

Court File No.

IN THE COURT OF KING'S BENCH OF NEW BRUNSWICK

IN BANRUPTCY AND INSOLVENCY

JUDICIAL DISTRICT OF SAINT JOHN

IN THE MATTER OF THE RECEIVERSHIP OF ROYAL OAKS GOLF CLUB INC.

PURSUANT TO SECTION 33 OF THE *JUDICATURE ACT*, R.S.N.B. 1973, c. J-2, RULE 41 OF THE RULES OF COURT, N.B. REG 82-73 and SECTION 243 OF THE *BANKRUPTCY AND INCOLVENCY ACT*

BETWEEN:



CWB MAXIMUM FINANCIAL INC.,

Applicant

-and-

ROYAL OAKS GOLF CLUB INC.,

Respondent

AFFIDAVIT OF DOUGLAS W. SCHIPILOW

I, Douglas W. Schipilow, of the city of Dartmouth, Province of Nova Scotia, MAKE OATH AND SAY THAT:

1. That I am a Partner with BOYNECLARKE LLP, lawyers for the Applicant, CWB Maximum Financial Inc. ("CWB") and as such, I have personal knowledge of the matters herein deposed to except where otherwise stated and where otherwise stated I do believe those facts and matters to be true to the best of my knowledge, information and belief.
2. Attached hereto as **Exhibit "A"** are true copies Certificates of Registered Ownership for the following properties:
 - a) 1646 Elmwood Drive, Moncton, New Brunswick - PID No. 70327937
 - b) 401 Royal Oaks Boulevard, Moncton, New Brunswick - PID No. 70488663
 - c) Oakcroft Crescent, Moncton, New Brunswick - PID No. 70344148

3. Attached hereto and marked as **Exhibit "B"** is a true copy of the PPRS Search Result report for 'Royal Oaks Golf Club Inc.'
4. Attached hereto and marked as **Exhibit "C"** are true copies of PPSA Verification Statements demonstrating CWB's PPSA security was renewed.
5. I make this affidavit in support of CWB's application to appoint Deloitte Restructuring Inc. as Receiver of Royal Oak's assets, property and undertakings.

SWORN TO BEFORE ME at the City)
of Dartmouth, Province of Nova Scotia)
this 25 day of March 2024)

_____)
A Notary Public in and for the)
Province of Nova Scotia)
Joshua J. Santimaw)
Commissioner of Oaths)
being a Solicitor)

_____)
Douglas W. Schipilow

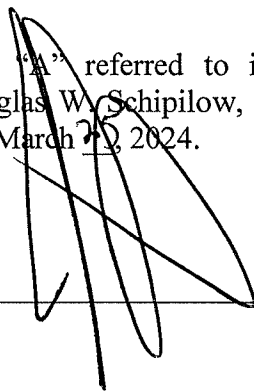
A

Exhibit Stamp

No.

This is Exhibit "A" referred to in the affidavit of Douglas W. Schipilow, sworn to before me on March 28, 2024.

Signature

A handwritten signature in black ink, appearing to be 'J. Santimaw', written over a horizontal line.

Joshua J. Santimaw
Commissioner of Oaths
being a Solicitor

**Form 47
Formule 47**

**CERTIFICATE OF REGISTERED OWNERSHIP
CERTIFICAT DE PROPRIÉTÉ ENREGISTRÉE**

**Land Titles Act, S.N.B. 1981, c. L-1.1, s.63
Loi sur l'enregistrement foncier, L.N.-B. de 1981, chap. L-11, art. 63**

Parcel Identifier | Numéro d'identification de parcelle :

70327937

Owner | Propriétaire :

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Court Vesting Order | Ordonnance d'envoi en possession
Westmorland 2010-07-07 - 28944610

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Corporate Affairs Change of Name | Changement de nom des Affaires corporatives
Westmorland 2015-04-17 - 34761941

Manner of Tenure | Mode de tenure :

Not Applicable | Sans objet

Encumbrances | Charges :

McKay, William Henry
214 Chartersville RD
Dieppe NB
E1A 1K4
Agreement Holder | Détenteur de la convention
Agreement | Convention
Westmorland 1997-12-09 2698 - 577 645383

Aliant Telecom Inc.
1 Brunswick SQ
PO BOX 1430
Saint John NB
E2L 4K2
Easement Holder | Titulaire de la servitude
Easement | Servitude
Westmorland 1999-11-09 2987 - 45 10624451

New Brunswick Power Distribution and Customer Service Corporation				
515 King ST				
Fredericton NB				
E3B 4X1				
Easement Holder Titulaire de la servitude				
Easement Servitude				
Westmorland	1999-11-09	2987 - 45		10624451
Aliant Telecom Inc.				
1 Brunswick SQ				
PO BOX 1430				
Saint John NB				
E2L 4K2				
Easement Holder Titulaire de la servitude				
Subdivision & Amalgamations Lotissement et fusions				
Westmorland	2000-01-14	-		10771955
New Brunswick Power Distribution and Customer Service Corporation				
515 King ST				
Fredericton NB				
E3B 4X1				
Easement Holder Titulaire de la servitude				
Subdivision & Amalgamations Lotissement et fusions				
Westmorland	2000-01-14	-		10771955
6.0 Wide Golf Course Maintenance Easement				
Moncton NB				
Agreement Holder Détenteur de la convention				
Easement Servitude				
Westmorland	2000-01-17	3011 - 566		10773910
PID/NID 00932749				
Moncton NB				
Agreement Holder Détenteur de la convention				
Easement Servitude				
Westmorland	2000-02-25	3024 - 271		10856632
6.0 Wide Golf Course Maintenance Easement				
Moncton NB				
Agreement Holder Détenteur de la convention				
Easement Servitude				
Westmorland	2000-03-28	3034 - 274		10918838
6.0 Wide Golf Course Maintenance Easement				
Moncton NB				
Agreement Holder Détenteur de la convention				
Easement Servitude				
Westmorland	2000-11-28	3138 - 389		11563633
6.0 Wide Golf Course Maintenance Easement				
Moncton NB				
Agreement Holder Détenteur de la convention				
Easement Servitude				
Westmorland	2000-11-28	3138 - 392		11563641

