the Successful Bidder, or the property of any of them, any default existing as of the date of the Sale Hearing, whether declared or known or unknown.

23. Any provisions in any Assigned Executory Contracts that prohibit or condition the assignment of any Assigned Executory Contracts or allow the non-Debtor party to such Assigned Executory Contract to terminate, recapture, impose any penalty, condition a renewal or extension, or modify or limit any term or condition upon the assignment of such Assigned Executory Contract, constitutes unenforceable anti-assignment provisions that are void and of no force and effect. Subject to Paragraph 18, all other requirements and conditions under §§ 363 and 365 of the Bankruptcy Code for the assumption by the Debtors and assignment to the Successful Bidder of the Assigned Executory Contracts have been satisfied.

24. Subject to Paragraph 18, the Successful Bidder has provided adequate assurance of its future performance under the Assigned Executory Contracts within the meaning of § 365(b)(1)(C) and (f)(2)(B) of the Bankruptcy Code.

25. Assumption of the Assigned Executory Contracts shall include any ancillary or related agreements, or rights appurtenant thereto, pursuant to which the Debtors have rights or licenses granted in connection with or under the Assigned Executory Contracts, so long as such ancillary or related agreements do not create additional obligations of the Debtors or Successful

Bidder beyond those set out in the Assigned Executory Contracts (unless Successful Bidder subsequently agrees to such obligations).

26. The Debtors and the Successful Bidder shall jointly file and serve a Notice of Closing and Schedule of Assigned Executory Contracts (the “Closing Notice”) within two (2) business days following the Closing, and service of such Closing Notice by CM/ECF shall be deemed sufficient in all regards. No assumption and assignment of any Assigned Executory Contract shall be binding on the Debtors and the Successful Bidder until the Closing of the APA pursuant to this Sale Order.

Additional Provisions

27. The provisions of this Sale Order and the APA and any actions taken pursuant hereto or thereto shall survive entry of any order which may be entered (i) confirming or consummating any plan of reorganization or liquidation of the Debtors; (ii) converting the Debtors’ Bankruptcy Cases from chapter 11 to chapter 7; (iii) dismissing the Debtors’ Bankruptcy Cases; or (iv) appointing a chapter 11 trustee or examiner, and the terms and provisions of the APA as well as the rights and interests granted pursuant to this Sale Order and the APA shall continue in these chapter 11 cases or any superseding case and shall be binding upon the Debtors, the Successful Bidder and their respective successors and permitted assigns. The post-closing obligations under the APA shall be unaffected and fully preserved, so that any successor, liquidating trust, chapter 7 trustee, or the like shall be obligated and required to comply with all post-Closing duties, including without limitation any further assurances, regardless of the status of these chapter 11 cases, without cost to, or the necessity of a motion or administrative claim from, the Successful Bidder.

28. Each and every federal, state, and governmental agency or department and any other person or entity is hereby directed to accept any and all documents and instruments necessary

and appropriate to consummate the transactions contemplated by the APA. A certified copy of **Exhibit 2** may be filed with the appropriate clerk or recorded with the recorder of any state, county, or local authority to act to cancel any of the Claims, Encumbrances, and Interests, and any other encumbrances of record, except the Assumed Liabilities.

29. Nothing contained in any order of any type or kind entered in these chapter 11 cases or any related proceeding subsequent to entry of this Sale Order, nor in any chapter 11 plan confirmed in these chapter 11 cases, shall conflict with or derogate from the provisions of the APA or the terms of this Sale Order, which shall be expressly preserved under the terms of such plan. To the extent, if any, anything contained in this Sale Order conflicts with a provision in the APA, the APA shall govern and control.

30. The Successful Bidder is purchasing the Assets in good faith and is a good faith purchaser within the meaning of § 363(m) of the Bankruptcy Code, and is therefore entitled to the protection of that provision. The consideration provided by the Successful Bidder for the Assets is fair and reasonable, and the Sale may not be avoided under § 363(n) of the Bankruptcy Code.

31. This Court retains jurisdiction, even after conversion of these chapter 11 cases to cases under chapter 7, to: (i) interpret, implement and enforce the terms and provisions of this Sale Order (including any injunctive relief provided in this Sale Order) and the terms of the APA, all amendments thereto and any waivers and consents thereunder and of each of the agreements executed in connection therewith; (ii) protect the Successful Bidder and the Assets from and against any of the Claims and Encumbrances, other than those expressly assumed by the Successful Bidder; (iii) resolve any disputes arising under or related to the APA or the Sale; (iv) adjudicate all issues concerning (alleged) pre-Closing Claims and Encumbrances and any other (alleged) interest(s) in and to the Assets, including the extent, validity, enforceability, priority and nature of

all such (alleged) Claims and Claims and Encumbrances and any other (alleged) interest(s); (v) adjudicate any disputes related to the Assigned Executory Contracts between the Debtors and the Successful Bidder or the Debtors and a counterparty to the Assigned Executory Contracts; and (vi) adjudicate any and all issues and/or disputes relating to the Debtors' right, title or interest in the Assets, the Motion, the APA and/or the Wind-Down Reserve.

32. From and after the date hereof, the Debtors and the Successful Bidder shall act in accordance with the terms of the APA.

33. This Sale Order shall be binding in all respects upon all creditors (whether known or unknown) of the Debtor, all successors and assigns of the Successful Bidder, the Debtors and their affiliates and subsidiaries, the Assets, and any subsequent trustees appointed in these chapter 11 cases or upon (i) a conversion of these chapter 11 cases to cases under chapter 7 or (ii) dismissal of these chapter 11 cases.

34. The failure specifically to include any particular provisions of the APA in this Sale Order shall not diminish or impair the efficacy of such provisions, it being the intent of the Court that the APA with the Successful Bidder and each and every provision, term and condition thereof be, and therefore is, authorized and approved in its entirety.

35. The provisions of this Sale Order are nonseverable and mutually dependent.

36. The automatic stay of § 362(a) of the Bankruptcy Code shall not apply to and otherwise shall not prevent the exercise or performance by any party of its rights or obligations under the APA with the Successful Bidder, including, without limitation, with respect to any cash held in escrow pursuant to the provisions thereof.

37. As to the United States, notwithstanding any provision to the contrary in this Sale Order, the APA, or any other document related to the transactions contemplated by the APA,

nothing shall: (1) release, nullify, preclude or enjoin the enforcement of any police or regulatory power or any liability that the Successful Bidder or any other entity would be subject to as the owner, lessor, lessee or operator of property that such entity owns, operates or leases after the date of entry of this Sale Order; (2) affect the setoff or recoupment rights of the United States; (3) confer exclusive jurisdiction to this Court except to the extent set forth in 28 U.S.C. § 1334 (as limited by any other provisions of the United States Code); (4) authorize the assumption, assignment, sale or other transfer of any federal (a) grants, (b) grant funds, (c) contracts, (d) agreements, (e) awards, (f) task orders, (g) property, (h) intellectual property, (i) patents, (j) leases, (k) certifications, (l) applications, (m) registrations, (n) billing numbers, (o) national provider identifiers, (p) provider transaction access numbers, (q) licenses, (r) permits, (s) covenants, (t) inventory, (u) guarantees, (v) indemnifications, (w) data, (x) records, or (y) any other interests belonging to the United States (collectively, “Federal Interests”) without compliance with all terms of the Federal Interests and with all applicable non-bankruptcy law; (5) be interpreted to set cure amounts or to require the United States to novate, approve or otherwise consent to the sale, assumption, assignment or other transfer of any Federal Interests; (6) waive, alter or otherwise limit the United States’ property rights; or (7) expand the scope of 11 U.S.C. § 525.

38. Notwithstanding anything to the contrary in the Sale Motion, the APA, or this Sale Order, with respect to any Medicare Part A provider agreements to be included in the Sale (the “Assumed Provider Agreements”), the Debtors shall assume and assign to the Successful Bidder (in such capacity, the “Assignee”) and the Assignees shall accept assignment of the Assumed Provider Agreements as if such Assumed Provider Agreements are executory contracts being assumed and assigned pursuant to § 365 of the Bankruptcy Code, subject to regulatory approval pursuant to applicable non-bankruptcy law, including Title XVIII of the Social Security Act, 42

U.S.C. §§ 1395–1395 et. seq., all applicable Medicare regulations, and Medicare policies and procedures (together, “Medicare Program Law”).

39. In accordance with the Medicare Program Law, including 42 C.F.R. § 489.18, successor liability attaches to any claim arising under the Assumed Provider Agreements, and payments to the Assignees (or any future assignee under the provisions of Medicare Law) will be adjusted in accordance with 42 U.S.C. § 1395g(a) to account for prior overpayments and underpayments which may be determined in the future. Further, all setoff and recoupment rights under Medicare Program Law relating to the Assumed Provider Agreements are reserved. Nothing in this Sale Order, the APA, or any other documents relating to the Sale shall affect any liabilities under any Assumed Provider Agreements.

40. Nothing in this Sale Order, the APA, or any other document related to the Sale shall limit, modify, or in any way affect the authority of the United States Secretary (the “Secretary”) of the United States Department of Health and Human Services to regulate the enrollment or participation of Assignee or any other entity as a Medicare provider or the right and authority of the Secretary, the Centers for Medicare & Medicaid Services (“CMS”) or its contractors to review, approve, deny, or pay Medicare claims in the ordinary course of business in accordance with Medicare Program Law.

41. In the event of an inconsistency or conflict between any provision of the APA or any other document related to a transaction contemplated by the APA and this Sale Order, as to the United States, Paragraphs 38 to 40 of this Sale Order and federal law shall govern.

42. Nothing in this Sale Order, the APA, or any other document related to the Sale shall limit, modify, or in any way affect the regulatory authority of the United States Secretary of the United States Department of Housing and Urban Development with respect to a project insured


under Section 232 of the National Housing Act, including as to any transfer of physical assets, change of ownership (COO), change of operator (CHOP), or any use of a management agent, whether on an interim or final basis.

43. Upon a Closing, the Debtors shall holdback and retain from the proceeds of the sale of any assets to which any liens of Smart-Fill Management Group, Inc. (“Smart-Fill”) attach the Smart-Fill Holdback (as defined below) with regard to any adequate protection claims of Smart-Fill as referenced in Paragraph 23 of the *Supplemental Final Order (1) Authorizing Debtors in Possession to Obtain Post-Petition Financing; (2) Authorizing Debtors in Possession to Use Cash Collateral; (3) Providing Adequate Protection; and (4) Granting Liens, Security Interests and Superpriority Claims* (Docket No 377) (the “Supplemental DIP Order”). The Smart-Fill Holdback for all of the sale orders shall be equal to a sum not to exceed the lesser of a) \$475,745.91, b) the amount that Smart-Fill, UMB and the Debtors agree, or c) the amount the Court determines with regard to amounts due, if any, for Smart-Fill’s adequate protection claim as described in the Supplemental DIP Order. The DIP Lender and the Bond Trustee shall retain their claims and liens against such Smart-Fill Holdback. Smart-Fill, Debtors, the DIP Lender, Bond Trustee and the Committee shall reserve all of their respective rights, remedies and defenses with regard to the claims of Smart-Fill, including claims arising from the failure of adequate protection and the priority or timing of any payment of the Smart-Fill claims.

44. The Bankruptcy Clerk is hereby authorized and instructed to issue a separate certified copy of just **Exhibit No. 2**, without the cover sheet for **Exhibit No. 2**, to any party so requesting the same for purposes of recordation of **Exhibit No. 2**.

45. This Sale Order shall take effect immediately and shall not be stayed pursuant to Bankruptcy Rules 6004(g), 6004(h), 6006(d), 7062, or otherwise.

Not later than two (2) business days after the date of this Order, the Debtors shall serve a copy of the Order and shall file a certificate of service no later than twenty-four (24) hours after service.


KATHY A. SURRATT-STATES
U.S. Bankruptcy Judge

DATED: November 27, 2024
St. Louis, Missouri
jjh

Proposed Order submitted by:

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Co-Counsel to the Debtors and Debtors-in-Possession

EXHIBIT 1

APA WITH SUCCESSFUL BIDDER

ASSET PURCHASE AGREEMENT

by and among

Hoosier Christian Village, Inc.,

and

Christian Homes, Inc.

as Sellers

and

CarDon Real Estate Investment Company LLC, as Buyer

dated as of November 14, 2024

EXHIBITS LIST

Exhibit 3.02(a) - Bill Of Sale Of Personal Property

Exhibit 3.02(b) - Assignment and Assumption Agreement

Exhibit 3.02(c) - Form of Quit Claim Deed

Exhibit 7.01(b) – Form of Sale Order

DISCLOSURE SCHEDULES

Schedule 1 to Asset Purchase Agreement – Facility to be Purchased

Schedule 2.01(a) to Asset Purchase Agreement - Description Of Real Property

Schedule 2.01(g) to Asset Purchase Agreement – Intellectual Property

Schedule 2.02(b) to Asset Purchase Agreement – Assumed Liabilities

Schedule 2.02(d) to Asset Purchase Agreement – Deposit Accounts

Schedule 2.03(d) to Asset Purchase Agreement – Liabilities

Schedule 2.07 to Asset Purchase Agreement – Allocation

Schedule 4.07 to Asset Purchase Agreement – Permits

Schedule 4.08 to Asset Purchase Agreement – Litigation Proceedings

Schedule 4.11 to Asset Purchase Agreement – Employee Relations

Schedule 4.12 to Asset Purchase Agreement – Insurance Policies

Schedule 4.22 to Asset Purchase Agreement – Cost Reports

Schedule 4.23 to Asset Purchase Agreement – Licensed Beds

Schedule 4.24 to Asset Purchase Agreement – Medicare and Medicaid

Schedule 6.05 to Asset Purchase Agreement – Assumed Contracts and Rejected Contracts

ASSET PURCHASE AGREEMENT

This **ASSET PURCHASE AGREEMENT** (this “**Agreement**”) is made and entered into effective as of November 14, 2024 (the “**Execution Date**”) by and between Hoosier Christian Village, Inc., an Illinois non-profit corporation, (“HCV”), and Christian Homes, Inc., an Illinois non-profit corporation (“Christian Homes” and together with HCV, the “**Sellers**” or individually, a “**Seller**”) and CarDon Real Estate Investment Company LLC, an Indiana limited liability company (or its assigns) (“**Buyer**”). Buyer and Sellers are sometimes referred to herein individually as a “**Party**” and collectively as the “**Parties**.”

RECITALS:

A. HCV owns a senior living community or other business as set forth on **Schedule 1** hereto (the “**Facility**”), and has leased the Facility and certain of the Purchased Assets to Jackson County Schneck Memorial Hospital, as the Operator.

B. Operator, as the licensed operator of the Facility, has entered into certain definitive agreements with HCV and Christian Homes, as applicable, for the management and leasing of the Facility.

C. Christian Homes is the current manager of the Facility and will join herein in order to accomplish the provisions of this Agreement.

D. On July 16, 2024 (the “**Petition Date**”), the Sellers and certain of their Affiliates each filed a voluntary petition for relief under chapter 11 of the United States Bankruptcy Code, 11 U.S.C. §§ 101 *et seq.* (the “**Bankruptcy Code**”) in the United States Bankruptcy Court for the Eastern District of Missouri (the “**Bankruptcy Court**”), commencing jointly administered bankruptcy cases captioned *In re Midwest Christian Villages, Inc., et al.*, under lead case number 24-42473-659 (the “**Bankruptcy Case**”).

E. The Sellers and their co-debtor Affiliates in the Bankruptcy Case continue to own and manage the Facility during the pendency of the Bankruptcy Case as a debtor in possession under and pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code.

F. Upon the terms and subject to the conditions set forth in this Agreement, and as may be authorized under Sections 105, 363 and 365 of the Bankruptcy Code, Sellers wish to sell to Buyer, and Buyer wishes to purchase from the Sellers all of the Purchased Assets and all interest in the management of the Facility (as hereinafter defined), and Buyer is willing to assume all of the Assumed Liabilities (as hereinafter defined), relating to or used in connection with the Facility.

G. The transactions contemplated by this Agreement are subject to the approval of the Bankruptcy Court and will be consummated pursuant to and in accordance with the Bid and Sale Procedures Order and a Sale Order (each as defined below) entered by the Bankruptcy Court pursuant to Sections 105(a), 363, 365 and other applicable provisions of the Bankruptcy Code.

G. In connection with this Agreement, Sellers and Buyer (or an affiliate of Buyer) (“**New Manager**”) have entered into an Operations and Management Transfer Agreement dated of even date herewith (the “**OTA**”), which sets forth further terms for the transition of the operations of the Facility to New Manager.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants, representations, warranties and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I DEFINITIONS

Unless the context otherwise clearly and unambiguously requires, capitalized terms shall have the meanings prescribed to them herein.

"Accrued PTO" shall have the meaning set forth in Section 8.01(c).

"Action" means any claim, action, cause of action, demand, lawsuit, arbitration, notice of violation, proceeding, litigation, citations, summons or subpoena, whether civil, criminal, administrative, regulatory, or otherwise, and whether at law or in equity.

"Affiliate" means, as to the entity in question, any entity that directly or indirectly controls, is controlled by or is under common control with, the entity in question and the term "control" means possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity whether through ownership of voting securities, by contract or otherwise.

"Alternative Transaction" shall have the meaning set forth in Section 9.01(a).

"Assignment and Assumption Agreements" shall have the meaning set forth in Section 3.02(b).

"Assumed Contracts" shall have the meaning set forth in Section 2.01(d).

"Assumed Liabilities" shall have the meaning set forth in Section 2.03.

"Bankruptcy Case" shall have the meaning set forth in the Recitals.

"Bankruptcy Code" shall have the meaning set forth in the Recitals.

"Bankruptcy Court" shall have the meaning set forth in the Recitals.

