

IN THE COURT OF KING'S BENCH OF NEW BRUNSWICK

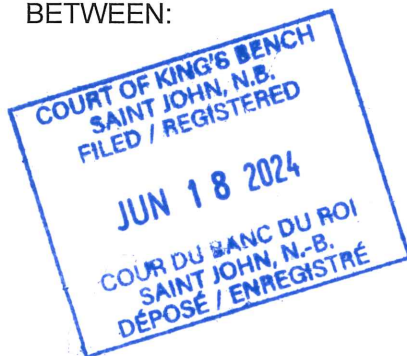
IN BANRUPTCY AND INSOLVENCY

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

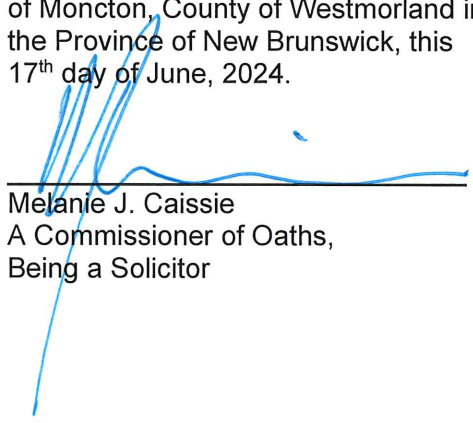
AFFIDAVIT OF MICHAEL LACH

I, **MICHAEL LACH**, of the Town of Sackville, in the County of Westmorland and Province of New Brunswick, Paralegal, MAKE OATH AND SAY AS FOLLOWS:

1. I am a Paralegal with the Law firm of McInnes Cooper, the solicitors for the Receiver, Deloitte Restructuring Inc., and as such I have personal knowledge of the matters herein deposed to unless otherwise stated.
2. I have completed, or have caused to have been done, due diligence searches in relation to Royal Oaks Golf Club Inc. (the "Corporation").
3. Attached and marked as **Exhibit "A"** is copy of the Service New Brunswick Registry Database Corporate profile for the Corporation as at June 11, 2024.
4. Attached and marked as **Exhibit "B"** is copy of the Government of Canada Bankruptcy and Insolvency Records Search results for the Corporation, as at June 11, 2024.

5. Attached and marked as **Exhibit "C"** is a copy of WorkSafeNB Search Results for the Corporation as at June 11, 2024.
6. Attached and marked as **Exhibit "D"** is a copy of the New Brunswick Court Index litigation search results for the Corporation, as at June 11, 2024.
7. Attached and marked as **Exhibit "E"** is a copy of the Service New Brunswick Land Titles System Query results for "Royal Oaks Golf%" as at June 11, 2024.
8. Attached and collectively marked as **Exhibit "F"** are Certificates of Registered Ownership for PIDs 70327937, 70488663 and 70344148 as at June 11, 2024.
9. Attached and collectively marked as **Exhibit "G"** are copies of the Property Tax Certificates for the Properties located at 1646 Elmwood Drive, Moncton, New Brunswick (PID 70327937), 401 Royal Oaks Boulevard, Moncton, New Brunswick (PID 70488663) and Oakcroft Crescent, Moncton, New Brunswick (PID 70344148).
10. Attached and marked as **Exhibit "H"** is copy of the New Brunswick PPRS Search Result Report for the Corporation as at June 11, 2024.

SWORN TO BEFORE ME at the City
of Moncton, County of Westmorland in
the Province of New Brunswick, this
17th day of June, 2024.



Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor



MICHAEL LACH

This is **Exhibit "A"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024



Corporate Affairs Registry Databases

Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

[Help](#)
[New Search](#)

General Information

Reference Number: 633003
Business Number (BN): 854380417NP0001
Name: Royal Oaks Golf Club Inc.
Registration Date: 2007-07-18
Category Code: 60
Category: corporation – Business Corporations Act
Status Code: A
Status: Active
Last Status Change Date: 2019-04-12

Available Documents

Click [here](#) to view electronic documents for this record.
 Click [here](#) to order paper copies of documents.
 Click [here](#) to order certified copies of documents.