6.0 Wide Golf Course Maintenance Easement

Moncton NB

Agreement Holder | Détenteur de la convention

Easement | Servitude

Westmorland 2001-09-26 3202 - 508 12921525

Moncton

655 Main ST

Moncton NB

E1C 1E8

Easement Holder | Titulaire de la servitude

Administration | Administration

Westmorland 2003-05-30 - 16335474

PID/NID 70392170

Moncton NB

Easement Holder | Titulaire de la servitude

Administration | Administration

Westmorland 2003-05-30 - 16335474

PID/NID 70488663

Moncton NB

Easement Holder | Titulaire de la servitude

Easement | Servitude

Westmorland 2008-06-20 - 25717050

PID/NID 70488671

Moncton NB

Easement Holder | Titulaire de la servitude

Easement | Servitude

Westmorland 2009-07-03 - 27381814

MAXIUM FINANCIAL SERVICES INC.

30 Vogel RD SUITE 1

Richmond Hill ON

L4B 3K8

Mortgagee | Créancier hypothécaire

Collateral Mortgage | Hypothèque subsidiaire

Westmorland 2012-11-23 - 32193048

Maxium Financial Services Inc.

30 Vogel RD SUITE 1

Richmond Hill ON

L4B 3K8

Assignee | Cessionnaire

Assignment of Rent | Cession de loyer

Westmorland 2012-11-23 - 32196165

Maxium Financial Services Inc. 30 Vogel RD SUITE 1 Richmond Hill ON L4B 3K8 Mortgagee Créancier hypothécaire Postponement Agreement Convention de subordination Westmorland 2012-11-23 -	32196272
SUNSET CRE INVESTMENTS I LLP 2 Antonini CRT Vaughan ON L6A 4R2 Mortgagee Créancier hypothécaire Mortgage Hypothèque Westmorland 2016-07-04 -	36091891
SUNSET CRE INVESTMENTS I LLP 2 Antonini CRT Vaughan ON L6A 4R2 Mortgagee Créancier hypothécaire Assignment of Mortgage Cession d'hypothèque Westmorland 2016-07-05 -	36092568
SUNSET CRE INVESTMENTS I LLP 2 Antonini CRT Vaughan ON L6A 4R2 Mortgagee Créancier hypothécaire Assignment of Mortgage Cession d'hypothèque Westmorland 2018-01-12 -	37717213

Instruments in the Registration Process | Instruments dans le processus d'enregistrement :

NONE | AUCUN

THIS IS TO CERTIFY THAT the specified owner is the registered owner and holds title in fee simple, by virtue of the specified instrument(s) and in the specified manner of tenure, to the specified parcel, described in Schedule "A" attached hereto. The title to the land is subject to the overriding incidents specified in subsection 17(4) of the Act and also to the specified encumbrances.

LE PRÉSENT CERTIFICAT ATTESTE QUE le propriétaire spécifié est le propriétaire enregistré et est titulaire du titre en fief simple, en vertu de(s) l'instrument(s) spécifié(s), selon le mode spécifié de tenure de la parcelle spécifiée, décrite à l'Annexe <<A>> ci-jointe. Le titre du bien-fonds est soumis aux réserves dérogatoires précisées au paragraphe 17(4) de la Loi et également aux charges spécifiées.

THE TITLE TO THE LAND may be subject to the specified instruments, which have been entered in the instrument record and may be entered on the title register when the registration process is completed. LE TITRE DU BIEN-FONDS peut être soumis aux instruments spécifiés qui ont été portés au registre des instruments et qui peuvent être portés au registre des titres lorsque la procédure d'enregistrement est achevée.

THIS CERTIFICATE is evidence of the particulars contained herein as of the date and time of its issue. The description is not conclusive as to the boundaries or extent of the land. LE PRÉSENT CERTIFICAT constitue la preuve des renseignements qu'il contient à la date et à l'heure de sa délivrance. La description n'est pas probante en ce qui concerne les limites ou l'étendue du bien-fonds.

Date & Time | Date et heure : 2023-10-12 12:18:11

Registrar of Land Titles for the District of New Brunswick

Le registrateur des titres de biens-fonds de la Circonscription du Nouveau-Brunswick

Report ID | Rapport ID : 7390673

Schedule A | Annexe A

PID | NID : 70327937

Apparent Parcel Access | Accès apparent à la parcelle : Public Access | Accès public

Status | État de la demande : Current | Courant

Effective Date/Time | Date et heure de prise d'effet : 2008-06-23 08:27:13

Legal Description | Description officielle :

ALL that certain lot, piece or parcel of land situate, lying and being in Moncton, in the Parish of Moncton, County of Westmorland and Province of New Brunswick, shown as 98-500 on a certain plan of lands entitled "Amending Subdivision Plan, Royal Oaks Estates Subdivision, (Amending Parcel 98-A, Plan 202440), Situated on the West Side of Elmwood Drive, City of Moncton, Parish of Moncton, County of Westmorland, Province of New Brunswick", which said subdivision plan was registered in the Westmorland County Registry Office on the 27th day of July, 1998 as Number 202448.