"Bankruptcy Rules" means the Bankruptcy Rules of Civil Procedure and any local or other rules that applicable to the Bankruptcy Court.

"Bid and Sale Procedures" has the meaning specified in the Bid and Sale Procedures Order.

"Bid and Sale Procedures Order" means the Order of the Bankruptcy Court (including all schedules thereto) approving the Bid and Sale Procedures entered on July 29, 2024 [Dkt. No. 102], including those procedures granting Buyer the protections and benefits set forth in such Order.

"Bills of Sale" shall have the meaning set forth in Section 3.02(a) hereof and substantially in the form set forth in Exhibit 3.02(a) hereto.

“Bond Trustee” means UMB Bank, N.A., not individually, but solely in its capacities as successor master trustee and successor bond trustee with respect to certain obligations and bonds issued by or for the benefit of the Sellers and/or certain of its Affiliates that are members of the Obligated Group formed under and pursuant to that certain Master Indenture, dated as of June 1, 2007 (as amended or supplemented from time to time), among such Obligated Group and UMB Bank, N.A., as successor master trustee.

“Business” means Sellers’ use and operation of the Purchased Assets at the applicable Facility as a senior living community.

“Business Day” means any day except Saturday, Sunday or any other day on which commercial banks located in New York, New York or St. Louis, Missouri are authorized or required by Law to be closed for business.

“Buyer” shall have the meaning set forth in the Preamble.

“Buyer Closing Certificate” shall have the meaning set forth in Section 3.02(d).

“Casualty Loss” shall have the meaning set forth in Section 6.08.

“Casualty Notice” shall have the meaning set forth in Section 6.08.

“Christian Homes” shall have the meanings set forth in the Preamble.

“Claims” means, with respect to the period prior to the Closing Date, any right to payment from Sellers, whether or not such right is reduced to judgment, liquidated, unliquidated, fixed, contingent, matured, unmatured, disputed, legal, equitable, secured or unsecured, known or unknown; or any right to an equitable remedy for breach of performance if such breach gives rise to a right of payment from Sellers, whether or not such right to an equitable remedy is reduced to judgment, fixed, contingent, matured, unmatured, disputed, undisputed, secured or unsecured.

“Closing” shall have the meaning set forth in Section 3.01.

“Closing Date” shall have the meaning set forth in Section 3.01.

“Closing Statement” shall have the meaning set forth in Section 3.02(g).

“Conditions Satisfaction Deadline” shall have the meaning set forth in Section 9.01(a).

“Consents” shall have the meaning set forth in Section 6.02.

“Contracts” means all contracts, leases, deeds, mortgages, licenses, instruments, notes, commitments, undertakings, indentures, joint ventures and all other agreements, commitments, and legally binding arrangements, whether written or oral.

“**Cure Amount**” means the amount determined in an order of the Bankruptcy Court required to be paid to have an Assumed Contract that the Buyer wants assumed and assigned to it which Cure Amount shall be paid by Buyer.

“**Deeds**” shall have the meaning set forth in Section 3.02(c).

“**Deposit Accounts**” shall have the meaning set forth in Section 2.02(d).

“**Dollars**” or “**\$**” means the lawful currency of the United States of America.

“**Due Diligence Materials**” shall have the meaning set forth in Section 5.07.

“**Effective Time**” shall have the meaning set forth in Section 3.01.

“**Encumbrances**” shall mean all security interests, liens, pledges, claims, charges, encumbrances, rights of first refusal, conditional sales agreements, options, mortgages, indentures or other covenants, agreements or obligations affecting title to any of the Purchased Assets (except, in the case of the Real Property, those matters (i) of public record that do not constitute mortgages, deeds of trust or other monetary liens for liquidated amounts, (ii) disclosed on any survey delivered by Sellers to Buyer, or (iii) constituting rights of way, easements and other grants or restrictions that do not interfere with use of the Facility for its intended purpose).

“**Environmental Claim**” means any Action, governmental Order, lien, fine, penalty, or, as to each, any settlement or judgment arising therefrom, by or from any Person alleging liability of whatever kind or nature (including liability or responsibility for the costs of enforcement proceedings, investigations, cleanup, governmental response, removal or remediation, natural resources damages, property damages, personal injuries, medical monitoring, penalties, contribution, indemnification and injunctive relief) arising out of, based on or resulting from (a) the presence, release of or exposure to any Hazardous Materials or (b) any actual or alleged non-compliance with any Environmental Law.

“**Environmental Law**” means any applicable Law: (a) relating to pollution (or the cleanup thereof) or the protection of natural resources, endangered or threatened species, human health or safety, or the environment (including ambient air, soil, surface water or groundwater, or subsurface strata); or (b) concerning the presence of, exposure to, or the management, manufacture, use, containment, storage, recycling, reclamation, reuse, treatment, generation, discharge, transportation, processing, production, disposal or remediation of any Hazardous Materials. The term “Environmental Law” includes, without limitation, the following (including their implementing regulations and any state analogs): the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. §§ 9601 *et seq.*; the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. §§ 6901 *et seq.*; the Federal Water Pollution Control Act of 1972, as amended by the Clean Water Act of 1977, 33 U.S.C. §§ 1251 *et seq.*; the Toxic Substances Control Act of 1976, as amended, 15 U.S.C. §§ 2601 *et seq.*; the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. §§ 11001 *et seq.*; the Clean Air Act of 1966, as amended

by the Clean Air Act Amendments of 1990, 42 U.S.C. §§ 7401 *et seq.*; and the Occupational Safety and Health Act of 1970, as amended, 29 U.S.C. §§ 651 *et seq.*

“Escrow Agent” means Chicago Title and Trust.

“Escrow Deposit” shall have the meaning set forth in Section 2.06(a).

“Escrow Deposit Agreement” shall have the meaning set forth in Section 2.06(a).

“Excluded Assets” shall have the meaning set forth in Section 2.02.

“Excluded Liabilities” shall have the meaning set forth in Section 2.04.

“Execution Date” shall have the meaning set forth in the preamble.

“Facility” shall have the meanings set forth in the Recitals.

“Facility Employees” shall have the meaning set forth in Section 4.11.

“Final Order” means an Order or judgment: (i) as to which the time to appeal, petition for certiorari or move for review or rehearing has expired and as to which no appeal, petition for certiorari or other proceeding for review or rehearing is pending, or such an appeal has been rendered statutorily moot pursuant to Section 363(m) of the Bankruptcy Code or (ii) if an appeal, writ of certiorari, reargument or rehearing has been filed or sought, and a stay pending appeal has been entered, the Order or judgment has been affirmed by the highest court to which such Order or judgment was appealed or certiorari has been denied, or reargument or rehearing shall have been denied or resulted in no modification of such Order or judgment, and the time to take any further appeal or to seek certiorari or further reargument or rehearing has expired; provided that the theoretical possibility that a motion under Rule 59 or Rule 60 of the Federal Rules of Civil Procedure, or any analogous rule under the Bankruptcy Rules, may be filed with respect to such Order or judgment shall not prevent such Order or judgment from being considered a Final Order.

“Financial Statements” shall have the meaning set forth in Section 4.13.

“Government Entity” means any government or branch or division thereof, including any agency, bureau, board, directorate, commission, court, department, official, political subdivision, tribunal or other instrumentality of any government, whether federal, state or local.

“HCV” shall have the meaning set forth in the Preamble.

“Hired Employees” shall have the meaning set forth in Section 8.01(b).

“Insurance Policies” shall have the meaning set forth in Section 4.12.

“Intangible Personal Property” shall have the meaning set forth in Section 2.01(b).

“Intellectual Property Assets” means all intellectual property and intellectual property rights and assets, and all rights, interests and protections that are associated with, similar to, or required for the exercise of, any of the foregoing, however arising, pursuant to the Laws of any jurisdiction throughout the world, whether registered or unregistered, including without limitation the items listed in Schedule 2.01(g).

“Internal Revenue Code” means the Internal Revenue Code of 1986, as amended.

“Inventory” shall have the meaning set forth in Section 2.01(c).

“IRS” means the Internal Revenue Service.

“IT Assets” means, to the extent reasonably transferable, (i) computer software code (in all media) and materials, including all software programs; (ii) computer software documentation, including user materials; and (iii) all other unused or reusable materials, stores, and supplies related to computer software.

“Jackson Agreements” shall mean the Lease Agreement, the Management Agreement and License Agreement, together with any other agreement and arrangement between Sellers and Operator to allow Operator to serve as the Operator of the Facility.

“Knowledge of Buyer” or **“Buyer’s Knowledge”** or any other similar knowledge qualification, means the actual knowledge of Kent Rodgers.

“Knowledge of Sellers” or **“Sellers’ Knowledge”** or any other similar knowledge qualification, means the actual knowledge of Kate Bertram, Barb Shepard, Kenna Hudson and Shawn O’Conner.

“Law” means any statute, law, ordinance, regulation, rule, code, Order, constitution, treaty, common law, judgment, decree, other requirement, or rule of law of any governmental authority.

“Lease Agreement” means that certain Health Care Facility Lease Agreement by and between Operator and HCV dated as of October 1, 2012.

“Liabilities” means liabilities, obligations, or commitments of any nature whatsoever, asserted or unasserted, known or unknown, absolute, or contingent, accrued or unaccrued, matured or unmatured or otherwise.

“License Agreement” means that certain Intangible Property License Agreement by and between Operator and Christian Homes dated as of October 1, 2012.

“Licenses” shall have the meaning set forth in Section 2.01(e).

“Lien” means any lien, charge, claim, pledge, security interest, conditional sale agreement or other title retention agreement, lease, mortgage, security interest, option, or other encumbrance.

“Loss” or **“Losses”** means losses, damages, liabilities, deficiencies, Actions, judgments, interest, awards, penalties, fines, costs or expenses of whatever kind, including reasonable attorneys’ fees hereunder and the cost of pursuing any insurance providers; provided, however, that “Losses” shall not include

punitive damages, except in the case of fraud or to the extent actually awarded to a governmental authority or other third party.

“Management Agreement” means that certain Management Agreement by and between Operator and Christian Homes dated as of October 1, 2012, as amended by that certain First Amendment to Management Agreement by and between Operator and Christian Homes dated as of October 1, 2012.

“Material Adverse Effect” means any event, occurrence, fact, condition or change that is, or could reasonably be expected to become, individually or in the aggregate, materially adverse to (a) the business, results of operations, condition (financial or otherwise) or assets of the Business taken as a whole, (b) the value of the Purchased Assets, or (c) the ability of Sellers to consummate the transactions contemplated hereby on a timely basis; provided, however, “Material Adverse Effect” shall not include any event, occurrence, fact, condition or change, directly or indirectly, arising out of or attributable to: (i) general economic or political conditions; (ii) conditions generally affecting the industries in which the Business operates; (iii) failure of Sellers to meet financial projections; (iv) any changes in financial or securities markets in general; (iv) acts of war (whether or not declared), armed hostilities or terrorism, natural disasters, pandemics or the escalation or worsening thereof; (vi) any actions required pursuant to this Agreement; (vii) any changes in applicable Laws or accounting rules; (vii) the public announcement, pendency or completion of the transactions contemplated by this Agreement; or (viii) the filing of the Bankruptcy Case.

“Material Consents” shall have the meaning set forth in Section 7.01(c).

“Material Contracts” shall have the meaning set forth in Section 4.05.

“New Manager” shall have the meaning set forth in in the recitals.

“Operator” shall have the meaning set forth in Section 4.25.

“Order” means, with respect to any Person, any award, decision, injunction, judgment, stipulation, order, ruling, subpoena, writ, decree, consent decree or verdict entered, issued, made, or rendered by any government entity or the Bankruptcy Court affecting such Person or any of its properties.

“Outside Closing Date” means February 28, 2025, unless extended by mutual agreement of the Buyer and the Sellers.

“PCNA” shall mean the Property Condition Assessment Hoosier Christian Village, Brownstown Indiana, dated September 13, 2024.

“Permitted Encumbrances” means (i) Liens for Taxes not yet due and payable, (ii) easements, rights of way, zoning ordinances and other similar encumbrances affecting the Real Property which (x) are not, individually or in the aggregate, material to the Purchased Assets or the Business(es), (y) do not prohibit or interfere with the current operation of the Business(es), and (z) do not render title to any Real Property unmarketable, and (iii) any matters set out in a Title Insurance Commitment which Sellers are not obligated to remove in accordance with Section 2.10 hereof.

“Permits and Regulatory Approvals” means all permits, licenses, approvals, authorizations, registrations, certificates, variances and similar rights obtained, or required to be obtained, from governmental authorities, all as identified in Schedule 4.07.

“Person” means an individual, corporation, partnership, joint venture, limited liability company, governmental authority, unincorporated organization, trust, association, or other entity.

“Petition Date” shall have the meaning set forth in the Recitals.

“Proration Time” means 12:01 a.m. (Central Time) on the Closing Date.

“Purchase Price” shall have the meaning set forth in Section 2.05.

“Purchase Price Allocation” shall have the meaning set forth in Section 2.07.

“Purchase Price Balance” shall have the meaning set forth in Section 2.06(b).

“Purchased Assets” shall have the meaning set forth in Section 2.01. Purchased Assets shall not include Excluded Assets.

“Real Property” shall have the meaning set forth in Section 2.01(a).

“Rejected Contracts” shall have the meaning set forth in Section 6.05(d)

“Sale” means the sale of the Purchased Assets in accordance with the Bid and Sale Procedures Order and subject to entry of the Sale Order as a Final Order.

“Sale Hearing” shall have the meaning given to such term in the Bid and Sale Procedures Order.

“Sale Motion” means the Debtors’ Motion for the Entry of (A) an Order (1) Approving Auction Sale Format and Bidding Procedures, (2) Approving Process for Discretionary Selection of Stalking Horse Bidder and Bid Protections, (3) Approving Form of Notice to be Provided to Interested Parties, (4) Schedule a Court Hearing to Consider Approval of the Sale to the Highest and Best Bidder, and (5) Approving Procedures Related to the Assumption of Certain Executory Contracts and Unexpired Leases, and (B) an Order Authorizing the Sale of Property Free and Clear of All Claims, Liens and Encumbrances [Dkt. No. 013].

“Sale Order” means the Order of the Bankruptcy Court issued pursuant to Sections 363 and 365 of the Bankruptcy Court, authorizing and approving, among other things: (i) the sale, transfer and assignment of the Purchased Assets and the Assumed Liabilities to Buyer in accordance with the terms and conditions of this Agreement, free and clear of all Liens, Claims and Encumbrances and (ii) the assumption and assignment of the Assumed Contracts in connection therewith and as a part thereof, in substantially the form attached hereto as Exhibit 7.01(b).

“Seller” or **“Sellers”** shall have the meanings set forth in the preamble.

“***Sellers Closing Certificate***” shall have the meaning set forth in Section 3.02(d).

“***Survey***” shall have the meaning set forth in Section 2.10(a).

“***Tax***” or “***Taxes***” means all federal, state, local, foreign and other income, gross receipts, sales, use, production, ad valorem, transfer, documentary, franchise, registration, profits, license, lease, service, service use, withholding, payroll, employment, unemployment, estimated, excise, severance, environmental, stamp, occupation, premium, property (real or personal), real property gains, windfall profits, customs, duties or other taxes, fees, assessments or charges of any kind whatsoever, together with any interest, additions or penalties with respect thereto and any interest in respect of such additions or penalties.

“***Tangible Personal Property***” shall have the meaning set forth in Section 2.01(b).

“***Title Insurance Commitment***” shall have the meaning set forth in Section 2.10(a).

“***Title Defect***” shall have the meaning set forth in Section 2.10(b).

“***Title Objection***” shall have the meaning set forth in Section 2.10(b).

“***Title Objection Response Deadline***” shall have the meaning set forth in Section 2.10(b).

“***Transaction Documents***” means this Agreement, the Bills of Sale, the Assignment and Assumption Agreements, the Deeds, any operations transition agreements, and the other agreements, instruments and documents required to be delivered at the Closing.

“***WARN Act***” means the federal Worker Adjustment and Retraining Notification Act of 1988, and similar state, local and foreign laws related to plant closings, relocations, mass layoffs and employment losses.

ARTICLE II SALE OF ASSETS

Section 2.01 Sale of Assets. Subject to the terms and conditions set forth in this Agreement and in the Sale Order, and subject to Bankruptcy Court approval and higher and better bids in accordance with the Bid and Sale Procedure Order and excepting the Excluded Assets, each of the applicable undersigned Sellers hereby agrees to sell, convey, assign, transfer and deliver to Buyer, and Buyer, as a good faith purchaser for value within the meaning of Section 363(m) of the Bankruptcy Code, shall purchase from each such Sellers, all right, title and interest of each such Sellers in, and to all of the following assets, free and clear of all Liens, Claims and Encumbrances (collectively, the “***Purchased Assets***”):

- (a) The land, building(s), improvements and other related real estate interests that comprise the Facility more specifically described on Schedule 2.01(a) (collectively, the “***Real Property***”);

- (b) Tangible personal property owned by such Sellers and used in the operation of the Business, including all equipment, furniture, fixtures, and leasehold improvements, vehicles and computer hardware of such Sellers (the “***Tangible Personal Property***”) and, to the extent assignable, intangible personal property related to the Businesses, including any warranties, zoning approvals and building permits (the “***Intangible Personal Property***”);
- (c) Inventory and supplies usable or saleable in the operation of the Business (the “***Inventory***”);
- (d) The Assumed Contracts listed on Schedule 6.05;
- (e) The Sellers’ National Provider Identified (NPI) numbers and other applicable provider numbers with any state or other governing body, to the extent assignable;
- (f) Licenses, permits, certifications, certificates of need, and accreditations held by Sellers relating to the ownership, development and operation of the Business (including any applications and pending approvals), to the extent assignable (the “***Licenses***”);
- (g) Intellectual Property used in the operation of the Business, facilities and properties, including, but not limited to, the items listed on Schedule 2.01(g), to the extent assignable;
- (h) The IT Assets;
- (i) Paper and/or electronic resident records relating to Sellers’ past and present residents of the Facility;
- (j) Manufacturers’ and vendors’ warranties relating to the Purchased Assets, to the extent transferable, and rights and claims that may be asserted by (but not against) Sellers related to the Purchased Assets;
- (k) Equipment records, documents, catalogs, books, records, files, operating manuals, and other records relating to the Purchased Assets or the operation of the Facility (but excepting any documents or records relating to Sellers’ tax returns and Sellers’ internal corporate affairs);
- (l) Any resident trust funds and security deposits in accordance with this Agreement;
- (m) All residency agreements for tenancy at the Facility, personal care agreements, and other agreements for the provision of services or goods to the residents at the Facility and any guarantees thereof (collectively, the “***Residency Agreements***”);
- (n) Except for the Excluded Assets or as otherwise set forth herein, any and all cash and cash equivalents, credits, prepaid expenses, deposits, deferred charges, advance payments, security deposits, prepaid items, funds, securities, investment accounts, accounts

receivable, notes, notes receivable, mortgages, security interests, income, revenues derived from the Purchased Assets, insurance claims, insurance proceeds;

- (o) Goodwill associated with the Purchased Assets; and
- (p) The interest of Sellers in all property of the foregoing types, arising or acquired by the applicable Sellers in the ordinary course of the Business between the Execution Date and the Closing.

