

COURT FILE NUMBER 2101-01130
 COURT COURT OF QUEEN'S BENCH OF ALBERTA
 JUDICIAL CENTRE CALGARY
 PLAINTIFF BANK OF MONTREAL
 DEFENDANT EAGLESMED GROUP INC., CHRIS MUSAH PROFESSIONAL CORPORATION, CHRISTOPHER MUSAH, ALSO KNOWN AS CHRIS MUSAH, CHARLES FRANKLIN JOHNSON PROFESSIONAL CORPORATION, CHARLES FRANKLIN JOHNSON, YETUNDE KASUMU MEDICAL PROFESSIONAL CORPORATION and YETUNDE KASUMU



DOCUMENT

ORDER AMENDING RECEIVERSHIP ORDER

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Cassels Brock & Blackwell LLP
 Suite 3810, Bankers Hall West
 888 3rd Street SW
 Calgary, Alberta, T2P 5C5
 Telephone: (403) 351-2920
 Facsimile: (403) 648-1151
 Email: joliver@cassels.com / dmarechal@cassels.com
 File No.: 49073-9

I hereby certify this to be a true copy of the original ORDER

Dated this 4th day of May, 2021


 for Clerk of the Court

Attention: Jeffrey Oliver / Danielle Marechal

DATE ON WHICH ORDER WAS PRONOUNCED: May 4, 2021

LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Madam Justice L.B. Ho

UPON THE APPLICATION by Deloitte Restructuring Inc. in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of the undertakings, property and assets of Eaglesmed Group Inc. ("**Eaglesmed**") and Chris Musah Professional Corporation ("**CMPC**" and together with Eaglesmed, the "**Debtors**") for an order, among other things, amending the Receivership Order pronounced on February 12, 2021 (the "**Receivership Order**") in the within proceedings; **AND UPON HAVING READ** the Receivership Order, the First Report of the Receiver dated April 26, 2021 (the "**Report**"), the Confidential Supplement to the Report, dated April 26, 2021 and the Affidavit of Service of Richard Kay, sworn April 28, 2021; **AND UPON HEARING** the submissions of counsel for the Receiver, counsel to the Bank of Montreal and any other interested parties in attendance;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. Service 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, and time for service of this application is abridged to that actually given.
2. Paragraph 2 of the Receivership Order is hereby deleted and replaced with the following:

Pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the "**BIA**"), section 13(2) of the *Judicature Act*, R.S.A. 2000, c.J-2, and section 65(7) of the *Personal Property Security Act*, R.S.A. 2000, c.P-7 , Deloitte Restructuring Inc. is hereby appointed Receiver, without security, of all of the Debtors' current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate, including all proceeds thereof, including without limitation the real property attached as Schedule "A" hereto (collectively, the "**Property**").
3. The amendment in paragraph 2 is without prejudice to any trust arguments that may be advanced on behalf of the alleged beneficiaries to the Alleged Trust Claim (as defined in the Report).

General

4. The Office of the Public Trustee may apply to this Court to vary or amend this Order on not less than 7 days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.
5. Service of this order shall be deemed good and sufficient by serving same on the persons listed on the service list in these proceedings and by posting a copy of it on the Receiver's website at: www.insolvencies.deloitte.ca/en-ca/Eaglesmed.
6. Service of this order on any party not listed on the service list for this application is hereby dispensed with.



J.C.Q.B.A

SCHEDULE "A"
REAL PROPERTY

See attached certificates of title.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 200 503 0720442;3;19 072 226 458

LEGAL DESCRIPTION
PLAN 0720442
BLOCK 3
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;22;83;38;RL

MUNICIPALITY: TOWN OF PEACE RIVER

REFERENCE NUMBER: 072 034 059

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 226 458	22/04/2007	TRANSFER OF LAND	\$120,000	\$120,000

OWNERS
CHRIS MUSAH PROFESSIONAL CORPORATION.
OF 8301 103 AVE
PEACE RIVER
ALBERTA T8S 1Y1

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
882 071 432	07/04/1988	EASEMENT AS TO PORTION OR PLAN:8820765 "FOR THE BENEFIT OF LOT 6 BLOCK 3 PLAN 8820762"
882 071 437	07/04/1988	RESTRICTIVE COVENANT AS TO PORTION OR PLAN:8820764
882 248 827	18/10/1988	CAVEAT RE : DEVELOPMENT AGREEMENT CAVEATOR - THE TOWN OF PEACE RIVER.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
072 226 458

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

P.O. BOX 125, PEACE RIVER
ALBERTA
AGENT - GORDON O LUNDY
" AFFECTS PART OF THIS TITLE "