SAVING AND EXCEPTING the Public Street known as "Royal Oaks Boulevard" as shown on Plan 202735 registered in the Westmorland County Registry Office on March 11, 1999.

ALSO SAVING AND EXCEPTING "00-1007" on Plan 10771955 registered in the Westmorland County Registry Office on January 14, 2000.

ALSO SAVING AND EXCEPTING "00-1006" on Plan 10775584 registered in the Westmorland County Registry Office on January 17, 2000.

ALSO SAVING AND EXCEPTING "08-1" on Plan 25581613 registered in the Westmorland County Registry Office on May 23, 2008.

TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 10773910 on January 17, 2000 in Book 3011 at Page 566.

AND TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 10918838 on March 28, 2000 in Book 3034 at Page 274.

AND TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 11563633 on November 28, 2000 in Book 3138 at Page 389.

AND TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 11563641 on November 28, 2000 in Book 3138 at Page 392.

AND TOGETHER WITH THE BENEFIT of a right-of-way as in the Right-of-Way Agreement registered in the Westmorland County Registry Office as Number 11591485 on December 7, 2000 in Book 3143 at Page 190.

AND TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 12788171 on September 6, 2001 in Book 3200 at Page 196.

AND TOGETHER WITH THE BENEFIT of an easement as in the Grant of Easement registered in the Westmorland County Registry Office as Number 12921525 on September 26, 2001 in Book 3202 at Page 508.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement registered in the Westmorland County Registry Office as Number 17993859 on March 5, 2004.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement registered in the Westmorland County Registry Office as Numbers 18207168 and 18211483 on April 22, 2004.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement Document Number

Schedule A | Annexe A

25716987 registered on 2008-06-20.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement Document Number 25717027 registered on 2008-06-20.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement Document Number 25717035 registered on 2008-06-20.

AND TOGETHER WITH THE BENEFIT of an easement as in the Easement Document Number 25717043 registered on 2008-06-20.

Form 47
Formule 47

CERTIFICATE OF REGISTERED OWNERSHIP
CERTIFICAT DE PROPRIÉTÉ ENREGISTRÉE

Land Titles Act, S.N.B. 1981, c. L-1.1, s.63
Loi sur l'enregistrement foncier, L.N.-B. de 1981, chap. L-11, art. 63

Parcel Identifier | Numéro d'identification de parcelle :

70488663

Owner | Propriétaire :

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Court Vesting Order | Ordonnance d'envoi en possession
Westmorland 2010-07-07 - 28944610

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Corporate Affairs Change of Name | Changement de nom des Affaires corporatives
Westmorland 2015-04-17 - 34761941

Manner of Tenure | Mode de tenure :

Not Applicable | Sans objet

Encumbrances | Charges :

Aliant Telecom Inc.
1 Brunswick SQ
PO BOX 1430
Saint John NB
E2L 4K2
Easement Holder | Titulaire de la servitude
Subdivision & Amalgamations | Lotissement et fusions
Westmorland 2000-01-14 - 10771955

Moncton
655 Main ST
Moncton NB
E1C 1E8
Easement Holder | Titulaire de la servitude
Subdivision & Amalgamations | Lotissement et fusions
Westmorland 2000-01-14 - 10771955

New Brunswick Power Distribution and Customer Service Corporation			
515 King ST			
Fredericton NB			
E3B 4X1			
Easement Holder Titulaire de la servitude			
Subdivision & Amalgamations Lotissement et fusions			
Westmorland	2000-01-14	-	10771955
PID/NID 70488671			
Moncton NB			
Easement Holder Titulaire de la servitude			
Easement Servitude			
Westmorland	2009-07-03	-	27381814
MAXIUM FINANCIAL SERVICES INC.			
30 Vogel RD			
Richmond Hill ON			
L4B 3K8			
Mortgagee Créancier hypothécaire			
Collateral Mortgage Hypothèque subsidiaire			
Westmorland	2012-11-23	-	32193048
Maxium Financial Services Inc			
30 Vogel RD SUITE 1			
Richmond Hill ON			
L4B 3K8			
Assignee Cessionnaire			
Assignment of Rent Cession de loyer			
Westmorland	2012-11-23	-	32196165
Maxium Financial Services Inc.			
30 Vogel RD SUITE 1			
Richmond Hill ON			
L4B 3K8			
Mortgagee Créancier hypothécaire			
Postponement Agreement Convention de subordination			
Westmorland	2012-11-23	-	32196397
SUNSET CRE INVESTMENTS I LLP			
2 Antonini CRT			
Vaughan ON			
L6A 4R2			
Mortgagee Créancier hypothécaire			
Mortgage Hypothèque			
Westmorland	2016-07-04	-	36091891
SUNSET CRE INVESTMENTS I LLP			
2 Antonini CRT			
Vaughan ON			
L6A 4R2			
Mortgagee Créancier hypothécaire			
Assignment of Mortgage Cession d'hypothèque			
Westmorland	2016-07-05	-	36092683

SUNSET CRE INVESTMENTS I LLP
2 Antonini CRT
Vaughan ON
L6A 4R2
Mortgagee | Créancier hypothécaire
Assignment of Mortgage | Cession d'hypothèque
Westmorland 2018-01-12 -

37717494

Instruments in the Registration Process | Instruments dans le processus d'enregistrement :

NONE | AUCUN

THIS IS TO CERTIFY THAT the specified owner is the registered owner and holds title in fee simple, by virtue of the specified instrument(s) and in the specified manner of tenure, to the specified parcel, described in Schedule "A" attached hereto. The title to the land is subject to the overriding incidents specified in subsection 17(4) of the Act and also to the specified encumbrances.