Section 2.02 Excluded Assets. Notwithstanding anything to the contrary set forth in Section 2.01 above, each Seller shall keep and retain title to and ownership of and shall not transfer, assign, convey or deliver to Buyer any asset not identified herein as a Purchased Asset, all of which shall remain the exclusive property of such Seller. Without limiting the generality of the foregoing, such non-Purchased Assets (collectively, the “**Excluded Assets**”) shall include, without limitation:

- (a) Cash and cash equivalents, including, without limitation, stocks, bonds, commercial paper, and other securities and investments;
- (b) All prepaid expenses, credits, advance payments, claims, security, refunds, rights of recovery, rights of setoff, rights of recoupment, deposits, charges, sums and fees (including any such item relating to the payment of Taxes) arising from the period prior to the Effective Time, except for any such amounts in connection with Assumed Liabilities identified on Schedule 2.02(b).
- (c) Accounts receivable and notes receivable generated in connection with the operation of the Business prior to the Effective Time, including, without limitation, intercompany receivables;
- (d) Bank accounts of Sellers set forth on Schedule 2.02(d) (collectively, the “**Deposit Accounts**”) and any records relating thereto;
- (e) (i) original Tax, accounting and financial records which pertain exclusively to the Excluded Assets or the Excluded Liabilities including, but not limited to, accounts receivable records, tax returns and related records, litigation files and records, and cost report records, (ii) all corporate or limited liability organizational records of Sellers, including all charter documents, stock ledgers, minute books and other corporate records of Sellers, and (iii) such other files, books and records which pertain exclusively to the Excluded Assets or the Excluded Liabilities or to the formation, existence or capitalization of Sellers;
- (f) Software that is not freely transferable by the terms of any license agreement respecting the same;
- (g) Refunds of any taxes to the extent the same relate to periods prior to the Closing Date;

- (h) All prepaid utility deposits and other deposits and refunds which are owed to, escrowed by, or the property of Sellers;
- (i) Without limiting the generality of the foregoing clause (g), any and all payments or rights to payment arising out of, or in connection with, Employee Retention Credits, the Coronavirus Aid, Relief and Economic Security (CARES) Act, the Consolidated Appropriations Act of 2021 (CAA) or the American Rescue Plan Act (ARPA);
- (j) Any policies of insurance and/or interests in insurance pools and programs, and all claims made and rights to payment thereunder;
- (k) All Contracts other than Assumed Contracts and obligations thereunder;
- (l) Any benefit plans offered by Sellers to Facility Employees or any assets relating thereto;
- (m) All cause or causes of action or claim or claims arising in connection with or relating to events that occurred prior to the Closing Date, and rights to recovery pursuant to all causes of actions and claims of Sellers existing as of the Closing Date, but excluding any claim, causes of action, defense, setoff, or recoupment related to Assumed Contracts;
- (n) All work product, attorney-client and accountant-client privileged materials held or controlled by Sellers;
- (o) Actions unrelated to the Purchased Assets or the operations of the Facility and all avoidance actions under Chapter 5 of the Bankruptcy Code;
- (p) All intercompany receivables; and
- (q) All rights accruing or to accrue to Sellers under this Agreement.

Section 2.03 Assumed Liabilities. As partial consideration for the transfer, assignment and delivery of the Purchased Assets to Buyer, and upon the terms and subject to the conditions set forth in this Agreement, Buyer shall assume, pay and perform the following liabilities and obligations of Sellers (collectively, the “*Assumed Liabilities*”):

- (a) (i) The Cure Amounts and (ii), all Liabilities and obligations arising under the Assumed Contracts and relating to the period from and after the Effective Time;
- (b) Liabilities arising from Accrued PTO and (ii) all Liabilities arising from and relating to the period after the Effective Time, in each case for any Hired Employees;
- (c) [Reserved].
- (d) Those Liabilities of the Sellers set forth in Schedule 2.03(d);
- (e) All liabilities and obligations expressly assumed by Buyer pursuant to this Agreement; and

- (f) All other obligations and liabilities arising out of Buyer's possession, use, ownership, transfer or other disposition of the Purchased Assets after the Effective Time and which relate to the period after the Effective Time.

Section 2.04 Excluded Liabilities; Non-Assumption of Liabilities. Except for the Assumed Liabilities, Buyer shall not assume, pay or perform any indebtedness, liabilities or other obligations of any Seller (collectively, the "***Excluded Liabilities***"). Without limiting the generality of the foregoing, and except as otherwise provided herein, (i) Buyer shall not be required to assume and shall not have any liability or obligation with respect to any contract, liability or obligation, direct or indirect, absolute or contingent of any Seller or to any other person, entity, or any Affiliate of Seller(s) ("***Sellers Affiliate***") regarding any claims or litigation pending or later arising against Sellers or any Sellers Affiliate that are based on their actions or omissions, and (ii) under no circumstances shall Buyer be deemed to have agreed to or accepted Sellers' or any Sellers Affiliate's liability for any act, omission, or any other obligation of any nature whatsoever to any resident or resident representative (excepting any post-closing liabilities assumed by Buyer) or to the State, federal or local government for any liabilities related to cost report settlements, fines, penalties, overpayments or recoupments.

Section 2.05 Purchase Price. The aggregate purchase price to be paid by Buyer to the Sellers for the Purchased Assets at the Closing shall be NINETEEN MILLION SEVEN HUNDRED EIGHTY-FOUR THOUSAND SEVEN HUNDRED FORTY-TWO AND 00/100 DOLLARS (\$19,784,742.00) (the "***Purchase Price***"), plus (i) the assumption of the Assumed Liabilities and (ii) the Cure Amounts, if any.

Section 2.06 Payment of Purchase Price; Escrow Deposit. Buyer shall make the following payments on account of the Purchase Price:

- (a) Buyer has delivered to Escrow Agent, an earnest money deposit in the amount of EIGHT HUNDRED TWENTY-FIVE THOUSAND FIVE HUNDRED SEVENTY-SEVEN AND 69/100 DOLLARS (\$825,577.69) (the "***Escrow Deposit***"), to be held by Escrow Agent pursuant to the terms of an escrow agreement in substantially the form attached as Exhibit 2.06(a) hereto (the "***Escrow Deposit Agreement***"). Upon execution of this Agreement, Buyer shall deposit, in one or more installments, the sum of ONE MILLION ONE HUNDRED FIFTY-TWO THOUSAND EIGHT HUNDRED NINETY-SIX and 51/100 DOLLARS (\$1,152,896.51) ("***Additional Deposit***") for a total deposit of \$1,978,474.20. Upon Closing or termination of this Agreement, the Escrow Deposit, together with accrued interest thereon, if any, shall be delivered to Sellers or Buyer in accordance with the applicable terms of this Agreement.
- (b) Buyer shall receive a credit at Closing for immediate repairs recommended for the Facility as set forth in the PCNA in an amount of \$434,742 (the "***Repair Credit***").
- (c) Buyer shall assume all PTO due at Closing up to the amount of \$240,350 and receive a credit at Closing for assumed PTO that is over \$240,350.
- (d) Reserved.

- (e) Buyer shall make payment of the balance of the Purchase Price, plus or minus prorations or adjustments as set forth herein (the “**Purchase Price Balance**”), at the Closing by wire transfer to the Escrow Agent.

Section 2.07 Allocation of Purchase Price. The Parties have prepared the allocation schedule attached hereto as Schedule 2.07, and agree that the Parties shall allocate the Purchase Price (and all other capitalized costs) among the Purchased Assets for the applicable Sellers, for Tax and accounting purposes only, in accordance with such Schedule 2.07 (the “**Purchase Price Allocation**”). Sellers and Buyer each hereby covenant and agree that neither of them will take a position on any income tax return, before any Government Entity, or in any judicial proceeding that is in any way inconsistent with the allocation set forth on Schedule 2.07. Each party shall duly and timely file Form 8594 with its appropriate tax returns. For the avoidance of doubt, the Purchase Price Allocation is not binding on any party for any other purpose.

Section 2.08 Taxes, Fees and Expenses. Subject to Section 6.09, Buyer shall be responsible for and shall pay all applicable sales taxes, grantor’s taxes, recordation fees and all other similar taxes arising out of the consummation of the transactions contemplated hereby, and any other fees and expenses associated with the transfer of the Purchased Assets as contemplated herein. Sellers shall be responsible for and shall pay any income tax of Sellers as a result of the transactions contemplated herein. Except as set forth in the immediately preceding sentence, each of Buyer and Sellers shall pay its own costs incurred in connection with the transactions contemplated herein, including reasonable attorneys’ fees and due diligence expenses.

Section 2.09 Apportionment of Expenses; Prorations.

- (a) All expenses arising from the ownership of the Purchased Assets shall be apportioned between Buyer and the applicable Sellers as of the Effective Time, in accordance with the principle that the Buyer shall only be responsible for all expenses and obligations arising from the ownership of the Purchased Assets at or after such time. All real estate and personal property taxes respecting the Purchased Assets shall be prorated as of the Closing.
- (b) The following items shall be prorated among Buyer and the applicable Sellers as of the Proration Time and paid or credited at the Closing, as shall be set forth on the Closing Statement:
 - (i) All state, county, city, school, ad valorem and other local real and personal property taxes and assessments and business personal property taxes relating to or assessed against the Real Property or the Business(es);
 - (ii) Any utilities or other periodic charges that cannot be changed to Buyer or Buyer’s designee’s account by the Closing Date;
 - (iii) Prepayments made by the Sellers for services relating to the Business(es) and provided after the Proration Time, which shall be credited to the Sellers;
 - (iv) Prepaid and other rentals in Sellers’ possession or control, shall be credited to Buyer as of the Proration Time and Buyer shall assume all of Sellers’ financial and custodial obligations with respect to the prepaid rent so credited;

(v) Buyer shall be credited and Sellers shall be debited with an amount equal to all rent abatements and concessions for periods on and after the Proration Time;

(vi) Refundable tenant deposits, if any, in Sellers' possession or control shall be credited to Buyer as of the Closing Date;

(vii) Provider taxes, privilege taxes or so-called bed taxes or similar taxes and fees, howsoever designated.

Section 2.10 Title Insurance Commitment; Survey.

- (a) The Parties acknowledge that, prior to the Execution Date, the Sellers have delivered to Buyer (i) a commitment for title insurance, along with copies of all easements and building and use restriction identified in the commitment (collectively, the "***Title Insurance Commitment***") and (ii) ALTA/NSPS as-built surveys (collectively, the "***Surveys***") for the Real Property. Buyer hereby waives any right to provide a Title Objection (as defined below) with respect to the Title Insurance Commitment and Surveys provided to Buyer prior to the Execution Date except as it relates to access to Tract B.
- (b) If Buyer desires an updated Title Insurance Commitment or updated Surveys ("***Updated Title Work***"), then Buyer shall pursue and obtain such Updated Title Work at its sole cost and expense by no later than ten (10) days after the Execution Date. If the Updated Title Work discloses title exceptions or matters (i) not identified in the Title Insurance Commitment and Surveys delivered pursuant to paragraph (a) and (ii) which in the reasonable judgment of Buyer, render title uninsurable or unmarketable, or otherwise adversely affect the use of the Real Property to conduct the Business (a "***Title Defect***"), then Buyer shall deliver to the Sellers a written statement of any such Title Defects (a "***Title Objection***") no later than five (5) Business Days after its receipt of the Updated Title Work; provided that (i) any objections to Title Defects not timely delivered as aforesaid will be waived and (ii) any matter disclosed in the Updated Title Work and not identified in a timely Title Objection shall be deemed a Permitted Encumbrance. If the Sellers timely receive such a Title Objection, Sellers shall elect, in a written response to Buyer delivered within five (5) Business Days of Sellers' receipt of the Title Objection (the "***Title Objection Response Deadline***") to (i) cure any or all of the Title Defects identified in such Title Objection or (ii) not cure such Title Defects; provided that, if the Sellers do not deliver their response prior to the Title Objection Response Deadline, then Sellers shall be deemed to have elected to cure the Title Defects. If Sellers elect not to cure any of the Title Defects identified in the Title Objection, then Buyer may elect to terminate this Agreement by giving Sellers written notice within five (5) Business Days after receipt of the Sellers' election not to cure such Title Defects; provided that, if Buyer does not timely make such an election, then such Title Defects shall be deemed Permitted Encumbrances hereunder.
- (c) Notwithstanding anything to the contrary set forth herein, prior to the Closing Date, Sellers shall be required to remove any of the following with respect to the Purchased Assets or cause the same to be removed as an exception to title by the Sale Order, whether or not objected to by Buyer: any liens secured by mortgages securing loans made to Sellers,

mechanics' liens relating to work contractor for by Sellers, judgment liens against Sellers, and liens for delinquent real property taxes and assessments.

- (d) Buyer acknowledges and agrees that (i) Sellers may elect to address any identified Title Defects through the Sale Motion, whereby holders of Liens, Claims and Encumbrances may be adequately protected by having such Liens, Claims or Encumbrances attach to the portion of the Purchase Price ultimately attributable to the Purchase Assets against or in which such holders claim an interest, with the same validity, force, effect and priority which they had against such Purchased Assets as of the Execution Date, subject to any claims and defenses that Sellers or their estates may assert with respect thereto and (ii) notwithstanding anything herein to the contrary, all Liens, Claim and Encumbrances that can be satisfied by the payment of money shall be addressed in the Sale Order; provided that in all events, such Title Defects (a) shall be omitted by the Title Company as an exception to the owner's policy and any lender's policy delivered to Buyer at Closing, and (b) the Sale Order shall state that all such Liens, Claims and Encumbrances will not attach to or affect the Purchased Assets after Closing.

Section 2.11 Third Party Consents. To the extent that Sellers' rights under any contract or permit constituting a Purchased Asset, or relating to a Purchased Asset, may not, pursuant to Section 365 of the Bankruptcy Code, be assigned to Buyer without the consent of another Person, which consent has not been obtained, nothing set forth in this Agreement shall constitute an agreement by Sellers to assign or cause the assignment of same if an attempted assignment would constitute a breach of such contract or permit, or be unlawful. Buyer, at its own expense, shall use its commercially reasonable efforts to obtain any such required consents.

ARTICLE III CLOSING

Section 3.01 Closing. Subject to the terms and conditions of this Agreement and the Sale Order, including, without limitation, the satisfaction or waiver by the appropriate Party of all of the conditions precedent to Closing specified herein, the consummation of the transactions contemplated by and described in this Agreement (the "**Closing**") shall be conducted remotely, via an exchange of emails authorizing and directing the Escrow Agent to release originals of executed documents from escrow for recording purposes and to wire funds to the appropriate parties, to occur on the date (such date of consummation being referred to herein as the "**Closing Date**") that is the first Business Day of a calendar month that occurs five (5) Business Days following the date on which the conditions to Closing set forth in Article VII are either satisfied or waived (other than conditions which, by their nature, are to be satisfied on the Closing Date), or at such other time, date or location as shall be agreed upon by the Parties; provided that in no event shall the Closing occur later than the Outside Closing Date unless mutually agreed by the parties hereto. Regardless of the time it actually occurs, the Closing will be deemed effective for all purposes as of 12:01 a.m. (Central Time) on the Closing Date (the "**Effective Time**").

Section 3.02 Actions of Sellers at Closing. At the Closing and unless otherwise waived in writing by Buyer, the Sellers shall execute and/or deliver to Buyer the following:

- (a) Bill of sale, in the form attached hereto as Exhibit 3.02(a) (the “**Bill of Sale**”), executed by the Sellers, transferring the Tangible Personal Property, the Intangible Personal Property, the Intellectual Property Assets and the IT Assets to Buyer or its designee;
- (b) Assignment and assumption agreement, in the form attached hereto as Exhibit 3.02(b) (the “**Assignment and Assumption Agreement**”), executed by the Sellers, effecting the assignment to and assumption by Buyer or its designee of the Assumed Contracts;
- (c) With respect to each parcel of Real Property, a quitclaim deed, in the form attached hereto as Exhibit 3.02(c) (the “**Deeds**”), executed by the Sellers;
- (d) Closing certificate of the Sellers, certifying that each covenant and agreement of Sellers to be performed prior to or as of the Closing pursuant to this Agreement has been performed and each representation and warranty of the Sellers is true and correct in all material respects on the Closing Date, as if made on and as of the Closing (the “**Sellers Closing Certificate**”);
- (e) Certificates of incumbency for the respective officers of the Sellers executing this Agreement or making certifications for the Closing, together with certified copies of resolutions authorizing the transactions contemplated herein, dated as of the Closing Date;
- (f) Certificates of existence and good standing of the Sellers from the Secretary of State of their formation, dated the most recent practical date prior to the Closing;
- (g) A closing statement setting forth all proration and adjustments (the “**Closing Statement**”), duly executed by the Sellers; and
- (h) Such other instruments and documents as Buyer reasonably deems necessary to effectuate the transactions contemplated hereby.

