

出售位于卑斯省帕克斯维尔附近
晨星高尔夫俱乐部有限公司
在破产管理中的资产
及其毗邻的22.8英亩土地



介绍

第一部分: G. Powroznik Group Inc. (“接管方经理”)是晨星高尔夫俱乐部有限公司 (Morningstar Golf Club Ltd., 以下简称“晨星”) 由法院指定的资产接管人。晨星是晨星高尔夫俱乐部 (Morningstar Golf Club, 以下简称“俱乐部”) 的母公司。接管方经理将为晨星出售其整体资产、权益、资产拥有权、资产利益、事务及产权 (以下简称“资产”)。

第二部分: G-force 房地产公司 (以下简称“G-force”) 是 G 地段 (“G 地段”) 业主的顾问和特许代理。业主 (“业主”) 有意在“现有状态”的基础上出售约 22.8 英亩的空置及未提供服务的土地。G 地段不是晨星资产的一部分, 虽然它们彼此相邻, 并且同时出售。



第一部分: 晨星高尔夫俱乐部有限公司 俱乐部介绍

- “冠军赛级别”的晨星高尔夫俱乐部坐落于卑斯省 525 Lowry's 路, 在帕克斯维尔市 Parksville 附近约 187.3 英亩的土地上, 拥有 18 洞, 72 标准杆, 6,900 码的半私人高尔夫球场。该球场于 1991 年开设。
- 球场具有的迷人的地理位置, 它靠近帕克斯维尔和夸里库姆海滩 Qualicum Beach 的海滨社区, 距离温哥华岛最大的城市南奈莫 Nanaimo 北部大约 40 公里约 30 分钟车程。
- 由著名高尔夫球场设计师 Les Furber 创造的触目设计, 融合了 6 个链杆式和 12 个穿越树林与大自然结合的球道。球场极具挑战性、戏剧性和令人兴奋的高尔夫球与大自然融为一体。
- 俱乐部吸引来自各地的专业及业余高尔夫球手。俱乐部过往曾举办多个国家级和省级男女子专业活动, 其中包括: 三届加拿大职业高尔夫球员协会活动。

待售资产汇总

- 土地及建筑:
 - ±187.3 英亩土地 (PID 014-884-275), 其中 ±125.6 英亩属于农业土地储备 (“ALR”);
 - 建筑物, 包括: 会所、专卖店、承办婚宴、餐饮服务和其他招待会的宴会馆、维修大楼及庭院、高尔夫球车的充电棚及存放处;
- 俱乐部会所为两层建筑, 上层为餐厅、酒吧及室外露台。餐厅拥有 102 个座位牌照, 酒吧拥有 30 个座位牌照;

- 设备和库存;
- 租赁、财务、雇佣及其他合同;
- 酒精饮料和其他许可证;
- 网站、域名及其他知识产权;
- 俱乐部用地可能具有住宅或其他开发潜力, 视政府审批情况而定。

财务指标

- 高尔夫球轮数: 2017 年 20,000 轮
- 过去六年的平均收入:

高尔夫业务	\$1,225,000
食品和饮料	275,000
合计	\$1,500,000

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接管方经理 www.g-forcegroup.ca/morningstar-golf-club

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第二部分: G地块的亮点

- G地段 (PID 014-884-518) 是±22.8英亩主要被树木覆盖的土地, 此空置及未提供服务的土地位于俱乐部第6洞和7洞的旁边。
- 农业土地委员会 (“ALC”), 即监管农业土地储备的政府机构, 已批准从农业土地储备中豁免±10.6英亩, (“G地段豁免”), 取决于业主获得批准细分计划和所有相关的政府批准。业主目前正在将G地段细分为两个批次 - G地段豁免及其余部分。
- G地段具有住宅或其他开发潜力, 特别是G地段豁免部分, 有可能涉及与俱乐部物业进行土地交换, 但取决于重订分区用途和相关的政府审批。



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关于销售交易

1. 接管方经理将在“现有状态”的基础上整体出售资产，在获得法院批准的情况下，不受任何财务负担的约束。
2. 业主将出售 G地段“原样/原地”，并且不受任何财务负担的约束。
3. 接管方经理和业主预期部分买家会对资产或G地段提出个别开价，而另一部分买家将会对两者一起提出报价。卖家的目标是获得资产和G地段的最优价，而不管它们是卖给一个买家还是两个买家。

获取更多信息

接管方经理和G- force将为每个符合资格并签署以下保密协议（“CA”）的买方提供关于资产和G地段的额外详细信息，并安排他们（“有兴趣当事方”）参观物业和访问在线数据资料库。