912 139 408 06/06/1991 CAVEAT
RE : DEVELOPMENT AGREEMENT
CAVEATOR - THE TOWN OF PEACE RIVER.
BOX 6600, PEACE RIVER
ALBERTA T8S1S5
AGENT - GUY C MATHIEU
" AFFECTS PART OF THIS TITLE "

072 034 030 18/01/2007 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF PEACE RIVER.
AS TO PORTION OR PLAN:0720443

082 380 870 03/09/2008 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
345-10233 ELBOW DRIVE
CALGARY
ALBERTA T2W1E8
ORIGINAL PRINCIPAL AMOUNT: \$100,000

212 063 395 16/03/2021 ORDER
IN FAVOUR OF - DELOITTE RESTRUCTURING INC.
3810, 888-3 ST SW
CALGARY
ALBERTA T2P5C5
RECEIVERSHIP ORDER

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF APRIL,
2021 AT 02:38 P.M.

ORDER NUMBER: 41487383

CUSTOMER FILE NUMBER: 49073-9 kn



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 830 981 0915321;61 181 010 867 +33

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 61
AND 136 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;23;4;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 121 068 896

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
181 010 867	15/01/2018	PLAN	CORRECTION		

OWNERS
CHRIS MUSAH PROFESSIONAL CORPORATION.
OF 2630 EVERCREEK BLUFFS WAY SW
CALGARY
ALBERTA T2Y 4V7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
861 205 323	11/12/1986	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:8611330
071 476 257	24/09/2007	CAVEAT RE : RESTRICTIVE COVENANT
091 088 418	02/04/2009	UTILITY RIGHT OF WAY GRANTEE - ENMAX POWER CORPORATION. AS TO PORTION OR PLAN:0911884

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 010 867 +33

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

THAT PORTION SHOWN AS R/W "B"

091 368 708 07/12/2009 CAVEAT
RE : RESTRICTIVE COVENANT

091 374 432 10/12/2009 RESTRICTIVE COVENANT

091 374 433 10/12/2009 RESTRICTIVE COVENANT

121 068 949 22/03/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
865 HARRINGTON COURT
BURLINGTON
ONTARIO L7N3P3
ORIGINAL PRINCIPAL AMOUNT: \$302,400

151 229 224 04/09/2015 CAVEAT
RE : EASEMENT , ETC.

161 066 727 14/03/2016 EASEMENT
AS TO PORTION OR PLAN:0714133
OVER AND FOR BENEFIT OF -
SEE INSTRUMENT

181 149 367 13/07/2018 CERTIFICATE OF LIS PENDENS
BY - IRIS KHUMALO MUSAH
MATRIMONIAL PROPERTY ACT

211 055 541 16/03/2021 ORDER
IN FAVOUR OF - DELOITTE RESTRUCTURING INC.
3810, 888-3 ST SW
CALGARY
ALBERTA T2P5C5
RECEIVERSHIP ORDER

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 011

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 329 246 1860TR;A;16 142 295 321

LEGAL DESCRIPTION
PLAN 1860TR
BLOCK A
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;36;6;NE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 072 407 795

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 295 321	08/09/2014	TRANSFER OF LAND	\$840,500	CASH & MORTGAGE

OWNERS

CHRIS MUSAH PROFESSIONAL CORPORATION.
OF 2630 EVERCREEK BLUFFS WAY SW
CALGARY
ALBERTA T2Y 4V7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
962 238 173	04/09/1996	UTILITY RIGHT OF WAY GRANTEE - CROSSROADS GAS CO-OP LTD.
142 295 322	08/09/2014	MORTGAGE MORTGAGEE - BANK OF MONTREAL. MORTGAGE SERVICE CENTRE 865 HARRINGTON COURT BURLINGTON ONTARIO L7N3P3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$622,400

182 170 839 13/07/2018 CERTIFICATE OF LIS PENDENS
BY - IRIS KHUMALO MUSAH
MATRIMONIAL PROPERTY ACT

212 063 395 16/03/2021 ORDER
IN FAVOUR OF - DELOITTE RESTRUCTURING INC.
3810, 888-3 ST SW
CALGARY
ALBERTA T2P5C5
RECEIVERSHIP ORDER

TOTAL INSTRUMENTS: 004

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LAND TITLE CERTIFICATE

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LINC SHORT LEGAL TITLE NUMBER
0037 830 973 0915321;62 181 010 867 +32

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 62
AND 94 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;23;4;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 121 068 786

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
181 010 867	15/01/2018	PLAN	CORRECTION		

OWNERS
CHRIS MUSAH PROFESSIONAL CORPORATION.
OF 2630 EVERCREEK BLUFFS WAY SW
CALGARY
ALBERTA T2Y 4V7

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861 205 323	11/12/1986	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:8611330
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