Section 3.03 Actions of Buyer at Closing. At the Closing and unless otherwise waived in writing by the applicable Sellers, Buyer shall deliver to the applicable Seller(s) the following:

- (a) The Assignment and Assumption Agreement duly executed by Buyer and in the form attached hereto as Exhibit 3.02(b);
- (b) Closing certificate of Buyer, certifying that each covenant and agreement of Buyer to be performed prior to or as of the Closing pursuant to this Agreement has been performed and each representation and warranty of Buyer is true and correct in all material respects on the Closing Date, as if made on and as of the Closing (the “**Buyer Closing Certificate**”);
- (c) Certificates of incumbency for the respective officers of Buyer executing this Agreement dated as of the Closing Date, together with certified copies of resolutions authorizing the transactions contemplated herein;

- (d) Certificate of existence and good standing of Buyer from the Secretary of State of the applicable jurisdiction in which the Buyer is formed, dated the most recent practical date prior to Closing; and
- (e) Such other instruments and documents as Sellers reasonably deem necessary to effect the transactions contemplated hereby.

On the Closing Date, Buyer shall cause the Escrow Agent to deliver the Purchase Price to the Sellers. For the avoidance of doubt, such Purchase Price shall include the Escrow Deposit and Additional Deposit and the Purchase Price Balance.

ARTICLE IV REPRESENTATIONS AND WARRANTIES OF SELLERS

Except as set otherwise expressly set forth in this Agreement or any exhibit or schedule attached hereto, each Seller represents and warrants as to itself to Buyer that the following statements are true and correct as of the Execution Date and will be true and correct as of the Closing Date:

Section 4.01 Existence and Capacity. HCV is a non-profit corporation validly existing in good standing under the laws of the State of its formation. Christian Homes is a non-profit corporation validly existing in good standing under the laws of the State of its formation. Each Seller has the requisite power and authority, subject to requisite approvals of the Bankruptcy Court, to enter into this Agreement, to perform its obligations hereunder, and to conduct its business as such business is being conducted as of the Execution Date.

Section 4.02 Power and Authority. Subject to entry of the Sale Order by the Bankruptcy Court, the execution, delivery and performance of this Agreement, and consummation of the transaction contemplated herein, by Sellers have been duly authorized by all appropriate corporate action on the part of the Sellers, do not require any approval or consent of, or filing with, any third party, will not violate any statute, law, rule or regulation, or any judgment, decree, writ or injunction of any court or Government Entity, to which Sellers may be subject, and will not violate any provision of any agreement to which Buyer is a party or by which Sellers are bound.

Section 4.03 Binding Agreement. This Agreement and all agreements to which Sellers will become a party pursuant hereto are and will constitute the valid and legally binding obligations of Sellers, and are and will be enforceable against Sellers in accordance with the respective terms hereof or thereof.

Section 4.04 Title to Purchased Assets. As of the Closing, each Seller shall hold good and valid title to all of the Purchased Assets which it owns, and at the Closing, will assign and convey to Buyer good and valid title free from all Liens, Claims and Encumbrances other than Permitted Encumbrances.

Section 4.05 Material Contracts. All material contracts agreements, leases and other commitments, in each case (i) in which the annual payments exceed \$100,000 that Sellers are a party to respecting the Business conducted by Sellers at the Facility or which otherwise affects the Purchased Assets (the “**Material Contracts**”) are listed and summarized on Schedule 6.05, and there are no undisclosed material amendments or modifications to any such contracts. The Material Contracts delivered to Buyer are true, correct and

complete copies thereof. There are no defaults under the Material Contracts except as disclosed to Buyer prior to the Execution Date.

Section 4.06 Intellectual Property; Computer Software. Except as set forth in Section 2.02(g), the Intellectual Property Assets include all patents, copyrights, inventions, processes and applications therefore (whether registered or common law) currently owned or used by Sellers in the Business and necessary for the operation thereof.

Section 4.07 Permits. All Permits and Regulatory Approvals held by the Sellers or Operator to conduct the Business as currently conducted are set forth in Schedule 4.07.

Section 4.08 Litigation or Proceedings. Except as set forth in Schedule 4.08, there are no Actions pending or, to Sellers' Knowledge, threatened against or by the Sellers or the Facility (i) relating to or affecting the Business, the Purchased Assets or the Assumed Liabilities or (ii) that challenge or seek to prevent, enjoin or otherwise delay the transactions contemplated by this Agreement.

Section 4.09 Real Property. Schedule 2.01(a) sets forth each parcel of Real Property owned by the Sellers and used in the conduct of the Business(es) as conducted as of the Execution Date, including with respect to each such parcel, the street address and use. Sellers have delivered or made available to Buyer copies of the deeds and other instruments (as recorded) through which the Sellers acquired such parcels of Real Property, and copies of all title insurance policies, opinions, abstracts and surveys in the possession of such Sellers with respect thereto.

Section 4.10 Environmental Laws. With respect to the ownership or operation of the Real Property, the Facility or the use of the Purchased Assets by Sellers:

- (a) To Sellers' Knowledge, the Sellers and the Facility are not in violation, in any material respect, of any Environmental Law.
- (b) To Sellers' Knowledge, (i) the Sellers have not in the last five years received any written notice alleging or asserting a violation of any Environmental Law with respect to the Real Property, the Facility or the Purchased Assets, (ii) no investigation, administrative order, litigation or settlement with respect to any Environmental Laws is pending or threatened with respect to the Real Property, the Facility or the Purchased Assets, and (iii) no written notice has been received by Sellers respecting the Facility or the Purchased Assets from any Government Entity or individual claiming any material violation of any Environmental Laws, or requiring compliance with any Environmental Laws, or demanding payment or contribution for environmental damage or injury to natural resources.

Section 4.11 Employee Relations. Schedule 4.11 lists all persons who are employees, independent contractors or consultants who, as of the Execution Date, provide services in the Facility, including any such person who is on a leave of absence of any nature, paid or unpaid, authorized or unauthorized, and sets forth for each such person: (i) name, (ii) title or position, (iii) hire date, (iv) full time equivalent status, (v) rate of base compensation, (vi) commission, bonus or other incentive-based compensation and (vi) a

description of fringe benefits, if any, provided to each such person (the “*Facility Employees*”). With respect to the Facility Employees, except as set forth on Schedule 4.11 hereto:

- (a) All Facility Employees are “at will” employees or Sellers have provided to Buyer copies of such employment, consulting, independent contractor, bonus, severance, or other similar written engagement to which Sellers are a party.
- (b) There has not been within the last five (5) years and there is no pending strike, picketing, work stoppage, or any proceeding against or affecting Sellers relating to an alleged violation of any legal requirements pertaining to labor relations.
- (c) There is no union representation or organizing activities and no collective bargaining agreement or activities.
- (d) To Sellers’ Knowledge, there are no pending or threatened claims before the Equal Employment Opportunity Commission (or comparable state agency), complaints before the Occupational Safety and Health Administration (or comparable state agency), wage and hour claims, unemployment compensation claims, workers’ compensation claims, or the like.
- (e) Sellers do not, and are not required to, contribute (and Sellers have not ever contributed or been required to contribute) to any multi- employer plan, as defined in Section 3(37) of the Employee Retirement Income Security Act of 1974, as amended (“ERISA”) with respect to the employees of the Facility.

Section 4.12 Insurance. Schedule 4.12 sets forth (i) a true and complete list of all current policies or binders of fire, liability, product liability, umbrella liability, professional liability, real and personal property, workers’ compensation, vehicular, fiduciary liability and other casualty and property insurance maintained by Sellers or their Affiliates and relating to the Business, the Purchased Assets and the Assumed Liabilities (collectively, the “*Insurance Policies*”); and (b) with respect to the Business, the Purchased Assets or the Assumed Liabilities, a list of all pending claims and the claims history for the three (3) years prior to the Execution Date.

Section 4.13 Financial Statements. Copies of the income statements for the Business as in each of the years for the fiscal years ending June 30, 2023 and June 30, 2024 (collectively, the “*Financial Statements*”) have been or will be provided to Buyer. The Financial Statements are based on the books and records of the Business, are true, complete and correct, and fairly and accurately present (in all material respects when taken as a whole) the financial condition of the Business as of the respective dates they were prepared and the results of the operations of the Business for the periods indicated.

Section 4.14 Brokers. Except for B.C. Ziegler & Co., for which Sellers shall be responsible, no broker, finder or investment banker is entitled to any brokerage, finder’s or other fee or commission in connection with the transactions contemplated by this Agreement or any other Transaction Document based upon arrangements made by or on behalf of Sellers.

Section 4.15 Taxes. Any unpaid taxes associated with the Purchased Assets or the Facility which are due and owing (other than real property taxes, ad valorem taxes, personal property taxes, federally recorded tax liens and bed taxes that shall be paid at Closing), shall remain the sole liability of the Sellers. Sellers have not received written notice of, and, to Sellers' Knowledge, there is no pending claim or proceeding threatened by any taxing authority that relates to or affects the Purchased Assets and/or the Facility.

Section 4.16 Covenants, Zoning, Condemnation, Property Access. Sellers have not received written notice, and Sellers have no knowledge, of (i) any material violations of any covenants or restrictions recorded in the public land records against the Facility, (ii) any material violations of any zoning codes or ordinances applicable to the Facility, (iii) any condemnation or eminent domain proceedings pending or, to Sellers' Knowledge, threatened or contemplated against the Facility, or any part thereof, or (iv) any federal, state, county, municipal, or other governmental plans to change the highway or roads adjacent to the Facility or to restrict or change access from any such highway or road to the Facility.

Section 4.17 Violations. Sellers have not received written notice of, and to Sellers' Knowledge, there is no condition existing with respect to the Purchased Assets or Facility that violates in any material respect any statute, ordinance, law or code regarding zoning, building, fire, air pollution, or health law, or requires immediate improvement, alteration, addition, correction or other work on or about the Purchased Assets or Facility, whether related to the Purchased Assets or Facility or to the activities of any owner or occupant thereof. Sellers have not received written notice of, and to Sellers' Knowledge there is not, any violation of any material statute, law regulation, rule, licensing requirement, ordinance, order or permit affecting the Purchased Assets or the Facility.

Section 4.18 Improvements. To Sellers' Knowledge, no labor has been performed or material furnished for the Facility or the Real Property, in any material amounts, for which any mechanics' or materialman's liens, or any other lien, can be lawfully claimed by any Person that would survive entry of the Sale Order.

Section 4.19 Regulatory Reports. To Sellers' Knowledge, Sellers have filed, or caused to be filed, all reports, data and other information required to be filed with Governmental Authorities, including, without limitation the Indiana Department of Health.

Section 4.20 Resident Records and Trust Funds. Sellers have dealt with the resident records and Resident Trust Funds (as defined in the OTA) in accordance with applicable Laws.

Section 4.21 Inventory. As of the Closing Date, inventories of food, supplies, medicines, towels and linens on-hand at the Facility shall be at levels, in quantity or value, consistent with Sellers past operating practices, but in all events at minimum levels to comply with applicable Law.

Section 4.22 Cost Reports. To Sellers' Knowledge, all required reports under state licensing statutes for nursing facilities have been filed. To Sellers' Knowledge, all other returns, reports and filings of any kind and nature whatsoever required to be filed by the Facility and/or Sellers, as they relate to Sellers' operation of the business of the Facility until the Closing Date, including, without limitation, all federal, state and local tax returns and reports required to be filed under Medicaid, Medicare or any other third party payor programs with respect to the operation of the Facility ("***Cost Reports***") have been properly completed and timely filed in compliance with all applicable requirements and all taxes or other obligations which are due

and payable have been timely paid. To Sellers' Knowledge, all Cost Reports and other required reports have been prepared in accordance and in compliance with all applicable government rules and regulations. Except as set forth on Schedule 4.22, there are no open or unaudited Cost Reports. There are no agreements, waivers or other arrangements providing for an extension of time with respect to the filing of any Cost Reports or the payment of any recoupment or assessment relating to any Cost Reports.

Section 4.23 Regulatory Approvals. Sellers have received and currently hold all necessary state, federal and local approvals, licenses and permits, for the operation of the Facility as presently conducted for the number of licensed beds set forth on Schedule 4.23 so as to be in substantial compliance with applicable state, federal, state and local governmental requirements, including without limitation licenses for operation of a skilled nursing facility, assisted living facility, continuing care retirement community and independent living facility, a certificate of need, if required, and all other applicable requirements pertaining to enrollment in or entitling the operator of the Facility to reimbursement under the Medicare and Medicaid programs, and all such approvals, licenses and permits shall through the Closing Date be unrestricted, unconditional, in good standing and in full force and effect and subject to no waivers or limitations. There are no pending actions or claims, or to Sellers' Knowledge, any threatened actions or claims, which, if adversely determined, could materially and adversely affect such approvals, licenses or permits. Sellers are in substantial compliance (without waivers) and as of the Closing Date will be in compliance (without waivers), in all material respects, with all applicable municipal, county, state and federal laws, regulations, ordinances, standards and orders.

Section 4.24 Medicare and Medicaid. In connection with the Facility, Sellers, for Operator, participate in the Medicare and Medicaid Programs (the "***Reimbursement Programs***"). A list of Sellers' existing Medicare provider number, Medicaid provider number and NPI is set forth on Schedule 4.24. Under the Reimbursement Programs, all of the licensed beds at the Facility are certified for participation in Medicaid and Medicare. Sellers are in compliance in all material respects with the terms, conditions and provisions of the Reimbursement Program provider agreements (the "***Program Agreements***") and the rules and policies respecting each Program Agreement. To the Sellers' Knowledge, there is no threatened or pending revocation, suspension, termination, probation, restriction, limitation or non-renewal affecting any of Sellers' Program Agreements or third-party payor contracts and Sellers are not aware of any fact that could reasonably lead to any such action or result. No written notice of suspension, recoupment, sanction or any other material offset against future reimbursements under or pursuant to the Reimbursement Programs has been received by Sellers, nor to the Sellers' Knowledge, is there any basis therefore. With respect to the Reimbursement Programs, except as set forth in Schedule 4.24, there are no pending appeals, adjustments, challenges, audits, litigation, notices of intent to recoup past or present reimbursements for any material amounts. Sellers have not been subject to or, to Sellers' Knowledge, threatened with any loss as a result of any utilization review denials with respect to the Reimbursement Programs or any third-party payors during the past twelve (12) months except as identified on Schedule 4.24, nor has Sellers received written notice of any pending, threatened or possible decertification or other loss of participation in, any of the Reimbursement Programs. All of the open claims, assessments and audits set forth in 4.24 shall not be a liability of Buyer or New Manager after the Closing Date and shall not have a material adverse effect with respect to the operations of the Facility after the Closing Date. Sellers have not received any written notice from any Governmental Authority of any life safety code or similar violations, nor do Sellers have any reason to believe that any condition exists at the Facility that would violate any life safety codes or any

similar regulations. In addition to, and not in any manner limiting the generality of, the foregoing, during the two year period prior to the Closing Date, Sellers have not received: (a) a notice of termination of either of the licenses to operate the Facility as a skilled nursing facility, assisted living facility, continuing care retirement community or independent living facility; or (b) a notice of termination of the certification of the Facility to participate in the Medicare and/or Medicaid reimbursement programs.

Section 4.25 Licensed Operator. Jackson County Schneck Memorial Hospital (the “*Operator*”) is the licensed operator of the Facility and holds all Medicare and Medicaid provider agreements with respect to the Facility and Christian Homes is responsible for the management of the Facility pursuant to the Jackson Agreements.

Section 4.26 Expiration of Representations and Warranties. The representations and warranties of Sellers contained in this Agreement shall expire upon, and shall not survive for any purpose whatsoever, the Closing.

ARTICLE V REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer represents and warrants to Sellers that to the following statements are true and correct as of the Execution Date and will be true and correct as of the Closing Date:

Section 5.01 Existence and Capacity. Buyer is a limited liability company duly organized and validly existing in good standing under the laws of the State of Indiana. Buyer has the requisite power and authority to enter into this Agreement, to perform its obligations hereunder, and to conduct its business as now being conducted.

Section 5.02 Power and Authority. The execution, delivery and performance of this Agreement, and consummation of the transaction contemplated herein, by Buyer:

- (a) are within its powers, are not in contravention of law or of the terms of its Articles of Organization and Operating Agreement;
- (b) have been duly authorized by all appropriate company actions;
- (c) except for the Permits and Regulatory Approvals to be obtained by Buyer and entry of the Sale Order, do not require any approval or consent of, or filing with, any third party;
- (d) will not violate any statute, law, rule or regulation, or any judgment, decree, writ or injunction of any court or Government Entity, to which Buyer may be subject; and
- (e) will not violate any provision of any agreement to which Buyer is a party or by which Buyer is bound.

Section 5.03 Binding Agreement. This Agreement and all agreements to which Buyer will become a party pursuant hereto are and will constitute the valid and legally binding obligations of Buyer, and are and will be enforceable against Buyer in accordance with the respective terms hereof or thereof.