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FOR SALE NEAR PARKVILLE, BC

I. ASSETS OF MORNINGSTAR GOLF CLUB LTD. IN RECEIVERSHIP

II. ADJACENT 22.8 ACRES OF VACANT LAND



INTRODUCTION

- I. G. Powroznik Group Inc. (the “**Receiver-Manager**”) is the Court-appointed Receiver-Manager of the assets of Morningstar Golf Club Ltd. (“**MGCL**”), which owns Morningstar Golf Club (the “**Club**”). The Receiver-Manager is offering for sale, en bloc, the right, title and interest of the assets, undertakings and property of MGCL (the “**Assets**”).
- II. G-Force Real Estate Inc. (“**G-Force**”) is the advisor and licensed agent to the owner of Lot G (“**Lot G**”). The owner (the “**Owner**”) is offering for sale ± 22.8 acres of vacant and unserviced land on an “as-is/where-is” basis. Lot G is not part of MGCL’s Assets, although they are adjacent and concurrently offered for sale.

I. HIGHLIGHTS OF ASSETS OF MORNINGSTAR GOLF CLUB LTD.

Description of the Club

- “Championship-level” Morningstar Golf Club is a semi-private 18-hole, par 72, 6,900-yard golf course located on ±187.3 acres at 525 Lowry’s Road near Parksville, BC. The course opened in 1991.
- Attractive location near the oceanside communities of Parksville and Qualicum Beach, and about 40 km and a 30-minute drive north of Nanaimo, central Vancouver Island’s largest city.
- Dramatic Les Furber-designed golf course that integrates 6 links-style holes with 12 others carved through the trees to preserve many natural areas. The course combines the challenge, drama and excitement of golf with the beauty of nature.
- Attracts professional and amateur golfers from all over. The Club has hosted professional, national, and provincial events for both men and women, including: three PGA of Canada events.

Summary of Assets for Sale

- Land and buildings:
 - ±187.3 acres of land (PID 014-884-275), of which ±125.6 acres are in the Agricultural Land Reserve (“**ALR**”);
 - Buildings, including: club house; pro shop; banquet



pavilion for hosting and catering banquets, weddings and other receptions; maintenance building and yard; and, golf cart shed for charging and storing golf carts.

The 2-storey club house features a restaurant and bar on the upper floor with an outside patio. The licensed seating capacity is 102 patrons for the restaurant, and 30 patrons for the bar;

- Equipment and inventory;
- Leases, finance, employment and other contracts;
- Liquor and other licenses and permits;
- Website, domain names and other intellectual property;
- The Club land may have residential or other development potential, subject to government approvals.

Financial Indicators

- Number of golf rounds: 20,000 in 2017
- Average revenue for past six years:

Golf operations	\$1,225,000
Food and beverage	275,000
	<hr/>
	1,500,000

Also visit our websites:

Receiver-Manager www.g-forcegroup.ca/morningstar-golf-club

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II. HIGHLIGHTS OF LOT G

- Lot G (PID 014-884-518) is ± 22.8 acres of largely treed, vacant and unserviced land located beside Holes 6 and 7 of Morningstar Golf Club.
- The Agricultural Land Commission (“**ALC**”), the government agency that regulates the ALR, has approved the exclusion of ±10.6 acres from the ALR (“**Lot G Exclusion**”), subject to the Owner obtaining an approved subdivision plan and all related government approvals. The Owner is currently in the process of subdividing Lot G into two lots—Lot G Exclusion and the remainder.
- Lot G may have residential or other development potential, especially Lot G Exclusion, and possibly more involving a land swap with Club property, subject to rezoning and other government approvals.



Also visit our websites:

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About the Sale Transactions

1. The Receiver-Manager will sell, en bloc, the Assets on an “as-is/where-is” basis, free and clear of all financial encumbrances, subject to Court approval.
2. The Owner will sell Lot G “as-is/where-is,” and free and clear of all financial encumbrances.
3. The Receiver-Manager and Owner expect that some parties will submit offers for either the Assets or Lot G, and others will put in offers for both. The objective of each seller is to obtain the best offer for the Assets and Lot G respectively, regardless of whether they are sold to one buyer or two.

For More Information

The Receiver-Manager and G-Force will provide tours and an on-line Data Room with additional detailed information about the Assets and Lot G to each qualified party signing a Confidentiality Agreement (the “CA”) with them (“**Interested Party**”).



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