LE PRÉSENT CERTIFICAT ATTESTE QUE le propriétaire spécifié est le propriétaire enregistré et est titulaire du titre en fief simple, en vertu de(s) l'instrument(s) spécifié(s), selon le mode spécifié de tenure de la parcelle spécifiée, décrite à l'Annexe <<A>> ci-jointe. Le titre du bien-fonds est soumis aux réserves dérogatoires précisées au paragraphe 17(4) de la Loi et également aux charges spécifiées.

THE TITLE TO THE LAND may be subject to the specified instruments, which have been entered in the instrument record and may be entered on the title register when the registration process is completed. LE TITRE DU BIEN-FONDS peut être soumis aux instruments spécifiés qui ont été portés au registre des instruments et qui peuvent être portés au registre des titres lorsque la procédure d'enregistrement est achevée.

THIS CERTIFICATE is evidence of the particulars contained herein as of the date and time of its issue. The description is not conclusive as to the boundaries or extent of the land. LE PRÉSENT CERTIFICAT constitue la preuve des renseignements qu'il contient à la date et à l'heure de sa délivrance. La description n'est pas probante en ce qui concerne les limites ou l'étendue du bien-fonds.

Date & Time | Date et heure : 2023-10-12 12:19:07

Registrar of Land Titles for the District of New Brunswick

Le registrateur des titres de biens-fonds de la Circonscription du Nouveau-Brunswick

Report ID | Rapport ID : 7390675

Schedule A | Annexe A

PID | NID : 70488663

Apparent Parcel Access | Accès apparent à la parcelle : Public Access | Accès public

Status | État de la demande : Current | Courant

Effective Date/Time | Date et heure de prise d'effet : 2008-06-23 08:37:41

Legal Description | Description officielle :

ALL that certain lot, piece or parcel of land situate, lying and being in Moncton, in the Parish of Moncton, County of Westmorland and Province of New Brunswick, shown as 08-1 on a certain plan of lands entitled "Amending Subdivision Plan, Royal Oaks Estates Subdivision, Amending Plan 11593283, Situated on the East Side of Royal Oaks Boulevard, City of Moncton, Parish of Moncton, County of Westmorland, Province of New Brunswick", which said subdivision plan was registered in the Westmorland County Registry Office on the 23rd day of May, 2008 as Number 25581613.

Together with a benefit of an Easement as stated in Easement document Number 25717050, registered on 2008-06-20.

Form 47
Formule 47

CERTIFICATE OF REGISTERED OWNERSHIP
CERTIFICAT DE PROPRIÉTÉ ENREGISTRÉE

Land Titles Act, S.N.B. 1981, c. L-1.1, s.63
Loi sur l'enregistrement foncier, L.N.-B. de 1981, chap. L-11, art. 63

Parcel Identifier | Numéro d'identification de parcelle :

70344148

Owner | Propriétaire :

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Court Vesting Order | Ordonnance d'envoi en possession
Westmorland 2010-07-07 - 28944610

Royal Oaks Golf Club Inc.
15 Congressional CRES
Moncton NB
E1H 3L2
Corporate Affairs Change of Name | Changement de nom des Affaires corporatives
Westmorland 2015-04-17 - 34761941

Manner of Tenure | Mode de tenure :

Not Applicable | Sans objet

Encumbrances | Charges :

Aliant Telecom Inc.
1 Brunswick SQ
PO BOX 1430
Saint John NB
E2L 4K2
Easement Holder | Titulaire de la servitude
Subdivision & Amalgamations | Lotissement et fusions
Westmorland 2000-01-14 - 10771955

New Brunswick Power Distribution and Customer Service Corporation
515 King ST
Fredericton NB
E3B 4X1
Easement Holder | Titulaire de la servitude
Subdivision & Amalgamations | Lotissement et fusions
Westmorland 2000-01-14 - 10771955

MAXIUM FINANCIAL SERVICES INC.
 30 Vogel RD
 Richmond Hill ON
 L4B 3K8
 Mortgagee | Créancier hypothécaire
 Collateral Mortgage | Hypothèque subsidiaire
 Westmorland 2012-11-23 - 32193048

MAXIUM FINANCIAL SERVICES INC.
 30 Vogel RD SUITE 1
 Richmond Hill ON
 L4B 3K8
 Assignee | Cessionnaire
 Assignment of Rent | Cession de loyer
 Westmorland 2012-11-23 - 32196165

MAXIUM FINANCIAL SERVICES INC.
 30 Vogel RD SUITE 1
 Richmond Hill ON
 L4B 3K8
 Mortgagee | Créancier hypothécaire
 Postponement Agreement | Convention de subordination
 Westmorland 2012-11-23 - 32196306