Section 5.04 Adequate Funds. As of the Execution Date, Buyer has funds, or the ability to obtain such funds, in cash in amounts equal to the Purchase Price and other funds needed to consummate the transaction and will at the Closing have immediately available funds in cash, which are sufficient to pay the Purchase Price and to pay any other amounts payable pursuant to this Agreement and to consummate the transaction contemplated herein. Buyer does not have any financing or equity investment contingency of any nature whatsoever.

Section 5.05 Brokers. No broker, finder or investment banker is entitled to any brokerage, finder's or other fee or commission in connection with the transactions contemplated by this Agreement or any other Transaction Document based upon arrangements made by or on behalf of Buyer.

Section 5.06 Legal Proceedings. There are no Actions pending or, to Buyer's Knowledge, threatened against or by Buyer or any Affiliate of Buyer that challenge or seek to prevent, enjoin, or otherwise delay the transactions contemplated by this Agreement. No event has occurred, nor circumstances exist, that may give rise or serve as a basis for any such Action.

Section 5.07 Due Diligence Materials. Sellers have provided certain documents which relate to the operations and financial conditions of the Business, which are herein referred to as "***Due Diligence Materials.***" Prior to the Execution Date, Buyer has been provided access to the Due Diligence Materials. Until the Effective Time, Sellers will continue to cooperate in providing information to Buyer as requested, in a timely manner, but is under no obligation to create documents or provide any related documents which are outside those in the possession or control of Sellers. Buyer acknowledges that certain Due Diligence Materials may be limited to summaries, or otherwise contain redactions, if the Sellers reasonably believe the disclosure of such information would be a violation of Law protecting the personal, financial or protected health information of any resident or patient or affiliate of a resident or patient, including, but not limited to, all Laws adopted under the Health Insurance Portability and Accountability Act. Buyer expressly acknowledges that (i) it has completed its due diligence as of the Execution Date and (ii) no due diligence contingency exists with respect to Buyer's obligations under this Agreement.

Section 5.08 Fitness for and Timing for Application for Obtaining Permits and Regulatory Approvals. Buyer has no knowledge of any material fact or other information related to Buyer or any of its Affiliates which could be reasonably expected to have an adverse impact on Buyer's or its designees' ability to obtain the Permits and Regulatory Approvals. To Buyer's Knowledge, it has been in material compliance with healthcare regulatory laws and has not received any communication from a governmental authority or third-party payors that would prohibit or delay the Buyer from consummating the transaction contemplated herein or obtaining the Permits and Regulatory Approvals necessary to operate the Business. Buyer shall have applied for (or caused its designees to apply for) all Permits and Regulatory Approvals which may be applied for prior to Closing no later than five (5) Business Days after the entry of the Sale Order.

Section 5.09 License. Buyer acknowledges that the Business operations are regulated by local, state, or federal Laws and are conducted under a license or licenses issued or authorized by the applicable state of operation of the applicable Sellers. Buyer acknowledges that Buyer shall be responsible, at Buyer's sole cost and expense, for obtaining any and all governmental or quasi- governmental approvals necessary for Buyer's intended use or development of the Real Property, including but not limited to, its licensing of the facilities or ancillary businesses by the applicable state and any platting or zoning, and other such matters; provided that Sellers shall cooperate with Buyer in connection with its application for such licenses.

Section 5.10 Disclaimers; Releases and Limitations. Buyer represents and warrants to Sellers that Buyer is a knowledgeable, experienced, and sophisticated buyer of real estate and/or senior living facilities. Buyer acknowledges that, except for the representations and warranties made by Sellers in this Agreement or the OTA, Buyer has not relied upon and will not rely upon, either directly or indirectly, any statement of Sellers or any of their officers, directors, trustees, agents, employees, or other person acting or purporting to act on behalf of Sellers.

Section 5.11 No Other Warranty. Without in any manner limiting the provisions of the preceding paragraph or elsewhere in this Agreement, as a material part of the consideration for this Agreement, Sellers and Buyer agree that Buyer is taking the property "as-is", "where-is" and "with all faults" and with any and all latent and patent defects and that there is no warranty or representation, express or implied, of any kind or nature (including, without limitation, warranties with respect to habitability, marketability, use or fitness for a particular purpose) made by Sellers with respect to the property (except for the representations of Sellers expressly set forth in Article IV hereof), all other representations and warranties, both express and implied, are hereby expressly disclaimed and denied. Buyer acknowledges that it has been given adequate time to conduct whatever examination, evaluations, inspections, reviews, studies or tests of the property and its condition as Buyer may desire or determine warranted, and that Buyer is not relying on any representation, warranty, statement or other assertion with respect to the property or its condition or any other matter by Sellers or any of Sellers' officer, director, trustee, agent, employee, attorney or other person acting or purporting to act on behalf of any Sellers or any of its Affiliates, but Buyer is relying solely on its own examination, evaluations, inspections, reviews, studies or tests of the property. Without limiting the provisions of preceding paragraphs and this Agreement, Buyer expressly releases and discharges each Sellers, its respective Affiliates, members, partners, officers, directors, shareholders, employees, attorneys, agents, brokers, and contractors from any and all obligations, claims, administrative proceedings, judgements, damages, fines, costs, and liabilities arising out of or relating to the physical condition of the property or any portion thereof, including, without limitation any latent or patent construction defects, violations of any applicable laws and any and all other acts, omissions, events, circumstances or matters regarding the Purchased Assets.

ARTICLE VI COVENANTS

The Buyer and each Seller as to itself shall take the following actions and comply with the following obligations prior to the Closing:

Section 6.01 Operation of the Businesses. From the Execution Date until the Closing, except as otherwise provided in this Agreement or consented to in writing by Buyer, Sellers shall conduct the

Business in the ordinary course of business consistent with past practice, subject to applicable limitations and requirements of the Bankruptcy Code and except as otherwise necessary or reasonable to consummate the transactions contemplated herein.

Section 6.02 Access to Information, Books and Records. Sellers will permit representatives of Buyer to have reasonable access to the Facility premises and personnel during normal business hours, as well as the books and records of Sellers to the extent relating to the Facility, as may be reasonably necessary to comply with the obligations of the Buyer under this Agreement, to facilitate Buyer's review and inspection of the Purchased Assets. The timing and frequency of such access shall be coordinated with Sellers in all cases, and Sellers shall have a right to be present during all such access. Buyer shall not interfere with the normal business operations of Sellers in any material respect.

Section 6.03 Notice of Developments. Sellers shall give prompt written notice to Buyer of any material adverse development causing a material breach of any of the representations and warranties in Article IV above. Buyer shall give prompt written notice to Sellers of any material adverse development causing a breach of any of the representations and warranties in Article V above. No disclosure by any of the Parties pursuant to this Section, however, shall be deemed to amend or supplement any Schedule to this Agreement or to prevent or cure any misrepresentation, breach of warranty, or breach of covenant. If, prior to Closing, Sellers receive a letter from their Medicare Administrative Contractor, regarding the Off Cycle Medicare Revalidation process, Sellers shall complete such form prior to Closing.

Section 6.04 Casualty; Condemnation. As used herein, the term "**Casualty Loss**" means any destruction by fire, storm or other casualty, or any taking or pending or threatened taking, in condemnation or under the right of eminent domain, of any of the Purchased Assets, or a portion thereof, in each case, prior to the Effective Time. Sellers shall promptly give Buyer written notice (a "**Casualty Notice**") of any Casualty Loss of which Sellers become aware. To the extent such Casualty Loss exceeds \$1,500,000 in cost, Buyer shall have the option, which must be exercised within ten (10) days after its receipt of the Casualty Notice, to terminate this Agreement or to proceed with the Closing. If Buyer elects to terminate this Agreement, the Escrow Deposit shall be returned to Buyer and all rights, duties, obligations and liabilities created hereunder shall cease. If Buyer elects to proceed with Closing (or if the Casualty Loss is less than \$500,000), Buyer shall acquire the Purchased Assets in accordance with the terms hereof without a credit against the Purchase Price and Sellers shall transfer to Buyer all of their rights to unpaid insurance proceeds, claims, awards and other payments arising out of such Casualty Loss with a credit for any deductible and pay to Buyer all sums paid to Sellers as insurance proceeds, awards or other payments arising out of such Casualty Loss less any amounts Sellers have paid to repair or mitigate such Casualty Loss. Sellers shall not voluntarily compromise, settle or adjust any amounts payable by reason of any Casualty Loss without first obtaining the written consent of Buyer, such consent not to be unreasonably withheld, conditioned, or delayed.

Section 6.05 Bankruptcy Actions.

- (a) Prior to the Execution Date, the Sellers and its co-debtor Affiliates filed the Sale Motion seeking, among other things, entry of the Sale Order in substantially the form attached hereto as Exhibit 6.05(a). Buyer acknowledges that the entry of any Order is subject to approval of the Bankruptcy Court.

- (b) Sellers shall comply with all of their respective obligations under (i) the Bid and Sale Procedures Order and (ii) the Sale Order (after the entry of same by the Bankruptcy Court).
- (c) Sellers shall use commercially reasonable efforts to comply (or obtain an Order from the Bankruptcy Court waiving compliance) with all requirements under the Bankruptcy Code and applicable Bankruptcy Rules in connection with obtaining approval of the sale of the Purchased Assets under this Agreement, including serving on all required Persons in the Bankruptcy Case (including (i) all Persons who are known to possess or assert a Lien against any of the Purchased Assets, (ii) the Internal Revenue Service, (iii) all state attorneys general, local realty enforcement agencies and local government entities with taxing authority or the power to approve or consent to the issuance or transfer of the Permits and Regulatory Approvals, and (iv) all other Persons required by any Order of the Bankruptcy Court (including any omnibus notice or case management Order entered in the Bankruptcy Case), notice of the Sale Motion, the Sale Hearing and the objection deadline in accordance with Rules 2002, 6004, 6006 and 9014 of the Bankruptcy Rules, the Bid and Sale Procedures Order or other Orders of the Bankruptcy Court, and any applicable local rules of the Bankruptcy Court.
- (d) Within five (5) days after the Execution Date and preferably by the Execution Date, Buyer shall provide a copy of Schedule 6.05, which schedule can be modified by the Buyer by removing from such schedule any Assumed Contract (as defined below) up to ten (10) days before the Closing Date, identifying (i) all Contracts that Buyer wishes to be assumed by Sellers and assigned by Sellers to Buyer at Closing (the “**Assumed Contracts**”); and (ii) all Contracts that Buyer will not be seeking to have assigned by Sellers shall be deemed rejected (the “**Rejected Contracts**”). Sellers shall move to assume and assign to Buyer, effective as of the Effective Time, any Assumed Contract that is designated on or before the fifth day after the Execution Date by Buyer to Sellers. After the Closing Date, Sellers shall be released from any further liability under such Assumed Contracts as provided for under Section 365(k) of the Bankruptcy Code. Notwithstanding anything in this agreement to the contrary, Buyer shall not assume any of the Sellers’ contracts, including any employments agreements or union contracts. Buyer will assume all payor programs and residency agreements (and entrance fee agreements).
 - (ii) Buyer shall assume all obligations from and after the Closing Date under Assumed Contracts, and at such time as is required by the Bankruptcy Court in the Sale Order, shall pay cash or other acceptable consideration to the third party (or parties) to the applicable Assumed Contract in order to cure the monetary defaults and satisfy any pecuniary obligations of Sellers (or obtain waivers with respect thereto) with respect to the Business, and to provide adequate assurance of future performance under the Assumed Contracts.

Section 6.06 Maintenance of Insurance. From the Execution Date until the Effective Time, Sellers shall keep in full force and effect all insurance coverages existing on the Execution Date.

Section 6.07 Commercially Reasonable Efforts. From the Execution Date until the Closing, each party hereto shall use commercially reasonable efforts to take such actions as are necessary to expeditiously

satisfy the closing conditions set forth in Article VII hereof. Additionally, Buyer shall, within five (5) Business Days after entry of the Sale Order, submit the necessary applications (which may be submitted prior to Closing) to the applicable regulatory authorities to obtain such Permits and Regulatory Approvals as are needed to consummate the sale (with copies of such applications promptly provided to Sellers) and shall diligently and expeditiously follow up on and pursue such Permits and Regulatory Approvals. Further, Buyer agrees to provide copies of all material correspondence between Buyer and any regulatory agency, or similar body, with respect to such applications to Sellers and the Bond Trustee within two (2) Business Days of Buyer's receipt of same.

Section 6.08 Public Announcements. Unless otherwise required by applicable Law (based upon the reasonable advice of counsel), no party to this Agreement shall make any public announcements in respect of this Agreement or the transactions contemplated hereby or otherwise communicate with any news media without the prior written consent of the other party (which consent shall not be unreasonably withheld or delayed), and the parties shall cooperate as to the timing and contents of any such announcement. Disclosures made to the Bankruptcy Court or in pleadings filed with the Bankruptcy Court or in other related notices shall not be considered a public announcement.

Section 6.09 Bulk Sales Laws. The parties hereby waive compliance with the provisions of any bulk sales, bulk transfer or similar Laws of any jurisdiction that may otherwise be applicable with respect to the sale of any or all of the Purchased Assets to Buyer.

Section 6.10 Transfer Taxes. All transfer, documentary, sales, use, stamp, registration, value added, and other such Taxes and fees (including any penalties and interest) incurred in connection with this Agreement and the other Transaction Documents (including any real property transfer Tax and any other similar Tax) shall be borne and paid by Buyer when due. Buyer shall, at its own expense, timely file any tax return or other document with respect to such Taxes or fees (and Sellers shall cooperate with respect thereto as necessary).

Section 6.11 Further Assurances. Following the Closing, each of the parties hereto shall, and shall cause their respective Affiliates to, execute, and deliver such additional documents, instruments, conveyances, and assurances and take such further actions as may be reasonably required to carry out the provisions hereof and give effect to the transactions contemplated by this Agreement and the other Transaction Documents.

Section 6.12 Good Faith. Each party agrees, in the exercise of good faith and fair dealing, to take actions necessary or appropriate to satisfy all conditions to closing and to consummate the Closing under this Agreement. Each party agrees to provide prompt notice to the other party of any circumstance or condition which such party has reason to believe may cause a condition of the Closing not to be fulfilled or otherwise create any impediment to the Closing.

Section 6.12 CCRC. Sellers represent, warrant and covenant that (i) the Facility is a continuing care retirement community ("**CCRC**") and that Sellers holds valid licenses therefor, (ii) Sellers have not submitted the annual filings for calendar year 2023 which are necessary to maintain the Facility's CCRC status and license, and (iii) Sellers agrees to make all necessary filings to maintain the Facility's CCRC

status and license such that the Facility shall be CCRCs and have valid CCRC licenses in good standing as of the Closing Date.

Section 6.13 Kesser Transaction. Reference is made to that certain Asset Purchase Agreement dated November 14, 2024 (the “**Kesser APA**”) by and among Kesser Property LLC (“**Kesser**”) and Crown Point Christian Village, Inc. Buyer acknowledges and agrees that if Kesser fails to perform its obligations under the Kesser APA, then (x) Seller may require Buyer to assume Kesser’s obligations under the Kesser APA and (y) if Seller so requires, then Buyer shall assume and perform such obligations.

ARTICLE VII

CONDITIONS PRECEDENT TO THE OBLIGATIONS OF BUYER AND SELLERS

Section 7.01 Conditions to Obligations of All Parties. The obligations of each party to consummate the transactions contemplated by this Agreement shall be subject to the fulfillment, at or prior to the Closing, of each of the following conditions:

- (a) No governmental authority shall have enacted, issued, promulgated, enforced or entered any governmental order which is in effect and has the effect of making the transactions contemplated by this Agreement illegal or otherwise restraining or prohibiting consummation of such transactions or causing any of the transactions contemplated hereunder to be rescinded following completion thereof;
- (b) The Bankruptcy Court shall have entered the Sale Order approving the sale to the Buyer which shall be a Final Order unless such finality is mutually waived by the Buyer and the Sellers; and
- (c) Buyer or its designee shall have received all Permits and Regulatory Approvals that are set forth on Schedule 4.07.

Section 7.02 Sellers’ Conditions. All obligations of the Sellers which are to be discharged under this Agreement effective as of the Closing Date are subject to the satisfaction, on or before the Closing Date, of each of the following conditions unless expressly waived in writing by the Sellers at or prior to the Closing:

- (a) All of the representations and warranties of Buyer contained in Article V of this Agreement shall be true and correct in all material respects as of the Execution Date, and shall be deemed to have been made again on and as of the Closing Date and shall be true and correct in all material respects on and as of the Closing Date.
- (b) Buyer shall have performed or complied in all respects with all covenants and conditions required by this Agreement to be performed or complied with by it on or before the Closing Date.
- (c) The Consents shall have been obtained (or, if not obtainable before Closing, request shall have been made and Sellers shall have received reasonably satisfactory assurances that they will be granted after the Closing) and are in form and substance reasonably satisfactory to Sellers (the “**Material Consents**”);

- (d) All Regulatory Approvals shall have been obtained, except for any documents required to be filed, or consents, authorizations, orders or approvals required to be issued, after the Closing Date.
- (e) No Action or proceeding shall have been instituted against, and no order, decree or judgment of any Government Entity shall be pending against, Buyer or Sellers which seeks to, or would, render it unlawful as of the Closing Date to effect the transfer of the Purchased Assets, and no such action shall seek damages or injunctive relief by reason of the transactions contemplated hereby. Also, no substantive legal objection to the transactions contemplated by this Agreement shall have been received from or threatened by any Government Entity.
- (f) Buyer shall not (i) be in receivership or dissolution, (ii) have made any assignment for the benefit of creditors, (iii) admitted in writing its inability to pay its debts as they mature, (iv) have been adjudicated as bankrupt, or (v) have filed a petition in voluntary bankruptcy, a petition or answer seeking reorganization, or an arrangement with creditors under the federal bankruptcy law or any other similar law or statute of the United States or any state, nor shall any such petition have been filed against Buyer.
- (g) Buyer shall have made the deliveries required to be made by it under Section 3.03 hereof.
- (h) All certificates and documents delivered to Sellers pursuant to this Agreement shall be satisfactory in form and substance to Sellers acting reasonably and in good faith.
- (i) The Sale Order shall have been entered by the Bankruptcy Court.
- (j) New Manager has fully performed all covenants to be performed prior to Closing under the OTA and has not breached any of their representations or warranties thereunder, and all conditions precedent to the closing of the OTA have been satisfied.
- (k) The Buyer shall have delivered the Purchase Price.
- (l) Kesser shall have satisfied all of the conditions necessary to close the transactions contemplated by the Kesser APA, or, in the event Kesser has failed to satisfy such conditions, Buyer shall have cured Kesser's failure to do so, which may include the assumption of the obligations of Kesser to close on the transactions contemplated by the Kesser APA simultaneously with the Closing of the transactions contemplated by this Agreement.