Annual Return Information

Last Annual Return Filed: 2023

Name Change History

Business Name: 633003 N.B. Inc.
Name Change Date: 2015-04-15

Registered Office

Address: 401 Royal Oaks Boulevard Moncton NB E1H 0A2

Directors

Name: Boddaert, Jacqueline
Address: 2495 Lloydtown-Aurora Road King City ON L7B 1A3

Name: Clouthier, Esmond
Address: 167 Brule Trail King ON L7B 0C7

Name: Lunn, Walter Steven
Address: Walter Steven Lunn 6575 N Thimble Pass Road N General Delivery
 Tucson AZ United States 85750

Amendments Other Than a Name Change

Date: 2018-04-27

Business Names

Ref No	Status	Name
679469	F	Royal Oaks Golf Club



Government
of Canada

Gouvernement
du Canada

Search results - Bankruptcy and Insolvency Records Search

i To see detailed information on any listing, click on the name of the business or individual below. **Don't forget to print the information or save it to your desktop.**

Search Criteria Royal Oaks Golf Club Inc. > Both

BIA (Bankruptcy and Insolvency Act) Records

Search

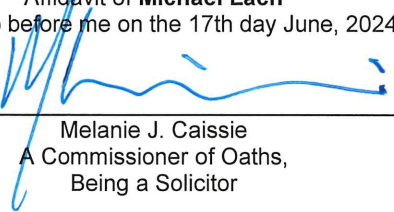
CCAA (Companies' Creditors Arrangement Act) Records

i Matches found: 1

Search results

Name	Estate number	Date of Birth	Date of Proceeding	Province of Insolvency	Licensed Insolvency Trustee
<u>Royal Oaks Golf Club Inc.</u>	51-126468		2024-02-23	New Brunswick	DELOITTE RESTRUCTURING INC/RESTRUCTURATION DELOITTE INC

This is **Exhibit "B"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024



Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor



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of Canada

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**Bankruptcy and Insolvency Records Search (BIA) search results |
Résultats de la recherche dans le Registre des dossiers de faillite et d'insolvabilité (LFI)**

2024-06-11

Search Criteria | Critères de recherche :
Reference | Référence :

Name | Nom = Royal Oaks Golf Club Inc.
245534

A search of the Office of the Superintendent of Bankruptcy records has revealed the following information, for the period 1978 to 2024-06-07, based on the search criteria above-mentioned.

Une recherche dans les dossiers du Bureau du surintendant des faillites a permis de trouver l'information suivante, pour la période allant de 1978 à 2024-06-07, selon les critères de recherche susmentionnés.

BIA Estate Number | Numéro du dossier en vertu de la LFI :

51-126468

BIA Estate Name | Nom du dossier en vertu de la LFI :

Royal Oaks Golf Club Inc.

Birth Date | Date de naissance :

Province :

New Brunswick | Nouveau-Brunswick

Address | Adresse :

401 Royal Oaks Blvd, Moncton, New Brunswick, E1H0A2

Estate Type | Type de dossier :

RECEIVERSHIP | MISE SOUS SÉQUESTRE

Date of Proceeding | Date de la procédure :

2024-02-23

Total Liabilities* | Total du passif* :

\$0

Total Assets* | Total de l'actif* :

\$0

First Meeting of Creditors | Première assemblée des créanciers :

Discharge Status | Statut de la libération :

Effective Date | Date d'entrée en vigueur :

Court Number | Numéro de cour :

* As declared by debtor | Tel que déclaré par le débiteur

Responsible Person | Personne responsable :

FORAN, JAMES

Appointed Licensed Insolvency Trustee or Administrator | Syndic
autorisé en insolvabilité ou administrateur nommé :

DELOITTE RESTRUCTURING INC/RESTRUCTURATION

Address | Adresse :

DELOITTE INC

Telephone | Téléphone :

1741 Lower Water Street, Suite 800, Halifax, Nova Scotia, B3J0J2

Fax | Télécopieur :

Licensed Insolvency Trustee or Administrator's Discharge Date |

Date de la libération du syndic autorisé en insolvabilité ou de

l'administrateur :

Canada



Protecting the
Integrity of the
Insolvency System

Protéger l'intégrité
du système
d'insolvabilité



Government
of Canada

Gouvernement
du Canada

Search results - Bankruptcy and Insolvency Records Search

i To see detailed information on any listing, click on the name of the business or individual below. **Don't forget to print the information or save it to your desktop.**

Search Criteria Royal Oaks Golf Club Inc. > Both

[BIA \(Bankruptcy and Insolvency Act\) Records](#)

[Search](#)

[CCAA \(Companies' Creditors Arrangement Act\) Records](#)

i Matches found: 0

Search results

Name	CCAA File Number	Date of Proceeding	Monitor
No records found			



Assessment Services
1 Portland St, PO Box 160
Saint John NB E2L 3X9
Toll free 1 800 999-9775
www.worksafenb.ca

Services des cotisations
1, rue Portland, case postale 160
Saint John NB E2L 3X9
Sans frais 1 800 999-9775
www.travailsecuritairenb.ca

2024-06-13

Joanne Gray
McInnes Cooper
PO Box 730
Halifax, NS
B3J 2V1
CAN

This is **Exhibit "C"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024

Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

Dear Client:

CIA

This is to confirm that the following employer(s) account with WorkSafeNB is(are) active and in **good standing** up to August 30, 2024.