SUNSET CRE INVESTMENTS I LLP
 2 Antonini CRT
 Vaughan ON
 L6A 4R2
 Mortgagee | Créancier hypothécaire
 Mortgage | Hypothèque
 Westmorland 2016-07-04 - 36091891

SUNSET CRE INVESTMENTS I LLP
 2 Antonini CRT
 Vaughan ON
 L6A 4R2
 Mortgagee | Créancier hypothécaire
 Assignment of Mortgage | Cession d'hypothèque
 Westmorland 2016-07-05 - 36092675

SUNSET CRE INVESTMENTS I LLP
 2 Antonini CRT
 Vaughan ON
 L6A 4R2
 Mortgagee | Créancier hypothécaire
 Assignment of Mortgage | Cession d'hypothèque
 Westmorland 2018-01-12 - 37717478

Instruments in the Registration Process | Instruments dans le processus d'enregistrement :

NONE | AUCUN

THIS IS TO CERTIFY THAT the specified owner is the registered owner and holds title in fee simple, by virtue of the specified instrument(s) and in the specified manner of tenure, to the specified parcel, described in Schedule "A" attached hereto. The title to the land is subject to the overriding incidents specified in subsection 17(4) of the Act and also to the specified encumbrances.

LE PRÉSENT CERTIFICAT ATTESTE QUE le propriétaire spécifié est le propriétaire enregistré et est titulaire du titre en fief simple, en vertu de(s) l'instrument(s) spécifié(s), selon le mode spécifié de tenure de la parcelle spécifiée, décrite à l'Annexe <<A>> ci-jointe. Le titre du bien-fonds est soumis aux réserves dérogatoires précisées au paragraphe 17(4) de la Loi et également aux charges spécifiées.

THE TITLE TO THE LAND may be subject to the specified instruments, which have been entered in the instrument record and may be entered on the title register when the registration process is completed. LE TITRE DU BIEN-FONDS peut être soumis aux instruments spécifiés qui ont été portés au registre des instruments et qui peuvent être portés au registre des titres lorsque la procédure d'enregistrement est achevée.

THIS CERTIFICATE is evidence of the particulars contained herein as of the date and time of its issue. The description is not conclusive as to the boundaries or extent of the land. LE PRÉSENT CERTIFICAT constitue la preuve des renseignements qu'il contient à la date et à l'heure de sa délivrance. La description n'est pas probante en ce qui concerne les limites ou l'étendue du bien-fonds.

Date & Time | Date et heure : 2023-10-12 12:18:31

Registrar of Land Titles for the District of New Brunswick

Le registrateur des titres de biens-fonds de la Circonscription du Nouveau-Brunswick

Report ID | Rapport ID : 7390674

Schedule A | Annexe A

PID | NID : 70344148

Apparent Parcel Access | Accès apparent à la parcelle : No Access | Aucun accès

Status | État de la demande : Current | Courant

Effective Date/Time | Date et heure de prise d'effet : 2008-06-03 10:58:02

Legal Description | Description officielle :

ALL that certain lot, piece or parcel of land situate, lying and being in Moncton, in the Parish of Moncton, County of Westmorland and Province of New Brunswick, shown as 00-A on a certain plan of lands entitled "Unit 2, Phase 1, Amending Subdivision Plan, Royal Oaks Estates Subdivision, Amending Plan 202735, Lots 98-600 and 98-601, Situated on the West & South Sides of Royal Oaks Boulevard, City of Moncton, Parish of Moncton, County of Westmorland, Province of New Brunswick", which said subdivision plan was registered in the Westmorland County Registry Office on the 14th day of January, 2000 as Number 10771955.

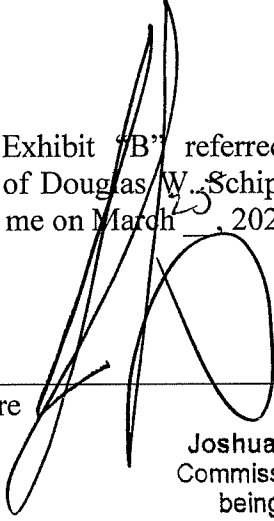
B

Exhibit Stamp

No.

This is Exhibit "B" referred to in the affidavit of Douglas W. Schipilow, sworn to before me on March 25, 2024.

Signature

A handwritten signature in black ink, appearing to read "J. Santimaw", written over a horizontal line.

Joshua J. Santimaw
Commissioner of Oaths
being a Solicitor

Registration Number (Renew): 39448840
Registration Date/Time (Atlantic): 2024-01-12 09:47
Expiry Date: Infinity
File Number:
Original Registration Number: 21978853

NOTE: This registration has extended the registration term by year(s).

Registrant Name and Address

Registrant User ID: N194017
 BOYNECLARKE LLP
 99 Wyse Road, Suite 600
 PO Box 876, Dartmouth Main
 Dartmouth NS B2Y 2N4
 Canada

All registration date/time values are stated in Atlantic Time.

