



No. S186288
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

REALCOR MORTGAGE CORP.

PETITIONER

AND:

MORNINGSTAR GOLF CLUB LTD.
CANADIAN WESTERN BANK
NATIONAL LEASING GROUP INC.
ROYNAT INC.
ICE CUBE LEASING INC.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE) THE HONOURABLE JUSTICE)
))
) *MAYER*) April 22, 2021
))
))

ON THE APPLICATION of G. Powroznik Group Inc. of G-Force Group, Court-appointed Receiver of Morningstar Golf Club Ltd. (the "**Receiver**"), coming on for hearing before me this day ~~BY TELEPHONE~~ at 800 Smithe Street, Vancouver, BC; AND ON HEARING Jeffrey D. Bradshaw, counsel for the Receiver; and Karen Fellowes, counsel for the Petitioner, Realcor Mortgage Corp. ("**Realcor**"), and no one appearing on behalf of the other parties, although duly served; AND ON READING the Receiver's Second Report, dated April 16, 2021 (the "**Second Report**"), and materials filed herein;

THIS COURT ORDERS AND DECLARES that:

- 1. service of notice of this Application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this Application;

2. the Receiver is hereby authorized to engage in the Land Exchange with Lot G Holdings Ltd. as described in the Second Report and to take all steps as are necessary, incidental, and ancillary to such purpose;
3. upon:
 - (a) submission of an application to deposit subdivision plan EPP109379 for registration in the Land Title Office, and
 - (b) payment of all taxes payable to Her Majesty the Queen, in Right of the Province of British Columbia, under *Taxation (Rural Area) Act* Lien bearing registration number WX2086315,

all of Morningstar Golf Club Ltd.'s rights, title and interest in the lands legally described as:

THAT PART OF LOT A DISTRICT LOTS 29, 81, 83 AND 126, NANOOSE DISTRICT, PLAN 49145, EXCEPT PARTS IN PLAN VIP51714, VIP52613, VIP76030, VIP79051 AS SHOWN ON PLAN EPP109379


(the "Notches")

will vest in Lot G Holdings Ltd. free and clear of the financial charges currently listed on the title to the lands bearing PID 014-884-275;

4. if registration is required, the Land Title Office is hereby directed by the Honourable Court to register title to the Notches in the name of Lot G Holdings Ltd.;
5. the Receiver is hereby authorized to accept and consolidate portions of the lands currently bearing PID 014-884-518, defined in the Second Report as the "Postage Stamp" and owned by Lot G Holdings Ltd., with the lands of Morningstar Golf Club Ltd., and to take all steps as are necessary, incidental, and ancillary to such purpose;
6. the actions, conduct and activities of the Receiver set out in the Second Report are approved and confirmed;
7. the Receiver's Fees and Disbursements as set out in the Second Report are approved and confirmed;
8. the Receiver's Statement of Receipts and Disbursements as set out in the Second Report, are approved and confirmed;
9. the Receiver's counsel, Gowlings' accounts for fees and disbursements for the period August 1, 2019 to August 16, 2020, as set out in the Second Report, are approved and confirmed;
10. the Receiver's counsel, DLA Piper (Canada) LLP's accounts for fees and disbursements for the period August 17, 2020 to February 28, 2021, as set out in the Second Report, are approved and confirmed;

11. the Receiver is hereby authorized to increase the receiver's borrowings to a total amount of \$2,190,000;
12. nothing in this Order affects or limits the rights of Realcor to tax the accounts of the Receiver pursuant to 248 (2) of the *Bankruptcy and Insolvency Act*, R.S.C., 1985, C. B-3, and Realcor reserves all rights to apply for any such taxation; and
13. endorsement of this Order by counsel appearing on this application other than the counsel for the Receiver is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE:



Signature of lawyer for the Receiver
DLA Piper (Canada) LLP (Jeffrey D. Bradshaw)

BY THE COURT



REGISTRAR



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JDB/day