This letter is valid for 45 days or the coverage end date indicated above, whichever date is earlier.

Employer Number	Employer Name	Trade Names
630208	DELOITTE RESTRUCTURING INC. RECEIVER OF ROYAL OAKS GOLF CLUB	

Under section 70 of the **Workers' Compensation Act**, the principal is equally liable for unpaid assessments of the contractor or subcontractor. We recommend that you obtain an up-to-date clearance certificate before making any final settlement with a contractor.

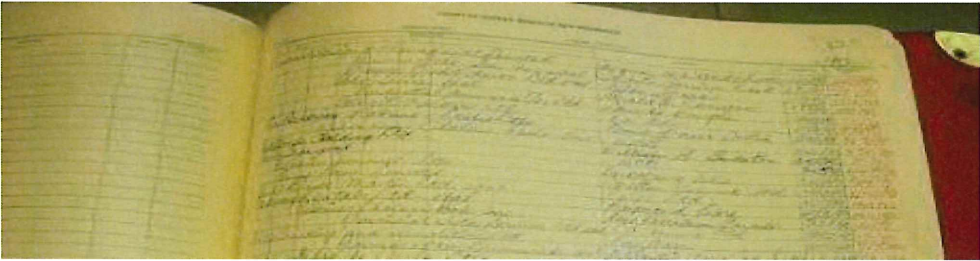
If you require further information, please do not hesitate to contact our office.

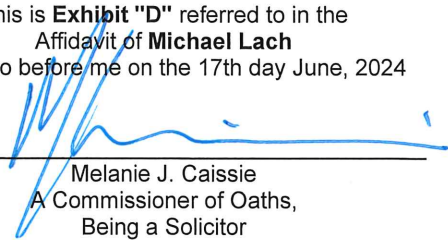
Assessment Services

This is **Exhibit "D"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024

Justice and Public Safety

Government of New Brunswick
New Brunswick Court Index

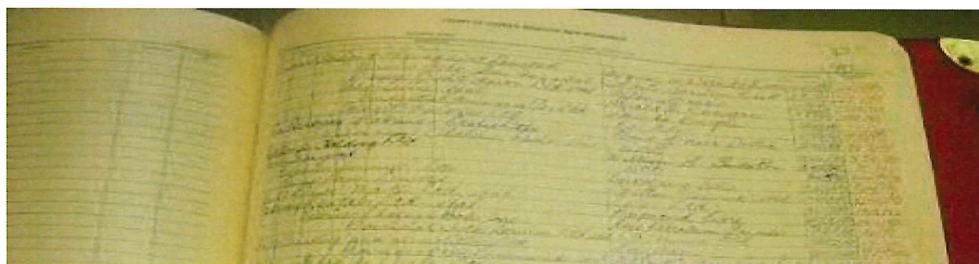



Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

Court File Number		Name(s)
MC-55-2002	Cause	Brunswick News Inc / Royal Oaks Golf & Country Club Inc.
MC-148-2009	Cause	Shaw Group Limited / Royal Oaks Golf & Country Club Inc.
MC-276-1999	Cause	Pricewaterhousecoopers Inc / Royal Oaks Golf & Country Club
MC-501-2000	Cause	Bourgeois Vandommelen Arch. Group / Royal Oaks Golf & Country Club Inc.
MC-535-2003	Cause	Robert Bourque / Nicole Bourque / Royal Oaks Golf & Country Club Inc.
MC-991-2002	Cause	Royal Oaks Golf & Country Club Inc / Royal Oaks Real Estate Inc / Legacy Properties Limited / 516138 N.B. Inc.
MC-1152-1999	Cause	Signature Sand and Soils Ltd / Royal Oaks Golf & Country Club Inc / NMP Golf Construction Inc
FC-069-2010	Cause	CLE Leasing Enterprise Ltd./Entreprise de Location CLE Ltee / 516137 N.B. Inc carrying on business under the name and style of "Royal Oaks Golf & Country Club" / Ronald J. Goguen
MC-620-2017	Cause	Three Under Par Inc. / Royal Oaks Golf Club Inc. / Sunset CRE Investments I LLP / Patrick Miniutti
MC-499-2018	Cause	Royal Oaks Golf Club Inc. / Markel Canada Limited
1 2		