Section 7.03 Buyer's Conditions. All obligations of Buyer which are to be discharged under this Agreement effective as of the Closing Date are subject to the satisfaction, on or before the Closing Date, of each of the following conditions unless expressly waived in writing by Buyer at or prior to the Closing:

- (a) All of the representations and warranties of the Sellers contained in Article IV of this Agreement shall be true and correct in all material respects as of the Execution Date, and

shall be deemed to have been made again on and as of the Closing Date and shall be true and correct in all material respects on and as of the Closing Date.

- (b) The Sellers shall have performed or complied in all respects with all covenants and conditions required by this Agreement to be performed or complied with by it on or before the Closing Date.
- (c) All Regulatory Approvals shall have been obtained, except for any documents required to be filed, or consents, authorizations, orders or approvals required to be issued, after the Closing Date. Buyer shall have obtained documentation or other evidence satisfactory to Buyer in its reasonable discretion that Buyer has:
 - (i) Buyer shall have received approval, including Permits and Regulatory Approvals, from all Government Entities and third-party payors necessary to allow Buyer to conduct the Business and operate the Facility subsequent to Closing; and
 - (ii) Buyer shall have received confirmation from all applicable Government Entities that, upon the Closing, all licenses required by law to operate the Facility as currently operated will be transferred to, or issued or reissued in the name of, Buyer (or its Affiliates, as directed by Buyer.
- (d) No Action or proceeding shall have been instituted against, and no order, decree or judgment of any Government Entity shall be pending against, Buyer or Sellers which seeks to, or would, render it unlawful as of the Closing Date to effect the transfer of the Purchased Assets, and no such action shall seek damages or injunctive relief by reason of the transactions contemplated hereby. Also, no substantive legal objection to the transactions contemplated by this Agreement shall have been received from or threatened by any Government Entity.
- (e) The Sellers shall have made the deliveries required to be made by it under Section 3.02.
- (f) Sellers have fully performed all covenants to be performed prior to Closing under the OTA and has not breached any of their representations or warranties thereunder, and all conditions precedent to the closing of the OTA have been satisfied.
- (g) All certificates and documents delivered to Buyer pursuant to this Agreement shall be satisfactory in form and substance to Buyer acting reasonably and in good faith.
- (h) Neither this Agreement, the Bid and Sale Procedures Order nor the Sale Order shall have been materially modified from the form set forth in the Exhibits attached hereto.
- (i) Title Company shall be irrevocably committed to issue ALTA 2006 Owner's Policy of Title Insurance covering the Real Property to Buyer, subject only to the Permitted Exceptions.
- (j) Facility shall be a CCRC and have a valid CCRC license in good standing as of the Closing Date.

- (k) There shall have occurred no Material Adverse Effect with respect to the Facility.
- (l) The Sale Order shall have been entered by the Bankruptcy Court.

ARTICLE VIII ADDITIONAL AGREEMENTS

Section 8.01 Facility Employees.

- (a) Immediately prior the Effective Time, the Sellers shall terminate all Facility Employees remaining in Sellers' employ on the Closing Date and, as of the Effective Time, Buyer or its designee(s) shall offer employment to substantially all such Facility Employees on an at-will basis and subject to Buyer's pre-employment screenings and employment practices, policies and procedures (all such Sellers Employees hired by Buyer shall be collectively referred to as the "***Hired Employees***"). Buyer or its designee shall have the right to meet with and interview the Facility Employees at least thirty (30) days prior to the Closing Date. Following the Effective Time, Buyer shall provide a standard package of benefits and other terms and conditions of employment to the Hired Employees at substantially the same levels as those offered by Sellers immediately prior to the Closing Date.
- (b) Buyer shall offer immediate employment to substantially all of the Facility Employees, such that no period of unemployment shall occur between employment with the Sellers and employment with Buyer, and such that there will be no violation of the WARN Act or any comparable state or local laws, with such employment with the Buyer to commence as of the Effective Time. If Buyer fails to offer immediate employment to substantially all of the Facility Employees, Buyer acknowledges and agrees that it shall be responsible for the payment of any amounts or liabilities arising or due under the WARN Act or any comparable state or local laws arising from such failure. In furtherance and not in limitation of the foregoing, Buyer shall treat prior service with Sellers reflected in the information provided above as service with Buyer for purposes of determining eligibility to participate and vesting in all benefits programs maintained by Buyer. Sellers shall cooperate with Buyer in providing information reasonably requested by Buyer to facilitate hiring and establishing benefits for Hired Employees who accept employment with Buyer. This Agreement shall not be deemed to create or grant to any Facility Employee any third-party beneficiary rights or claims or any cause of action of any kind or nature.
- (c) The Sellers shall provide Buyer, at least ten (10) days prior to the Closing Date, a schedule setting forth, for each of the Facility Employees, an estimated amount of accrued but unused paid time off, together with any associated taxes (including any accrued vacation, sick and holiday time) (collectively, the "***Accrued PTO***") and the estimate aggregate value of the Accrued PTO as of the Effective Time. Sellers shall provide Buyer, on the Closing Date, with an update schedule reflecting actual Accrued PTO amounts as of the Effective Time. Buyer shall assume the Accrued PTO liability, as updated on the Closing Date, with respect to the Hired Employees and Buyer will, thereafter, be responsible for paying the Hired Employees for their use of their Accrued PTO during their employment with Buyer.

and upon the termination of their employment with Buyer in accordance with the Buyer's or its designee's employment practices. Sellers shall pay on the Closing Date all other accrued but unpaid payroll obligations, including without limitation, salaries, wages, benefits and insurance premium obligations as of the Closing Date.

- (d) Buyer shall provide COBRA continuation coverage (within the meaning of Section 4980B of the Internal Revenue Code and U.S. Treasury regulations thereunder) to all Facility Employees who are "M&A qualified beneficiaries" (within the meaning of Treasury Regulation Section 54.4980B-9, Q&A-4) for the duration of the period to which such Facility Employees are entitled to such coverage.

Section 8.02 Misdirected Payments. From and after the Closing, if Sellers or any of its respective Affiliates receives any right, property or asset that is a Purchased Asset, the Sellers shall promptly transfer or cause such of its Affiliates to transfer such right, property or asset (and shall promptly endorse and deliver any such asset that is received in the form of cash, checks or other documents) to Buyer, and such asset will be deemed the property of Buyer held in trust by Sellers for Buyer until so transferred. From and after the Closing, if Buyer or any of its Affiliates receives any right, property or asset that is an Excluded Asset, Buyer shall promptly transfer or cause such of its Affiliates to transfer such asset (and shall promptly endorse and deliver any such right, property or asset that is received in the form of cash, checks, or other documents) to the Sellers, and such asset will be deemed the property of Sellers held in trust by Buyer for Sellers until so transferred.

Section 8.03 Simultaneous Closing. The closing pursuant to the Kesser APA shall occur simultaneously with the Closing hereunder.

ARTICLE IX TERMINATION

Section 9.01 Termination Prior to Closing.

- (a) This Agreement may be terminated and the transactions contemplated hereby may be abandoned at any time prior to the Closing:
 - (i) By the mutual written consent of Buyer and the Sellers;
 - (ii) By Buyer, by written notice to Sellers, if: (x) Buyer is not then in material breach of any provision of this Agreement and there has been a breach, inaccuracy in or failure to perform any representation, warranty, covenant or agreement made by Sellers pursuant to this Agreement that would give rise to the failure of any of the conditions specified in Article VII, and such breach, inaccuracy or failure has not been cured by Sellers within ten (10) days of Sellers' receipt of written notice of such breach; or (y) any of the conditions set forth in Section 7.01 or Section 7.02 shall not have been, or it becomes apparent that any of such conditions will not be, satisfied by the date that is forty-five (45) days following the date on which the Sale Order is entered (the "***Conditions Satisfaction Deadline***"), unless such failure shall be due to the failure of Buyer to perform or comply with any of its representations, warranties or covenants contained in this Agreement and to be performed or complied with by Buyer prior to the Closing;

(iii) By the Sellers, by written notice to Buyer, if: (x) Sellers are not then in material breach of any provision of this Agreement and there has been a breach, inaccuracy in or failure to perform any representation, warranty, covenant or agreement made by Buyer pursuant to this Agreement that would give rise to the failure of any of the conditions specified in Article VII, and such breach, inaccuracy or failure has not been cured by Buyer within ten (10) days of Buyer's receipt of written notice of such breach; (y) any of the conditions set forth in Section 7.01 or Section 7.03 shall not have been, or it becomes apparent that any of such conditions will not be, satisfied by the Conditions Satisfaction Deadline, unless such failure shall be due to the failure of Sellers to perform or comply with any of their representations, warranties or covenants contained in this Agreement and to be performed or complied with by Sellers prior to the Closing;

(iv) By either the Sellers or Buyer in the event the Closing shall not have occurred on or before the Outside Closing Date (which Outside Closing Date may be extended by mutual agreement of Buyer and Sellers), unless such delay is the result of an action or omission by the Party wishing to terminate this Agreement pursuant to this subsection; or

(v) By Buyer or Sellers if (x) the Sale Order is not entered by November 30, 2024 or (y) any Seller sells, transfers, leases or otherwise disposes of, directly or indirectly, including through an asset sale, stock sale, merger or other similar transaction, all or substantially all of its Business or the Purchased Assets in a transaction or series of transactions with one or more Person in accordance with the Bid and Sale Procedures Order (such event, an "*Alternative Transaction*").

Section 9.02 Effect of Termination.

- (a) In the event of the termination of this Agreement in accordance with this Article IX, this Agreement shall forthwith become void and there shall be no liability on the part of any Party hereto, except (i) as expressly set forth herein, (ii) in the event of termination pursuant to Section 9.01(a)(i), 9.01(a)(ii) (subject to such failure to meet a condition or delay thereunder not being a result of Buyer's breach), 9.01(a)(iv) or 9.01(a)(v), Buyer shall, within five (5) Business Days, be refunded the Escrow Deposit, and such refund shall be Buyer's sole and exclusive remedy with respect to this Agreement and the transactions contemplated herein; and (iii) in the event of termination by the Sellers pursuant to Section 9.01(a)(iii) (subject to such failure to meet a condition or delay thereunder not being a result of Sellers' breach), Sellers shall retain the Escrow Deposit as liquidated damages and as Sellers' sole and exclusive remedy with respect to this Agreement and transactions contemplated herein. With respect to the foregoing clause (iii) and retention by the Sellers of the Escrow Deposit as liquidated damages, Sellers and Buyer agree that Sellers' actual damages would be extremely difficult or impracticable to determine, and that the amount of the Escrow Deposit is a reasonable estimate of the damages that Sellers would incur in such event.
- (b) Upon termination of this Agreement, the rights and obligations of the Parties under this Agreement shall likewise terminate, except that those obligations set forth in Section 10.01 and Section 10.02 shall survive termination of this Agreement.

ARTICLE X
MISCELLANEOUS

Section 10.01 Confidentiality. It is understood by the Parties hereto that the information, documents, and instruments delivered to Buyer by the Sellers and its agents and the information, documents and instruments delivered to the Sellers by Buyer and its agents are of a confidential and proprietary nature. Each of the Parties hereto agrees that both prior and subsequent to the Closing it will maintain the confidentiality of all such confidential information, documents or instruments in connection with the negotiation of this Agreement or in compliance with the terms, conditions and covenants hereof and will only disclose such information, documents and instruments to its duly authorized officers, members, directors, representatives, and agents (including consultants, attorneys and accountants of each party) and applicable governmental authorities in connection with any required notification or application for approval or exemption therefrom; provided, however, that the foregoing restriction shall not apply to any information that is, through no fault of the applicable party, publicly known or which is lawfully obtained from a third party, or to any disclosure required by any legal requirement or in connection with the enforcement of Sellers' or Buyer's rights under this Agreement. Nothing in this Section, however, shall prohibit the use of such confidential information, documents or information for such governmental filings as in the opinion of Sellers' counsel or Buyer's counsel are required by law or governmental regulations or are otherwise required to be disclosed pursuant to applicable state law or the filing of this Agreement with the Bankruptcy Court or pursuant to any Order of the Bankruptcy Court, including, without limitation, the Bid and Sale Procedures Order.

Section 10.02 Cost of Transaction. Whether or not the transactions contemplated hereby shall be consummated, the Parties agree as follows, except as expressly provided herein: (a) the Sellers shall pay the fees, expenses and disbursements of Sellers and its Affiliates and their agents, representatives, accountants, and legal counsel incurred in connection with the subject matter hereof and any amendments hereto; (b) Buyer shall pay the fees, expenses and disbursements of Buyer and its Affiliates and their agents, representatives, accountants and legal counsel incurred in connection with the subject matter hereof and any amendments hereto; and (c) in the event the Closing occurs, Buyer shall pay any state or local recording fees, deed, stamp, or other transfer taxes, filing fees, associated with or assessed in connection with the conveyance of any of the Purchased Assets.

Section 10.03 Announcements. The content of any communications to the public relating to the transaction that is the subject of this Agreement including, but not limited to, any letters to patients regarding such transaction, shall be mutually agreed to by Buyer and the applicable Seller(s).

Section 10.04 Tax and Medicare Effect. Except as provided herein, none of the Parties (nor such Parties' counsel or accountants) has made or is making any representations to any other Party (nor such party's counsel or accountants) concerning any of the tax, Medicare or Medicaid effects of the transactions provided for in this Agreement as each Party hereto represents that each has obtained, or may obtain, independent tax, Medicare and Medicaid advice with respect thereto and upon which it, if so obtained, has solely relied.

Section 10.05 Survival. The obligations, representations or warranties which by their nature or content would continue beyond the Closing or the expiration or termination of this Agreement shall survive the Closing or any expiration or termination of this Agreement to the extent specifically provided for herein.

Section 10.06 Notices. All notices, demands and other communications required or permitted hereunder shall be deemed sufficiently given if delivered in person, mailed by certified mail, postage prepaid, or sent via nationally recognized overnight carrier, as well as being sent simultaneously by e-mail, addressed as follows:

If to Buyer: CarDon Real Estate Investment Company LLC
2749 E. Covenant Dr.
Bloomington, IN 47401
Email: krodgers@cardon.us
Attn: Kent Rodgers

Copy to: Frost Brown Todd LLP
Attn: Edwin Broecker, Esq.
111 Monument Circle, Suite 4500
Indianapolis, IN 46204
ebroecker@fbtlaw.com

If to Sellers: c/o Christian Horizons
Attn: Kate Bertram, President and Shawn O'Conner, CRO
Two City Place Drive, 2nd Floor
St. Louis, Missouri 63141
Email: kbertram@chliving.org
sconner@hcmpllc.com

Copy to: Dentons US LLP
Attn: Thomas Vandiver
101 South Hanley, Suite 600
St. Louis, Missouri 63105
Email: thomas.vandiver@dentons.com

or to such other address as either Party may designate by notice to the other Parties.

Section 10.07 Assignment. Neither Party may assign its rights or obligations under this Agreement, by operation of law or otherwise, without the prior written consent of the other Party, which consent shall not be unreasonably withheld; provided that Buyer may assign this Agreement to one or more of its Affiliates without Sellers' consent but upon at least 5 days' written notice. Any attempted assignment in violation of this section shall be deemed void and of no force or effect, and a non-curable breach of this Agreement. Buyer may take title to certain or all assets at Closing through a nominee.

Section 10.08 Successors and Assigns. This Agreement shall inure to the benefit of and bind the respective permitted successors and assigns of the Parties hereto. Nothing expressed or referred to in this Agreement is intended or shall be construed to give any person other than the Parties to this Agreement or their respective successors or permitted assigns any legal or equitable right, remedy or claim under or in respect of this Agreement or any provision contained herein, it being the intention of the Parties to this Agreement that the Agreement be for the sole and exclusive benefit of such Parties or such successors and

assigns and not for the benefit of any other person. Notwithstanding the foregoing, the Parties expressly acknowledge the rights of and benefits accruing to the Bond Trustee hereunder.

Section 10.09 Governing Law; Venue. The validity and construction of this Agreement shall be governed by the laws of the State of Missouri without regard to the conflicts of law rules thereof. The Parties hereby consent to jurisdiction and venue in the Federal or State courts situated in St. Louis County, Missouri including while the Chapter 11 cases are pending, the exclusive jurisdiction of the Bankruptcy Court, and hereby waive any objection to the jurisdiction of, or the venue of any action instituted in, such courts.

Section 10.10 Attorneys' Fees. If legal action is commenced to enforce this Agreement, each Party shall pay its own costs and attorneys' fees in connection with any such action.

Section 10.11 Severability. If any provision of this Agreement shall be held invalid under any applicable laws, such invalidity shall not affect any other provision of this Agreement that can be given effect without the invalid provision, and, to this end, the provisions hereof are severable.

Section 10.12 Section Headings. The Section headings are for reference only and shall not limit or control the meaning of any provision of this Agreement.

