

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 MR. *[Signature]* ) JUL 13 2021  
) JUSTICE ~~FITZPATRICK~~ )  
G.C. WEATHERILL )

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 at 800 Smithe Street, Vancouver, BC; AND ON HEARING Jeffrey D. Bradshaw, counsel for the Receiver; and on reading the material filed;

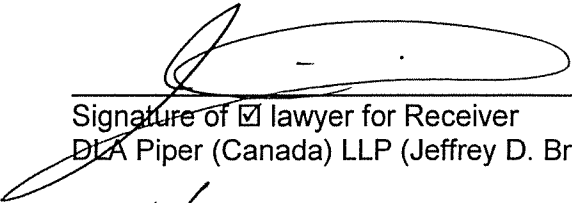
THIS COURT ORDERS that:

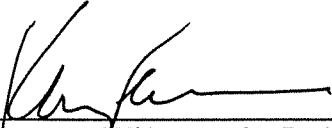
1. the order made in this action on June 28, 2021 by Madame Justice Wilkinson be amended by including the following word as paragraph 3 (a) of the aforementioned order:

3. (a) Upon presentation for registration in the Land Title Office for the Land Title District of Victoria of a certified copy of this Order, together with a letter from DLA Piper (Canada) LLP, solicitors for the Receiver, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:

- (i) enter the Purchaser as the owner of the Lands, as identified in Schedule "A" hereto, together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Lands, and this Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser in and to the Lands is a good, safe holding and marketable title and directs the BC Registrar to register indefeasible title in favour of the Purchaser as aforesaid; and
- (ii) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Lands all of the registered Encumbrances except for those listed in Schedule "C".

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

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

  
\_\_\_\_\_  
Signature of  lawyer for Petitioner  
Stikeman Elliot LLP (Karen Fellowes)

BY THE COURT

  
\_\_\_\_\_  
REGISTRAR



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Client Matter No.: 074081-00004

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