Justice and Public Safety

Government of New Brunswick New Brunswick Court Index



Court File Number		Name(s)
MC-908-2019	Cause	Patrick Miniutti / Royal Oaks Golf Club Inc., a body corporate
MM-77-2000	Matter	Bourgeois Vandommelen Arch. Group / Royal Oaks Golf & Country Club Inc.
MM-78-2003	Matter	Royal Oaks Golf & Country Club Inc. / Royal Oaks Real Estate Inc / Joseph Neri Mills / Marie Cecile Mills
MM-164-1999	Matter	NMP Golf Constructions Inc. / Signature Sand and Sales Ltd. / Royal Oaks Golf & Country Club
MM-193-1999	Matter	L. Bud Gerth / Royal Oaks Golf & Country Club / Royal Oaks Estates Inc / Royal Oaks NB Ltd
MM-286-2023	Matter	TW1 Oaks Inc., / HR Corporate Strategies Ltd. / Walter Steven Lunn / Royal Oaks Golf Club Inc.
MSC-95-2003	Rule 80	D. Keith Anderson / Royal Oaks Golf & Country Club Inc.
MSC-584-1999	Rule 80	L. Bud Gerth / Royal Oaks Estates Inc / Royal Oaks Golf and Country Club / Royal Oaks NB Ltd
MSC-326-2018	Small Claims	Royal Oaks Golf Club Inc. / CBRE Limited
FC-015-2002	Cause	Maritime Turf Supplies Ltd. / Royal Oaks Golf & Country Club Inc. /
1 2		

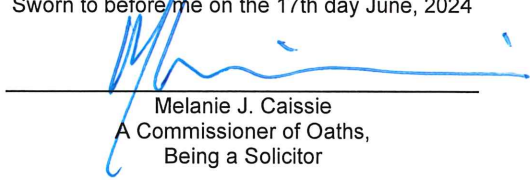
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Name/Location Query Results

Records 1 to 8 of 8

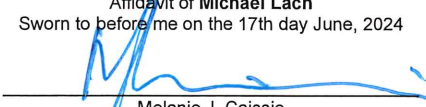
Name	Location	Place Name	PAN	PID
Royal Oaks Golf Club Inc.	401 Royal Oaks Boulevard	Moncton	5919767	70488663
Royal Oaks Golf Club Inc.	Oakcroft Crescent	Moncton	5919351	70344148
Royal Oaks Golf Club Inc.	Royal Oaks Boulevard	Moncton	5919351	70327937
Royal Oaks Golf Club Inc.	Oakcroft Crescent	Moncton	5919351	70344148
Royal Oaks Golf Club Inc.	401 Royal Oaks Boulevard	Moncton	5919767	70488663
Royal Oaks Golf Club Inc.	Royal Oaks Boulevard	Moncton	5919351	70327937
Royal Oaks Golf Club Inc.	1646 Elmwood Drive	Moncton	5919351	70327937
Royal Oaks Golf Club Inc.	1646 Elmwood Drive	Moncton	5919351	70327937

This is **Exhibit "E"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024



Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

This is **Exhibit "F"** referred to in the
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Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

Page 1 of/de 7

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
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6.0 Wide Golf Course Maintenance Easement

Moncton NB

Agreement Holder | Détenteur de la convention

Easement | Servitude

Westmorland	2001-09-26	3202 - 508	12921525
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Moncton

655 Main ST

Moncton NB

E1C 1E8

Easement Holder | Titulaire de la servitude

Administration | Administration

Westmorland	2003-05-30		16335474
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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
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PID/NID 70488671

Moncton NB

Easement Holder | Titulaire de la servitude

Easement | Servitude

Westmorland	2009-07-03		27381814
-------------	------------	--	----------

CWB Maxium Financial Inc.