Section 10.13 Waiver. No delay or omission on the part of any Party in exercising any right hereunder shall operate as a waiver of such right or any other right under this Agreement.

Section 10.14 Amendments. This Agreement may be amended, but only in a writing signed by all Parties hereto and subject to any requisite approval by the Bankruptcy Court.

Section 10.15 Exhibits and Schedules. All Exhibits and Schedules referred to in this Agreement are integral parts of this Agreement and are hereby incorporated into this Agreement as if fully set forth herein, and all statements appearing therein shall be deemed to be representations.

Section 10.16 Entire Agreement. This Agreement, the Exhibits and the Schedules delivered pursuant hereto and the OTA constitute the entire contract between the Parties hereto pertaining to the subject matter hereof and thereof and supersede all prior and contemporaneous agreements, understandings, negotiations and discussions, whether written or oral, of the Parties, and there are no representations, warranties or other agreements between the Parties in connection with the subject matter hereof or thereof, except as specifically set forth herein or therein. The Parties specifically acknowledge that in entering into and executing this Agreement, the Parties rely solely upon the representations and agreements contained in this Agreement and the OTA, and all prior representations or agreements, whether written or verbal, not expressly incorporated herein are superseded.

Section 10.17 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall comprise one and the same instrument. Signature pages exchanged by email shall be fully binding on the Parties.

Section 10.18 WAIVER OF JURY TRIAL. BUYER, AND SELLERS HEREBY WAIVE ANY RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM IN

CONNECTION WITH ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR ANY CONTRACT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS AGREEMENT INCLUDING, WITHOUT LIMITATION, EVENTS LEADING UP TO THE EXECUTION OF THIS AGREEMENT, THE PARTIES' PERFORMANCE OF THIS AGREEMENT, OR ANY CLAIM OF INJURY OR DAMAGE RELATING TO THE FOREGOING OR THE ENFORCEMENT OF ANY REMEDY HEREUNDER.

[Signature Pages Immediately Follow]

IN WITNESS WHEREOF, the Parties hereto have duly executed this Asset Purchase Agreement as of the Execution Date.

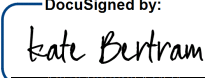
BUYER:

CarDon Real Estate Investment Company LLC,
an Indiana limited liability company

Signed by:
By: Kathy Headley
F15AA6240267443...
Kathy Headley, Treasurer

SELLERS:

HOOSIER CHRISTIAN VILLAGE, INC.,
an Illinois not-for-profit corporation

By: 
A9B9169339EE4F4...
Kate Bertram
President and Chief Executive Officer

CHRISTIAN HOMES, INC.,
an Illinois not-for-profit corporation

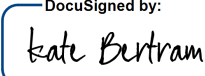
By: 
A9B9169339EE4F4...
Its: President and Chief Executive Officer

Exhibit 3.02(a)

BILL OF SALE OF PERSONAL PROPERTY

This Bill of Sale is made and executed as of the ____ day of _____, 2025, by and among Hoosier Christian Village, Inc., an Illinois non-profit corporation, and Christian Village, Inc., an Illinois nonprofit corporation (“***Sellers***”) and _____, a[n] _____ (“***Buyer***”).

WHEREAS, pursuant to that certain Asset Purchase Agreement dated as of November 14, 2024 by and between Sellers and Buyer (the “***Purchase Agreement***”), Sellers have agreed to sell to Buyer free and clear of all liens and encumbrances, except with respect to any lien or encumbrance arising out of or related to any liability of Sellers expressly assumed by Buyer pursuant to the Purchase Agreement, and Buyer has agreed to purchase from Sellers, all of Sellers’ right, title and interest in and to the Purchased Assets, as that term is defined in the Purchase Agreement, for the consideration in the amount and on the terms provided therein.

NOW THEREFORE, in consideration of the premises and of the mutual representations, warranties, covenants and agreements set forth herein and in the Purchase Agreement, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. All capitalized terms used and not otherwise defined in this Bill of Sale shall have the meanings ascribed to them in the Purchase Agreement.

2. Sale and Transfer of Acquired Assets. Each Seller hereby sells, assigns, transfers, conveys, grants and delivers to Buyer, free and clear of all liens and encumbrances, except with respect to any lien or encumbrance arising out of or related to any liability of Sellers expressly assumed by Buyer pursuant to the Purchase Agreement, all of Sellers’ right, title and interest in and to the Purchased Assets.

3. Warranty of Ownership. Each Seller warrants that Sellers are the legal owner of the Purchased Assets and that the Purchased Assets are transferred free and clear of all liens and encumbrances, except with respect to any lien or encumbrance arising out of or related to any liability of Sellers expressly assumed by Buyer pursuant to the Purchase Agreement.

4. Further Acts Required. Sellers covenants that at the request of Buyer it will promptly do or cause to be done all such further acts, and shall execute and deliver, or cause to be executed and delivered, all transfers, assignments and conveyances, evidences of title, notices, consents and assurances necessary or desirable to put Buyer in actual possession and control of the Purchased Assets, or as Buyer shall reasonably require to better assure and confirm title of Buyer to the Purchased Assets.

5. Purchase Agreement. Nothing in this Bill of Sale shall be deemed to supersede, enlarge or modify any of the provisions of the Purchase Agreement, all of which survive the execution and delivery of this Bill of Sale as provided and subject to the limitations set forth in the Purchase Agreement. If any conflict exists between the terms of this Bill of Sale and the terms of the Purchase Agreement, the terms of the Purchase Agreement shall govern and control.

6. Notices. All notices or other communications or deliveries provided for under this bill of sale shall be given as provided in the Purchase Agreement.

7. Caption Headings and Construction of Agreement. The caption headings are used in this bill of sale only as a matter of convenience and for reference and do not define, limit or describe the scope of this bill of sale nor the intent of any provisions.

8. Applicable Law. This bill of sale is made and entered into in the State of Indiana and shall be construed and enforced in accordance with the laws of such state.

9. Successors and Assigns. The provisions of this Bill of Sale shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Sellers have caused this Bill of Sale to be executed under seal in its name as of the date first above written.

SELLERS:

_____,
a[n] [Illinois][Indiana][Iowa][Missouri][not-for-profit][nonprofit]
corporation

By: _____
[Name]
[Title]

Exhibit 3.02(b)

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2025 (the “**Effective Date**”), by and between by and between _____, a[n] [Illinois][Indiana][Iowa][Missouri] [not-for-profit][nonprofit] corporation] (hereinafter referred to as “**Assignor**”) and _____, a[n] _____ (hereinafter referred to as “**Assignee**”).

WHEREAS, pursuant to that certain Asset Purchase Agreement dated _____, 2024, (the “**Purchase Agreement**”) by and between Assignor and Assignee, Assignor is selling and conveying to Assignee certain of Assignor’s assets (the “**Assets**”) used in connection with Assignor’s operation of _____, a senior living community located in _____, [Illinois][Indiana][Iowa][Missouri] (the “**Facility**”);

WHEREAS, in connection with the sale, Assignor has agreed to assign to Assignee all of Assignor’s right, title and interest in and to executory contracts and certain intangible assets of Assignor used in connection with Assignor’s operation of the Facility (the “**Assignor’s Business**”), and Assignee has agreed to assume all of the duties and obligations of the Assignor with respect to such executory contracts and intangible assets arising from and after the date hereof; and

WHEREAS, also pursuant to the Purchase Agreement, Assignee has agreed to assume certain liabilities and obligations of Assignor to the extent expressly set forth therein (the “**Assumed Liabilities**”).

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) paid by Assignee to Assignor, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns to Assignee all of its right, title and interest in and to executory contracts identified in Exhibit “A” attached hereto and incorporated herein by this reference (the “**Executory Contracts**”), and further assigns and delegates to Assignee all of Assignor’s rights, duties, obligations and covenants contained in such Executory Contracts which arise and relate to the period after the date hereof. Assignee hereby assumes and agrees to perform and discharge all duties, obligations and covenants contained in the Executory Contracts which arise and relate to the period after the date hereof.

2. Assignor hereby assigns to Assignee all of Assignor’s right, title and interest in, to and under the following intangible property owned by Assignor and used in connection with Assignor’s Business (collectively, the “**Intangibles**”):

a. All licenses, permits, certifications, certificates of need, and accreditations held by Assignor relating to the ownership, development and operation of Assignor’s Business (including any applications and pending approvals), to the extent assignable (the “**Licenses**”);

b. All intellectual property used in the operation of Assignor's Business, facilities and properties (the "***Intellectual Property***"), including, but not limited to, the items listed on Exhibit "B" attached hereto and incorporated herein by this reference;

c. All paper and/or electronic resident records relating to Assignor's past and present residents of the Facility;

d. All manufacturers' and vendors' warranties relating to the Purchased Assets, to the extent transferable, and rights and claims that may be asserted by (but not against) Assignor related to the Purchased Assets;

e. All personnel records relating to employees of Assignor's Business who are hired by Assignee (to the extent such records are transferable under applicable law), equipment records, documents, catalogs, books, records, files, operating manuals, and other records relating to the Purchased Assets or operation of the Facility (but excepting any documents or records relating to Assignor's tax returns and Assignor's internal corporate affairs); and

f. All goodwill associated with the Purchased Assets;

3. Assignee hereby assumes and agrees to perform all covenants, agreements and undertakings of Assignor, arising from and after the date hereof, under the Intangibles.

4. Assignee hereby agrees to indemnify, defend and hold harmless Assignor from any claim, cause of action, loss, damage or expense (including without limitation reasonable attorneys' fees and court costs) resulting from any breach by Assignee of its obligations under the Executory Contracts or the Intangibles or any claim of such breach arising out of or based on events from and after the Effective Date. Assignor hereby agrees to indemnify, defend and hold harmless Assignee from any claim, cause of action, loss, damage or expense (including without limitation reasonable attorneys' fees and court costs) resulting from any breach by Assignor of its obligations under the Executory Contracts or the Intangibles or any claim of such breach arising out of or based on events prior to the Effective Date.

5. Assignee hereby assumes and agrees to be personally liable for all liabilities and obligations arising under the Executory Contracts from and after the Effective Date.

Any creditor of Assignee with respect to the Assumed Liabilities may enforce its rights against Assignor directly, without any obligation to proceed against Assignee.

6. This Agreement may be executed in one or more counterparts, and by electronically transmitted signature, and each counterpart and signature shall be deemed to be an original and all of which together shall constitute one agreement that is binding on all parties.

[Signature Pages Immediately Follow]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption Agreement as of the day and year first above written.

ASSIGNOR:

_____,
a[n] [Illinois][Indiana][Iowa][Missouri][not-for-
profit][nonprofit] corporation

By: _____
[Name], [Title]

ASSIGNEE:

_____,
a[n] _____

By: _____
[Name], [Title]

Exhibit 3.02(c)

FORM OF DEED

[Attached.]

[SPACE ABOVE THIS LINE IS FOR RECORDING INFORMATION]

_____,
a[n] [not-for-profit][nonprofit]

to

_____,
a[n] [Illinois][Indiana][Iowa][Missouri]

QUIT CLAIM DEED

Dated: As of _____, 2025

Location:

County:

UPON RECORDATION RETURN TO:

Dentons US LLP
101 S. Hanley, Suite 600
St. Louis, Missouri 63105
Attention: Thomas K. Vandiver

QUIT CLAIM DEED

This Quit Claim Deed, made this ____ day of _____, 2025, _____, a[n] [Illinois][Indiana][Iowa][Missouri] [not-for-profit][nonprofit] corporation], (“Grantor”), and _____, a[n] _____ (“Grantee”), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of _____ and State of [Illinois][Indiana][Iowa][Missouri], known and described as follows, to wit (the “Premises”):

See Schedule 1 attached hereto and made a part hereof, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and any rights, privileges and appurtenances pertaining thereto.

TO HAVE AND TO HOLD the said Premises as described above, with the appurtenances unto the Grantee, forever.

This is a Quit Claim Deed. Grantor makes no representations whatsoever, express or implied, regarding the Premises, this Deed or any other matters.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, Grantor executed this Quit Claim Deed the day and year first above written.

GRANTOR:

_____,
a[n] [Illinois][Indiana][Iowa][Missouri] [not-for-
profit][nonprofit]

By: _____
[Name], [Title]

STATE OF _____)

)

COUNTY OF _____)

On _____, 2025, before me, the undersigned, a notary public in and for said State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____, Notary Public

Printed Name: _____

My Commission Expires:

Send Subsequent Tax Bills to:

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. This instrument is prepared by _____. [NTD: this

clause is only required for recordation in Indiana; confirm form of Quit Claim Deed with local title company]

SCHEDULE 1 TO QUIT CLAIM DEED
LEGAL DESCRIPTION

[To be inserted.]

SCHEDULE 1

FACILITY TO BE PURCHASED

Schedule 1

Facilities to be Purchased

Facility	Community Name	Address	State
HOCV	Hoosier Christian Village	621 S. Sugar St, Brownstown, IN 47220	IN

Schedule 2.01(a) to Asset Purchase Agreement

DESCRIPTION OF REAL PROPERTY

EXHIBIT "A"

Legal Description
Hoosier – Jackson County, Indiana

TRACT A:

A part of Lots No. 34 and No. 35 in the Lucas Ackerman Addition to the Town of Brownstown, Indiana, Second Section, described as follows:

Beginning at a steel pin at the Northeast corner of Lot No. 34; thence South 22 degrees 15 minutes 05 seconds West 65.14 feet to a steel pin on the East line of Lot No. 35; thence North 73 degrees 23 minutes 10 seconds West 18.40 feet to a steel pin; thence North 16 degrees 06 minutes 36 seconds East 70.95 feet to a steel pin on the North line of Lot No. 34; thence South 59 degrees 50 minutes 44 seconds East on the North line of Lot No. 34, 26.15 feet to the Point of Beginning.

ALSO:

A part of Lots No. 35 and No. 36 in the Lucas Ackerman Addition to the Town of Brownstown, Indiana, Second Section, described as follows:

Beginning at a steel pin at the Southeast corner of Lot No. 36; thence North 84 degrees 10 minutes 00 seconds West on the South line of Lot No. 36, 8.15 feet to a steel pin; thence North 16 degrees 06 minutes 36 seconds East 98.06 feet to a steel pin; thence South 73 degrees 23 minutes 10 seconds East 18.40 feet to a steel pin on the East line of Lot No. 35; thence South 22 degrees 15 minutes 05 seconds West 97.00 feet to the Point of Beginning.

TRACT B:

Lot Numbered 11, 12, 22 and 23, on Sugar Street in Plat of Jackson Heights Subdivision, recorded July 1, 1971 in Plat Drawer No. 6, as Instrument No. 39938 in the Office of the Recorder of Jackson County, Indiana. EXCEPT: A part of Lot No. 11 of the Jackson Heights Subdivision to the Town of Brownstown, Indiana, described as follows: Beginning at the Northeast corner of said Lot No. 11; thence North 65 degrees 30 minutes 00 seconds West on the North line of said Lot No. 11, 148.45 feet to a steel pin at the Northwest corner of said Lot No. 11; thence South 24 degrees 12 minutes 06 seconds West on the West line of said Lot No. 11, 20.00 feet; thence South 65 degrees 30 minutes 00 seconds East parallel to the North line of said Lot No. 11, 0.55 feet to a steel pin; thence continuing South 65 degrees 30 minutes 00 seconds East 147.80 feet to a steel pin; thence North 24 degrees 29 minutes 18 seconds East on the East line of said Lot No. 11, 20.00 feet to the Point of Beginning.

TRACT C:

A part of the Northwest quarter of the Southeast quarter of Section 14, Township 5 North, Range 4 East, described as follows: Beginning at the Northeast corner of the Southeast quarter; thence North 86 degrees 47 minutes 10 seconds West on the North line of the quarter 1454.62 feet to a steel pin at the True Point of Beginning of the following described tract; thence South 00 degrees 46 minutes 47 seconds East 599.49 feet; thence South 89 degrees 13 minutes 13 seconds West 398.18 feet; thence North 5 degrees 50 minutes 00 seconds East 166.72 feet to a steel pin; thence North 22 degrees 15 minutes 05 seconds East 267.14 feet to a steel pin; thence North 59 degrees 50 minutes 44 seconds West 22.71 feet to a steel pin;

[Facility Name]
Asset Purchase Agreement
Schedule 2.01(a)

thence North 29 degrees 48 minutes 59 seconds East 219.65 feet to a steel pin on the North line of the quarter quarter; thence South 86 degrees 47 minutes 10 seconds East on the North line 182.59 feet to the True Point of Beginning, containing 4.404 acres, more or less.

ALSO:

A part of the Northwest quarter of the Southeast quarter of Section 14, Township 5 North, Range 4 East, described as follows: Beginning at the Northeast corner of the Southeast quarter; thence North 86 degrees 47 minutes 10 seconds West on the North line of the quarter 1454.62 feet to a steel pin; thence South 00 degrees 46 minutes 47 seconds East 60.15 feet to a steel pin at the True Point of Beginning of the following described tract; thence South 86 degrees 47 minutes 10 seconds East 136.19 feet to a steel pin located on the East line of the quarter quarter; thence South 00 degrees 46 minutes 47 seconds East on the East line 839.86 feet to a steel pin; thence South 89 degrees 13 minutes 13 seconds West 569.98 feet to a steel pin; thence North 5 degrees 50 minutes 00 seconds East 312.08 feet; thence North 89 degrees 13 minutes 13 seconds East 398.18 feet; thence North 00 degrees 46 minutes 47 seconds West 539.34 feet to the True Point of Beginning, containing 5.596 acres, more or less.