Registration Details for Registration Number: 21978853

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	21978853	2012-09-12 18:33	2022-09-12	1310541-MF1
Amendment	22251813	2012-11-13 17:33	2022-09-12	1321306
Amendment	25845637	2015-05-19 17:19	2022-09-12	1321306
Renewal	29973211	2017-12-12 14:32	2027-09-12	
Amendment	30006811	2017-12-20 16:40	2027-09-12	1640649
Renewal	39448840	2024-01-12 09:47	Infinity	

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

The Debtor below was deleted by registration number 22251813

Type: Enterprise
 633003 N.B. Ltd.
 401 Royal Oak Blvd.
 Moncton NB E1H 0A2
 Canada

The Debtor below was added by registration number 22251813

Type: Enterprise
633003 N.B. Inc.
401 Royal Oak Blvd.
Moncton NB E1H 0A2
Canada

The Debtor below was added by registration number 25845637

Type: Enterprise
Royal Oaks Golf Club Inc.
401 Royal Oak Blvd
Moncton NB E1H 0A2
Canada

Secured Parties

The Secured Party below was deleted by registration number 30006811

~~Type: Enterprise
Maxium Financial Services Inc.
30 Vogell Road, Unit 1
Richmond Hill ON L4B 3K6
Canada~~

The Secured Party below was added by registration number 30006811

Type: Enterprise
CWB Maxium Financial Inc.
1 - 30 Vogell Road
RICHMOND HILL ON L4B 3K6
Canada

General Collateral

All personal property now owned or hereafter acquired by the Debtor and any and all proceeds in any form derived directly or indirectly from any of the foregoing.

***** End of Report *****

Registration Number (Renew): 39448857
Registration Date/Time (Atlantic): 2024-01-12 09:48
Expiry Date: Infinity
File Number:
Original Registration Number: 29997038

NOTE: This registration has extended the registration term by year(s).

Registrant Name and Address

Registrant User ID: N194017
 BOYNECLARKE LLP
 99 Wyse Road, Suite 600
 PO Box 876, Dartmouth Main
 Dartmouth NS B2Y 2N4
 Canada

All registration date/time values are stated in Atlantic Time.

Registration Details for Registration Number: 29997038

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	29997038	2017-12-18 16:45	2022-12-18	4027435
Amendment	30649958	2018-05-29 16:39	2022-12-18	1661848
Renewal	36941490	2022-05-30 13:56	2023-12-18	
Renewal	37777299	2022-12-02 16:57	2024-12-18	
Renewal	39435862	2024-01-09 14:14	2026-12-18	
Renewal	39448857	2024-01-12 09:48	Infinity	

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 Royal Oaks Golf Club Inc.
 401 Royal Oaks Boulevard
 Moncton NB E1H 3S7
 Canada

Secured Parties

The Secured Party below was deleted by registration number 30649958

New Brunswick

PPRS Verification Statement
(Renew)

25170021

Type: Enterprise
4951584 Ontario Inc.
30 Vogell Road
Suite 4
Richmond Hill ON L4B 3K6
Canada

The Secured Party below was added by registration number 30649958

Type: Enterprise
CWB Maxium Financial Inc.
1 - 30 Vogell Road
RICHMOND HILL ON L4B 3K6
Canada

General Collateral

All of the debtor's present and after-acquired personal property.

***** End of Report *****

Registration Number (Renew): 39448873
Registration Date/Time (Atlantic): 2024-01-12 09:49
Expiry Date: Infinity
File Number:
Original Registration Number: 30500110

NOTE: This registration has extended the registration term by year(s).

Registrant Name and Address

Registrant User ID: N194017
 BOYNECLARKE LLP
 99 Wyse Road, Suite 600
 PO Box 876, Dartmouth Main
 Dartmouth NS B2Y 2N4
 Canada

All registration date/time values are stated in Atlantic Time.

Registration Details for Registration Number: 30500110

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	30500110	2018-04-30 15:01	2025-04-30	ROYAL OAKS 1-7
Renewal	39448873	2024-01-12 09:49	Infinity	

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 MONCTON NB E1H3S7
 Canada

Secured Parties

Type: Enterprise
 CWB MAXIUM FINANCIAL INC.
 1 - 30 VOGELL ROAD
 RICHMOND HILL ON L4B3K6
 Canada

General Collateral

ALL PRESENT AND FUTURE GOODS LEASED BY THE SECURED PARTY TO THE DEBTOR, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING.

1 TORO 3300 TRIFLEX GREENSMOWER

1 TORO 4300 ROUGH MOWER

1 TORO 5610 FAIRWAY MOWER

1 TORO 648 PRO CORE AERATOR

1 TORO 5200 PROSWEEP

1 TORO 5800 SPRAYER

***** End of Report *****

Registration Number (Renew): 39448899
Registration Date/Time (Atlantic): 2024-01-12 09:50
Expiry Date: Infinity
File Number:
Original Registration Number: 30520944

NOTE: This registration has extended the registration term by year(s).

Registrant Name and Address

Registrant User ID: N194017
 BOYNECLARKE LLP
 99 Wyse Road, Suite 600
 PO Box 876, Dartmouth Main
 Dartmouth NS B2Y 2N4
 Canada

All registration date/time values are stated in Atlantic Time.

Registration Details for Registration Number: 30520944

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	30520944	2018-05-03 13:20	2024-05-03	ROYAL OAKS 1-8
Renewal	39448899	2024-01-12 09:50	Infinity	

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 MONCTON NB E1H3S7
 Canada

Secured Parties

Type: Enterprise
 CWB MAXIUM FINANCIAL INC.
 1 - 30 VOGELL ROAD
 RICHMOND HILL ON L4B3K6
 Canada

General Collateral

ALL PRESENT AND FUTURE GOODS LEASED BY THE SECURED PARTY TO THE DEBTOR,
TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS,
SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY
FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING.
1 SURVEILLANCE SYSTEM

***** End of Report *****

Registration Number (Renew): 39448931
Registration Date/Time (Atlantic): 2024-01-12 09:53
Expiry Date: Infinity
File Number:
Original Registration Number: 30001291

NOTE: This registration has extended the registration term by year(s).