30 Vogell RD UNIT 1

Richmond ON

L4B 3K6

Mortgagee | Créancier hypothécaire

Collateral Mortgage | Hypothèque subsidiaire

Westmorland	2012-11-23		32193048
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CWB Maxium Financial Inc. 30 Vogell RD UNIT 1 Richmond ON L4B 3K6 Mortgagee Créancier hypothécaire Assignment of Rent Cession de loyer Westmorland	2012-11-23	32196165
CWB Maxium Financial Inc. 30 Vogell RD UNIT 1 Richmond ON L4B 3K6 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
1951584 Ontario Inc. 30 Vogel RD UNIT 1 Richmond Hill ON L4B 3K6 Mortgagee Créancier hypothécaire Change of Name or Amalgamation Changement de nom ou fusion Westmorland	2024-03-25	44800937

Care Lending Group Inc.

200 Pony DR

Newmarket ON

L3Y 7B6

Mortgagee | Créancier hypothécaire

Change of Name or Amalgamation | Changement de nom ou fusion

Westmorland

2024-03-26

44802495

CWB Maxium Financial Inc.

30 Vogell RD UNIT 1

Richmond ON

L4B 3K6

Mortgagee | Créancier hypothécaire

Assignment of Mortgage | Cession d'hypothèque

Westmorland

2024-04-09

44836162

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 : 2024-06-11 13:56:26

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 : 7610030

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.

Schedule A | Annexe A

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

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Collateral Mortgage | Hypothèque subsidiaire
 Westmorland 2012-11-23 32193048

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Assignment of Rent | Cession de loyer
 Westmorland 2012-11-23 32196165

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 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

1951584 Ontario Inc.
 30 Vogel RD UNIT 1
 Richmond Hill ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Change of Name or Amalgamation | Changement de nom ou fusion
 Westmorland 2024-03-25 44800937

Care Lending Group Inc.
 200 Pony DR
 Newmarket ON
 L3Y 7B6
 Mortgagee | Créancier hypothécaire
 Change of Name or Amalgamation | Changement de nom ou fusion
 Westmorland 2024-03-26 44802495

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Assignment of Mortgage | Cession d'hypothèque
 Westmorland 2024-04-09 44836469

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 : 2024-06-11 13:56:09

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 : 7610029

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
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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
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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
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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
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CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Collateral Mortgage | Hypothèque subsidiaire
 Westmorland 2012-11-23 32193048

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Assignment of Rent | Cession de loyer
 Westmorland 2012-11-23 32196165

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 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

1951584 Ontario Inc.
 30 Vogel RD UNIT 1
 Richmond Hill ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Change of Name or Amalgamation | Changement de nom ou fusion
 Westmorland 2024-03-25 44800937

Care Lending Group Inc.
 200 Pony DR
 Newmarket ON
 L3Y 7B6
 Mortgagee | Créancier hypothécaire
 Change of Name or Amalgamation | Changement de nom ou fusion
 Westmorland 2024-03-26 44802495

CWB Maxium Financial Inc.
 30 Vogell RD UNIT 1
 Richmond ON
 L4B 3K6
 Mortgagee | Créancier hypothécaire
 Assignment of Mortgage | Cession d'hypothèque
 Westmorland 2024-04-09 44836345

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 : 2024-06-11 13:56:45

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 : 7610031

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.



**TAX CERTIFICATE
REAL PROPERTY TAXES**

**CERTIFICAT D'IMPÔT
IMPÔTS SUR BIENS IMMOBILIERS**

To: McInnes Cooper
À:

This is **Exhibit "G"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024

REF: 46491105 245534

Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

The taxes and penalties owing to the Province upon the real property of: (1) Les impôts et pénalités dus à la province sur la propriété foncière de:

Name ROYAL OAKS GOLF CLUB INC.
Nom

Address 401 ROYAL OAKS BLVD
Adresse MONCTON NB E1H 0A2

being located at ELMWOOD DR
étant située à

and described as GOLF COURSE & BUILDING
et décrit comme

having Property Account Number 05919351
portant le numéro de compte des biens

under the Real Property Tax Act are (2024 LEVY \$ 41,772.13) \$42,161.95
conformément à la Loi sur l'impôt foncier sont

A sale of the property (2) La propriété

☐ has a ☒ has not
a n'a pas

been held for taxes under the provisions of the Real Property Tax Act
within 30 days prior to the date of this Certificate.

été vendue pour impôts en application des dispositions de la Loi sur
l'impôt foncier dans les 30 jours précédant la date du présent certificat.

The facts herein are as they existed according to the records kept under
the Real Property Tax Act; however the facts may change, subsequent to
the issuance of this Certificate, as a result of a change in the assessment
of the subject property pursuant to the provisions of the Assessment Act
or the Residential Property Tax Relief Act, or as a result of a payment
being charged back as non-negotiable.