For APN/Parcel ID(s): 36-54-14-402-032.000-002, 36-54-14-103-062.000-002, 36-54-14-103-082.000-002 and 36-54-14-400-031.000-002

Schedule 2.01(a)
Description of Real Property (Parcel ID Summary)

Facility Name	Address	Parcel ID (1)	Parcel ID (2)	Parcel ID (3)	Parcel ID (4)	Parcel ID (5)	Parcel ID (6)	Parcel ID (7)	Parcel ID (8)	Parcel ID (9)	Parcel ID (10)	Parcel ID (11)
Hoosier Christian Village	621 S. Sugar St, Brownstown, IN 47220	36-54-14-402-032.000-002	36-54-14-103-062.000-002	36-54-14-103-082.000-002	36-54-14-400-031.000-002							

Schedule 2.01(g) to Asset Purchase Agreement

INTELLECTUAL PROPERTY

Schedule 2.01(g)
Intellectual Property

Domain Name

[hoosierchristianvillage.com](https://www.hoosierchristianvillage.com)

[hoosierchristianvillage.net](https://www.hoosierchristianvillage.net)

[hoosierchristianvillage.org](https://www.hoosierchristianvillage.org)

Community

Hoosier Christian Village

Hoosier Christian Village

Hoosier Christian Village

Schedule 2.02(b) to Asset Purchase Agreement

ASSUMED LIABILITIES

Schedule 2.02(b)

Prepaid Expenses and Credits Related to Assumed Liabilities

		8/31/24 Balance	30-Sep
Community Name	Description	Preapid Expenses	Preapid Expenses
Hoosier Christian Village	Vendor Expenses	7,554.28	
Hoosier Christian Village	Insurance	792.68	

Schedule 2.02(d) to Asset Purchase Agreement

DEPOSIT ACCOUNTS

Schedule 2.02(d)
Deposit Accounts

Community	Bank	Account Name	Account Number
Hoosier Christian Village	Old National Bank	Hoosier Christian Village Deposit	8100444424
Hoosier Christian Village	The Peoples Bank	Hoosier Christian Village Auxiliary	9487048
Hoosier Christian Village	The Peoples Bank	Hoosier Christian Village Entrance Fee Escrow	4269533
Hoosier Christian Village	The Peoples Bank	Hoosier Christian Village Resident Trust	4269591

Schedule 2.03(d) to Asset Purchase Agreement

LIABILITIES

PTO Credit	\$248,705.89 (as of September 30, 2024)
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Schedule 2.07 to Asset Purchase Agreement

ALLOCATION

To be finalized

Schedule 4.05 to Asset Purchase Agreement

MATERIAL CONTRACT

Schedule 4.05
Material Contracts

Debtor	Contract Description (name at top of agreement)	Contract Type	Contract Date (Finite Date only)	Effective Date (Finite Date only)	Termination Date (Finite Date only)	Evergreen (automatically renews) (Y/N)	Evergreen Initial Term (i.e. 6 months, 2 years, etc.)	Evergreen Renewal Term (i.e. 6 months, 2 years, etc.)	Lease Location (Real Property)	Counterparty Name
OTHER - Multiple Entities	Email re Humana - Medicaid+BHN Amendment	Messages (Teams / Email / Text)								Humana
Crown Point Christian Village, Inc.	Ancillary Provider Participation Agreement	Agreement / Contract		6/1/2024		Yes	1 year	1 year		UnitedHealthcare Insurance Company Contracting on Behalf of Itself UnitedHealthcare of Illinois, Inc. and Other Entities that are United's Affiliates
Crown Point Christian Village, Inc.	Ancillary Provider Participation Agreement	Agreement / Contract		6/1/2024		Yes	1 year	1 year		UnitedHealthcare Insurance Company Contracting on Behalf of Itself UnitedHealthcare of Illinois, Inc. and Other Entities that are United's Affiliates
Crown Point Christian Village, Inc.	Change Order	Change Order	5/20/2022							RDG Planning & Design
Crown Point Christian Village, Inc.	Change Order	Change Order	7/31/2023							RDG Planning & Design
Crown Point Christian Village, Inc.	Amendment to the Professional Services Agreement	Agreement / Contract	12/8/2023							RDG Schutte Wilscam Birge Inc dba RDG Planning & Design
Crown Point Christian Village, Inc.	Amendment to the Professional Services Agreement	Agreement / Contract	10/15/2021							RDG Schutte Wilscam Birge Inc dba RDG Planning & Design
Crown Point Christian Village, Inc.	Standard Form of Agreement Between Owner and Architect	Agreement / Contract	2/26/2021							RDG Schutte Wilscam Birge Inc dba RDG Planning & Design
Crown Point Christian Village, Inc.	Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum	Agreement / Contract	3/16/2016	3/16/2016						RDG Schutte Wilscam Birge, General Corporation dba RDG Planning & Design
Crown Point Christian Village, Inc.	Provider Agreement	Agreement / Contract		12/15/2022		Yes	4 years	1 year		Aetna Network Services LLC
Crown Point Christian Village, Inc.	Equipment Rental Contract for Rentals Under \$50,000	Lease								Marlin Rental Company
Crown Point Christian Village, Inc.	Equipment Rental Contract for Rentals Under \$50,000	Lease								Marlin Rental Company
Crown Point Christian Village, Inc.	Equipment Rental Contract for Rentals Under \$50,000	Lease								Marlin Rental Company
Crown Point Christian Village, Inc.	Utility Easement	Easement	10/2/2019							Indiana-American Water Company, Inc.
Crown Point Christian Village, Inc.	Non-Emergency Transportation Agreement	Agreement / Contract	3/20/2024			Yes	1 Year	1 Year		Nebula Transportation Services
Crown Point Christian Village, Inc.	Facility Agreement	Agreement / Contract		7/1/2024						Anthem Insurance Companies, Inc. Doing Business as Anthem Blue Cross and Blue Shield
Crown Point Christian Village, Inc.	Master Maintenance Agreement	Agreement / Contract	7/7/2003	8/1/2003		Yes	5 years	5 years		ACM Elevator Company
Crown Point Christian Village, Inc.	Service Agreement	Agreement / Contract				Yes	39 months	12 months		On Hold:32

OTHER - Multiple Entities	Addendum to Service Agreement	Agreement / Contract								On Hold:32
OTHER - Multiple Entities	Addendum to Service Agreement	Agreement / Contract								On Hold:32
OTHER - Multiple Entities	Addendum to Service Agreement	Agreement / Contract	7/29/2016							On Hold:32
Crown Point Christian Village, Inc.	Standard Referral Agreement	Agreement / Contract				Yes				Caring, LLC
Crown Point Christian Village, Inc.	Alarm Monitoring Agreement	Agreement / Contract	8/21/2020	8/21/2020		Yes	5 years	5 years		ADT LLC
Crown Point Christian Village, Inc.	Customer Order Form	Agreement / Contract	12/15/2023	12/27/2023		Yes	1 year	1 year		Uniguest, Inc.
Crown Point Christian Village, Inc.	ACO REACH Preferred Provider Services Agreement	Agreement / Contract	5/10/2023	5/10/2023		Yes		1 year		Clover Health Partners, LLP
Crown Point Christian Village, Inc.	Laboratory Service Agreement	Agreement / Contract	7/10/2017	7/10/2017		Yes	1 Year	1 Year		NICL Laboratories
Crown Point Christian Village, Inc.	Interim Leadership Agreement	Agreement / Contract	7/26/2023	7/31/2023	9/31/23	No				R&M Partners, LLC
Crown Point Christian Village, Inc.	Annual Pest Control Service Agreement	Agreement / Contract	06/__/2021	06/__/2021	06/__/2022	No				Monroe Pest Control Inc.
Crown Point Christian Village, Inc.	Sworn Statement of Contractor and Subcontractor to Owner	Invoice								Holladay Construction Group LLC
Crown Point Christian Village, Inc.	Application and Certificate for Payment	Invoice	7/7/2022	3/18/2021	6/30/2022					Holladay Construction Group LLC

OTHER - Multiple Entities	Email re: Contracting with MCEs	Messages (Teams / Email / Text)	3/15/2024							Elevance Health
Crown Point Christian Village, Inc.	Credit Application Agreement	Application								IF&P Foods, LLC
Crown Point Christian Village, Inc.	Agreement to Provide Skilled Nursing Services	Agreement / Contract	8/2/2022							Wittenberg Lutheran Village, Inc.
Crown Point Christian Village, Inc.	Renewal	Agreement / Contract	5/2/2017	7/10/2017	7/8/2018	No				The Lamar Companies
Crown Point Christian Village, Inc.	Skilled Nursing Facility (SNF) Participation Agreement	Agreement / Contract								TRICARE
Crown Point Christian Village, Inc.	Skilled Nursing Facility (SNF) Participation Agreement	Agreement / Contract								TRICARE
Crown Point Christian Village, Inc.	Health Insurance Benefit Agreement	Agreement / Contract		12/1/1997						Centers for Medicare & Medicaid Services
Crown Point Christian Village, Inc.	Amendment to Client Service Agreement	Agreement / Contract		12/21/2023						ShiftKey, LLC
Crown Point Christian Village, Inc.	Amendment to Client Service Agreement	Agreement / Contract		7/10/2024						ShiftKey, LLC
Crown Point Christian Village, Inc.	Amendment to the Client Service Agreement	Agreement / Contract								ShiftKey, LLC
OTHER - Multiple Entities	Email re Humana - Medicaid+BHN Amendment	Messages (Teams / Email / Text)	4/8/2024							Inspire Health Partners
Crown Point Christian Village, Inc.	Health Insurance Benefit Agreement	Agreement / Contract		12/1/1997						Mutual of Omaha Insurance Company
Crown Point Christian Village, Inc.	Clean List of Active Payers	_Misc / Non-Contract								N/A
Crown Point Christian Village, Inc.	Working Copy List of Active Players	_Misc / Non-Contract								N/A

Schedule 4.07 to Asset Purchase Agreement

PERMITS AND REGULATORY APPROVALS

Schedule 4.07
Permits and Regulatory Approvals

Community	State	Licensee	License	Licensing Department	License No.	Effective Date	Expiration Date
HOCV	Indiana	Jackson County Schneck Memorial Hospital d/b/a Hoosier Christian	Comprehensive Care License	Indiana Department of Health	23-000277-1	10/1/2023	9/30/2024
HOCV		Hoosier Christian Village	Medicare	Department of Health & Human Services	15-5611	10/1/2012	N/A

Required Approvals

<u>Agency/Entity</u>	<u>Timing</u>
Indiana Attorney General - Reporting of Health Care Entity Mergers and Acquisitions	Cannot close before 90 days after filing required transaction documents with the Attorney General, however Attorney General may approve sooner than 90 days
Indiana Office of Medicaid Policy and Planning – Change of Ownership and Management	45 days prior to the effective date of the Agreement and a disclosure of management representations within 30 days of the transaction
Centers for Medicare and Medicaid Services – Medicare revalidation	Certain information filed by the Operator within 30 and 90 days of the transaction, depending on whether Operator has already filed the currently required off-cycle Medicare revalidation by time of Closing

Schedule 4.08 to Asset Purchase Agreement

LITIGATION PROCEEDINGS

Schedule 4.08
Litigation Proceedings

Company	Community	Case Title	Type of Claim
Hoosier Christian Village, Inc.	Hoosier	CHARLES MILLER, Special Administrator of the ESTATE OF EILEEN MILLER, Deceased vs JACKSON COUNTY SCHNECK MEMORIAL HOSPITAL, d/b/a HOOSIER CHRISTIAN VILLAGE.	PLGL

Schedule 4.11 to Asset Purchase Agreement

EMPLOYEE RELATIONS

Redacted due to Confidential Information.

Schedule 4.12 to Asset Purchase Agreement

INSURANCE POLICIES

Schedule 4.12

Insurance Policies

Policy Type	Carrier	Policy No.	Inception	Expiration
Auto	Philadelphia Indemnity Ins Company	PHPK2683413	5/1/2024	5/1/2025
Property	Travelers Indemnity Company	KTKCMB8K5402962	5/1/2024	5/1/2025
Workers' Compensation	Accident Fund Insurance Co. of America	UHWCP100090478	3/1/2024	3/1/2025
GLPL	Caring Communities	CCRRRG-0067-24	1/1/2024	1/1/2025
Cyber Liability	Travelers Excess and Surplus Lines Co.	CYB10801084700	5/1/2024	5/1/2025
Pollution	Ascot Specialty Insurance Company	ENPM24100012820	5/1/2024	5/1/2025
D&O/Fiduciary/EPL	Ironshore Specialty Insurance Company	DO6CAC2MCO001	7/1/2024	6/30/2025
Crime	Ironshore Specialty Insurance Company	FI4NAC2MQS001	6/30/2024	6/30/2025
Excess D&O/Fiduciary/EPL	Hudson Excess Insurance Company	HE-0303-11718	6/30/2024	6/30/2025
Excess D&O/Fiduciary/EPL	Ascot Insurance Company	MLXS2410001605-1	6/30/2024	6/30/2025

Schedule 4.22 to Asset Purchase Agreement

COST REPORTS

None

Schedule 4.23 to Asset Purchase Agreement

LICENSED BEDS

Schedule 4.23
Licensed Beds

Community Name

Hoosier Christian Village

	Skilled Nursing	Assisted Living	Independent Living		
	Total SNF LicBeds	Total AL Units	Total IL Units	Medicare only	Medicare/Medicaid
<u>Total Units</u>	110	97	-	13	
				10	NA

Schedule 4.24 to Asset Purchase Agreement

MEDICARE AND MEDICAID

Schedule 4.24

Medicare & Medicaid

Code	Name To Be Used On Contracts	NPI	MCD #	Medicare # (MRA)
HOCV	Hoosier Christian Village	1043561970	100290530	155611

Reimbursement \$ in Review

Medicare Credits	State Audit
23,653.00	-

Schedule 6.05 to Asset Purchase Agreement

ASSUMED CONTRACTS AND REJECTED CONTRACTS

ASSUMED CONTRACTS

Management Agreement, and any amendments thereto, between Operator and Christian Homes;

Health Care Facility Lease Agreement, and any amendments thereto, between Operator and HCV;
and

Intangible Property License Agreement, and any amendments thereto, between Operator and Christian Homes.

Laboratory Services Agreement between Operator and HCV

Long Term Care Facility Hospice Agreement between Operator and HCV

Additional Assumed Contracts to be furnished in accordance with Section 6.05(d)

Exhibit 2

**Memorandum of Order Authorizing Sale Free and Clear of All
Liens, Claims, and Encumbrances**

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MISSOURI
EASTERN DIVISION

In re:	§	Chapter 11
	§	
	§	
MIDWEST CHRISTIAN VILLAGES,	§	Case No. 24-42473-659
INC. <i>et al</i> ,	§	
	§	
	§	
	§	Jointly Administered
Debtors.		

Related Docket Nos. 13, 90, 102, 159 and
482

**MEMORANDUM OF ORDER AUTHORIZING SALE OF SUBSTANTIALLY ALL
ASSETS OF HOOSIER CHRISTIAN VILLAGE, INC. FREE AND CLEAR OF ALL
LIENS, CLAIMS AND ENCUMBRANCES**

On July 16, 2024, each of the above-captioned Debtors filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code.

On July 16, 2024, the Debtors filed *Debtors' Motion For The Entry of: (A) An Order: (1) Approving Auction Sale Format and Bidding Procedures; (2) Approving Process For Discretionary Selection of Stalking Horse Bidder and Bid Protections; (3) Approving Form of Notice To Be Provided To Interested Parties; (4) Scheduling A Court Hearing To Consider Approval of The Sale To The Highest and Best Bidder; and (5) Approving Procedures Related To The Assumption of Certain Executory Contracts and Unexpired Leases; and (B) An Order Authorizing The Sale of Property Free and Clear of All Claims, Liens And Encumbrances* [Docket No. 13] (the "Motion").¹

¹ Capitalized terms used but not otherwise defined herein have the meaning ascribed to them in the Motion or the APA, as applicable.

On November [25], 2024, the United States Bankruptcy Court for the Eastern District of Missouri entered an order (the “Sale Order”) approving the sale of substantially all of the assets of Debtor Hoosier Christian Village, Inc. to CarDon Real Estate Investment Company, LLC (the “Buyer”).

Among other things, the Sale Order approved the sale of the Assets free and clear of any liens, claims, and encumbrances, other than Assumed Liabilities assumed in accordance with the APA. The Sale Order approved the Debtors entry into and performance under the APA, substantially in the form attached as **Exhibit 1** to the Sale Order. The Sale Order also approved the assumption and assignment of the Assigned Contracts. The Motion, Sale Order and other filings in the bankruptcy cases can be accessed at <https://veritaglobal.net/mcv>, the website established by Verita for the Debtors’ chapter 11 cases.

The Sale Order moreover approved the filing of this *Memorandum of Order Authorizing Sale Free and Clear of All Liens, Claims, and Encumbrances* as notice to all parties of the nature of the sale. The legal description of the real property being sold pursuant to the Sale Order is as follows:

SEE ATTACHED LEGAL DESCRIPTION

Legal Description

Hoosier – Jackson County, Indiana

TRACT A:

A part of Lots No. 34 and No. 35 in the Lucas Ackerman Addition to the Town of Brownstown, Indiana, Second Section, described as follows:

Beginning at a steel pin at the Northeast corner of Lot No. 34; thence South 22 degrees 15 minutes 05 seconds West 65.14 feet to a steel pin on the East line of Lot No. 35; thence North 73 degrees 23 minutes 10 seconds West 18.40 feet to a steel pin; thence North 16 degrees 06 minutes 36 seconds East 70.95 feet to a steel pin on the North line of Lot No. 34; thence South 59 degrees 50 minutes 44 seconds East on the North line of Lot No. 34, 26.15 feet to the Point of Beginning.

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For APN/Parcel ID(s): 36-54-14-402-032.000-002, 36-54-14-103-062.000-002, 36-54-14-103-082.000-002 and 36-54-14-400-031.000-002