Registrant Name and Address

Registrant User ID: N194017
 BOYNECLARKE LLP
 99 Wyse Road, Suite 600
 PO Box 876, Dartmouth Main
 Dartmouth NS B2Y 2N4
 Canada

All registration date/time values are stated in Atlantic Time.

Registration Details for Registration Number: 30001291

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic)	Expiry Date	File Number
Original	30001291	2017-12-19 13:49	2023-12-19	1640184-MF1
Re-registration	39448923	2024-01-12 09:52	2023-12-19	
Renewal	39448931	2024-01-12 09:53	Infinity	

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 Moncton NB E1H 3S7
 Canada

Secured Parties

Type: Enterprise
 CWB Maxium Financial Inc.
 1 - 30 Vogell Road
 RICHMOND HILL ON L4B 3K6
 Canada

General Collateral

All present and future goods leased by the Secured Party to the Debtor, together with all attachments, accessories, accessions, replacements, substitutions, additions and improvements thereto, and all proceeds in any form derived directly or indirectly from any of the foregoing. 2 HIGH DEFINITION GOLF SIMULATORS

***** End of Report *****

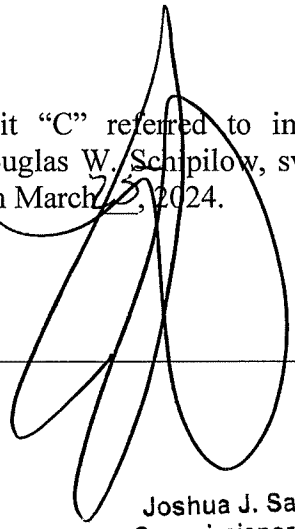
C

Exhibit Stamp

No.

This is Exhibit "C" referred to in the affidavit of Douglas W. Schipilow, sworn to before me on March 2, 2024.

Signature

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long vertical stroke, positioned over a horizontal line.

**Joshua J. Santimaw
Commissioner of Oaths
being a Solicitor**

This report lists registrations in the Personal Property Registry that match the following search criteria:

Province or Territory Searched: New Brunswick
Type of Search: Debtors (Enterprise)
Search Criteria: Royal Oaks Golf Club Inc
Date and Time of Search (YYYY-MM-DD hh:mm): 2023-10-10 15:25 (Atlantic)
Transaction Number: 24866357
Searched By: S192658

The following table lists records that match the Debtors (Enterprise) you specified.

Exact	Included	Original Registration Number	Enterprise Name	Place
	*	21978853	Royal Oaks Golf Club Inc.	Moncton
	*	29543436	ROYAL OAKS GOLF CLUB INC.	MONCTON
	*	29970951	ROYAL OAKS GOLF CLUB INC.	Moncton
	*	29997038	Royal Oaks Golf Club Inc.	Moncton
	*	30001291	ROYAL OAKS GOLF CLUB INC.	Moncton
	*	30500110	ROYAL OAKS GOLF CLUB INC.	MONCTON
	*	30520944	ROYAL OAKS GOLF CLUB INC.	MONCTON

An "*" in the 'Exact' column indicates that the Debtor (Enterprise) exactly matches the search criteria.

Included Column Legend

- An asterisk ("*") in the 'Included' column indicates that the registration's details are included within the Search Result Report.

Registration Counts

- 0 registration(s) contained information that **exactly** matched the search criteria you specified.

- 7 registration(s) contained information that **closely** matched the search criteria you specified.

When reviewing the registrations below, note that a registration which has expired or been discharged within the last 30 days can still be re-registered by the secured party.

All registration date/time values are stated in Atlantic Time.

For more information concerning the Personal Property Registry, go to www.acol.ca

Registration Details for Registration Number: 21978853

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	21978853	2012-09-12 18:33	2022-09-12	1310541-MF1
Amendment	22251813	2012-11-13 17:33	2022-09-12	1321306
Amendment	25845637	2015-05-19 17:19	2022-09-12	1321306
Renewal	29973211	2017-12-12 14:32	2027-09-12	
Amendment	30006811	2017-12-20 16:40	2027-09-12	1640649

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

The Debtor below was deleted by registration number 22251813

Type: Enterprise
633003 N.B. Ltd.
401 Royal Oak Blvd.
Moncton NB E1H 0A2
Canada

The Debtor below was added by registration number 22251813

Type: Enterprise
633003 N.B. Inc.
401 Royal Oak Blvd.
Moncton NB E1H 0A2
Canada

The Debtor below was added by registration number 25845637

Type: Enterprise
Royal Oaks Golf Club Inc.
401 Royal Oak Blvd
Moncton NB E1H 0A2
Canada

Secured Parties

The Secured Party below was deleted by registration number 30006811

Type: Enterprise
Maxium Financial Services Inc.
30 Vogell Road, Unit 1
Richmond Hill ON L4B 3K6
Canada

The Secured Party below was added by registration number 30006811

Type: Enterprise
CWB Maxium Financial Inc.
1 - 30 Vogell Road
RICHMOND HILL ON L4B 3K6
Canada

General Collateral

All personal property now owned or hereafter acquired by the Debtor and any and all proceeds in any form derived directly or indirectly from any of the foregoing.