(3) Les faits ici déclarés sont inchangés d'après les dossiers maintenus en
application de la Loi sur l'impôt foncier mais peuvent changer après
l'émission du présent certificat advenant une modification à l'évaluation
de la propriété en question conformément aux dispositions de la Loi sur
l'évaluation ou de la Loi sur le dégrèvement d'impôts applicables aux
résidences, ou à la suite d'un paiement débité comme étant non

This Certificate is issued in accordance with the provisions of the Real
Property Tax Act.

Le présent certificat est émis en vertu des dispositions de la Loi sur
l'impôt foncier.

Dated at Fredericton, in the County of York, in the Province of New
Brunswick, this

Fait à Fredericton, dans le comté de York et province du Nouveau-
Brunswick, ce

Y	A	M	M	D	J
20	24	0	6	1	7

FINANCE AND TREASURY BOARD
FINANCES ET CONSEIL DU TRÉSOR

REVENUE ADMINISTRATION DIVISION
DIVISION DE L'ADMINISTRATION DU REVENU

Per Bryce MacDonald
Par

Per Bryce MacDonald
Par



**TAX CERTIFICATE
REAL PROPERTY TAXES**

**CERTIFICAT D'IMPÔT
IMPÔTS SUR BIENS IMMOBILIERS**

McInnes Cooper

To:
À:

REF: 46491105

245534

The taxes and penalties owing to the Province upon the real property of:

(1) Les impôts et pénalités dus à la province sur la propriété foncière de:

Name ROYAL OAKS GOLF CLUB INC.
Nom

Address 401 ROYAL OAKS BLVD
Adresse MONCTON NB E1H 0A2

being located at ROYAL OAKS BLVD
étant située à

and described as ROYAL OAKS CLUB HOUSE
et décrit comme

having Property Account Number 05919767
portant le numéro de compte des biens

under the Real Property Tax Act are (2024 LEVY \$ 54,580.98) \$54,996.65
conformément à la Loi sur l'impôt foncier sont

A sale of the property

(2) La propriété

☐ has a ☒ has not
a n'a pas

been held for taxes under the provisions of the Real Property Tax Act within 30 days prior to the date of this Certificate.

été vendue pour impôts en application des dispositions de la Loi sur l'impôt foncier dans les 30 jours précédant la date du présent certificat.

The facts herein are as they existed according to the records kept under the Real Property Tax Act; however the facts may change, subsequent to the issuance of this Certificate, as a result of a change in the assessment of the subject property pursuant to the provisions of the Assessment Act or the Residential Property Tax Relief Act, or as a result of a payment being charged back as non-negotiable.

(3) Les faits ici déclarés sont inchangés d'après les dossiers maintenus en application de la Loi sur l'impôt foncier mais peuvent changer après l'émission du présent certificat advenant une modification à l'évaluation de la propriété en question conformément aux dispositions de la Loi sur l'évaluation ou de la Loi sur le dégrèvement d'impôts applicables aux résidences, ou à la suite d'un paiement débité comme étant non

This Certificate is issued in accordance with the provisions of the Real Property Tax Act.

Le présent certificat est émis en vertu des dispositions de la Loi sur l'impôt foncier.

Dated at Fredericton, in the County of York, in the Province of New Brunswick, this

Fait à Fredericton, dans le comté de York et province du Nouveau-Brunswick, ce

Y	A	M	M	D	J
2024		06		17	

FINANCE AND TREASURY BOARD
FINANCES ET CONSEIL DU TRÉSOR

REVENUE ADMINISTRATION DIVISION
DIVISION DE L'ADMINISTRATION DU REVENU

Per Bryce MacDonald

Per Bryce MacDonald

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

Province or Territory Searched:

New Brunswick
Debtors (Enterprise)

This is **Exhibit "H"** referred to in the
Affidavit of **Michael Lach**
Sworn to before me on the 17th day June, 2024

Search Criteria:

Royal Oaks Golf Club Inc.

Date and Time of Search (YYYY-MM-DD hh:mm):

2024-06-11 14:19 (Atlantic)

Transaction Number:

25733761

Searched By:

G190290

Melanie J. Caissie
A Commissioner of Oaths,
Being a Solicitor

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
*	*	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

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

- 0 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
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 4~~
~~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: 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	
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

~~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
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

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

Registration Activity	Registration Number	Date/Time (Atlantic) (YYYY-MM-DD hh:mm)	Expiry Date (YYYY-MM-DD)	File Number
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

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
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