Registration Details for Registration Number: 29543436

Province or Territory: New Brunswick
 Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	29543436	2017-09-22 14:56	2023-09-22	1627156-FC1

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 MONCTON NB E1H 0A2
 Canada

Secured Parties

Type: Enterprise
 Ford Credit Canada Company
 PO Box 2400
 Edmonton AB T5J 5C7
 Canada

Serial Numbered Collateral

Serial Number	Collateral Type	Description	Added By	Deleted By
1FTFW1EF1HFC53770	Motor Vehicle	2017 FORD F150	29543436	

Registration Details for Registration Number: 29970951

Province or Territory: New Brunswick
 Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	29970951	2017-12-12 10:44	2023-12-12	1639139-MF1

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 Moncton NB E1H 3S7
 Canada

Secured Parties

Type: Enterprise
 CWB Maxium Financial Inc.
 1 - 30 Vogell Road
 RICHMOND HILL ON L4B 3K6
 Canada

General Collateral

All present and future goods leased by the Secured Party to the Debtor, together with all attachments, accessories, accessions, replacements, substitutions, additions and improvements thereto, and all proceeds in any form derived directly or indirectly from any of the foregoing. 1 2017 KUBOTA TRACTOR KU2065

Registration Details for Registration Number: 29997038

Province or Territory: New Brunswick
 Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	29997038	2017-12-18 16:45	2022-12-18	4027435
Amendment	30649958	2018-05-29 16:39	2022-12-18	1661848
Renewal	36941490	2022-05-30 13:56	2023-12-18	
Renewal	37777299	2022-12-02 16:57	2024-12-18	

As listed in the Registration History section above, this registration has been the subject of an Amendment or Global Change to add or delete information. The following registration details provide the registration number for the Amendment that added or deleted information. If no "added by" or "deleted by" registration number is provided, the information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 Royal Oaks Golf Club Inc.
 401 Royal Oaks Boulevard
 Moncton NB E1H 3S7
 Canada

Secured Parties

The Secured Party below was deleted by registration number 30649958

Type: Enterprise
~~1951584 Ontario Inc.~~
~~30 Vogell Road~~
~~Suite 4~~
~~Richmond Hill ON L4B 3K6~~
~~Canada~~

The Secured Party below was added by registration number 30649958

Type: Enterprise
 CWB Maxium Financial Inc.
 1 - 30 Vogell Road
 RICHMOND HILL ON L4B 3K6
 Canada

General Collateral

All of the debtor's present and after-acquired personal property.

Registration Details for Registration Number: 30001291

Province or Territory: New Brunswick
 Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	30001291	2017-12-19 13:49	2023-12-19	1640184-MF1

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 Moncton NB E1H 3S7
 Canada

Secured Parties

Type: Enterprise
 CWB Maxium Financial Inc.
 1 - 30 Vogell Road
 RICHMOND HILL ON L4B 3K6
 Canada

General Collateral

All present and future goods leased by the Secured Party to the Debtor, together with all attachments, accessories, accessions, replacements, substitutions, additions and improvements thereto, and all proceeds in any form derived directly or indirectly from any of the foregoing. 2 HIGH DEFINITION GOLF SIMULATORS

Registration Details for Registration Number: 30500110

Province or Territory: New Brunswick
Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	30500110	2018-04-30 15:01	2025-04-30	ROYAL OAKS 1-7

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
ROYAL OAKS GOLF CLUB INC.
401 ROYAL OAKS BLVD
MONCTON NB E1H3S7
Canada

Secured Parties

Type: Enterprise
CWB MAXIUM FINANCIAL INC.
1 - 30 VOGELL ROAD
RICHMOND HILL ON L4B3K6
Canada

General Collateral

ALL PRESENT AND FUTURE GOODS LEASED BY THE SECURED PARTY TO THE DEBTOR, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING.

1 TORO 3300 TRIFLEX GREENSMOWER
1 TORO 4300 ROUGH MOWER
1 TORO 5610 FAIRWAY MOWER
1 TORO 648 PRO CORE AERATOR
1 TORO 5200 PROSWEEP
1 TORO 5800 SPRAYER

Registration Details for Registration Number: 30520944

Province or Territory: New Brunswick
 Registration Type: PPSA Financing Statement

Registration History

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
Original	30520944	2018-05-03 13:20	2024-05-03	ROYAL OAKS 1-8

This registration has **not** been the subject of an Amendment or Global Change. The following registration information was added by the original registration and has not been deleted.

Debtors

Type: Enterprise
 ROYAL OAKS GOLF CLUB INC.
 401 ROYAL OAKS BLVD
 MONCTON NB E1H3S7
 Canada

Secured Parties

Type: Enterprise
 CWB MAXIUM FINANCIAL INC.
 1 - 30 VOGELL ROAD
 RICHMOND HILL ON L4B3K6
 Canada

General Collateral

ALL PRESENT AND FUTURE GOODS LEASED BY THE SECURED PARTY TO THE DEBTOR, TOGETHER WITH ALL ATTACHMENTS, ACCESSORIES, ACCESSIONS, REPLACEMENTS, SUBSTITUTIONS, ADDITIONS AND IMPROVEMENTS THERETO, AND ALL PROCEEDS IN ANY FORM DERIVED DIRECTLY OR INDIRECTLY FROM ANY OF THE FOREGOING.
 1 SURVEILLANCE SYSTEM

END OF REPORT