



FORCE FILED

No. S-243389
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE RECEIVERSHIP OF
ECOASIS DEVELOPMENTS LLP AND OTHERS

BETWEEN:

SANOVEST HOLDINGS LTD.

PETITIONER

AND:

ECOASIS DEVELOPMENTS LLP, ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD., ECOASIS RESORT AND GOLF LLP, 0884185 B.C. LTD., 0884188 B.C. LTD., 0884190 B.C. LTD., 0884194 B.C. LTD., BM 81/82 LANDS LTD., BM 83 LANDS LTD., BM 84 LANDS LTD., BM CAPELLA LANDS LTD., BM HIGHLANDS GOLF COURSE LTD., BM HIGHLANDS LANDS LTD., BM MOUNTAIN GOLF COURSE LTD., and BEAR MOUNTAIN ADVENTURES LTD.

RESPONDENTS

NOTICE OF APPLICATION

Name of applicant: Alvarez & Marsal Canada Inc. ("**A&M**"), in its capacity as Court-appointed "**Receiver**", without security, of certain lands of Bear Mountain Adventures Ltd., of the property and all of the operations and business of Ecoasis Resort and Golf LLP, and all the assets, undertakings and property of Ecoasis Developments LLP, Ecoasis Bear Mountain Developments Ltd., 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd., and BM Mountain Golf Course Ltd. (collectively, "**Ecoasis**")

To: The Service List

TAKE NOTICE that an application will be made by the Receiver to the Court at the courthouse at 800 Smithe Street, Vancouver, British Columbia on December 1, 2025, at 10 a.m., for the orders set out in Part 1 below.

The Receiver estimates that the application will take 1 day.

This matter is not within the jurisdiction of an associate judge. Justice Walker is seized of this matter.

Part 1: ORDERS SOUGHT

1. The Receiver seeks the following orders:

- (a) an **"Approval and Vesting Order"**, substantially in the form attached as **Schedule "A"** hereto, approving the Asset Purchase Agreement (the **"Groundplay APA"**) among the Receiver, in its capacity as receiver of Ecoasis, as vendor, Groundplay Developments Ltd., as purchaser (the **"Purchaser"**), and 599315 B.C. Ltd. (**"599"**), as guarantor (collectively, the **"Proposed Transaction"**); and
 - (b) a **"Sealing Order"**, sealing the confidential supplemental report (the **"Confidential Supplement"**) to the Eighth Report of the Receiver dated November 24, 2025 (the **"Eighth Report"**) on the court file.
2. The Receiver may also seek such other orders as counsel for the Receiver may advise and this Court may deem appropriate in the circumstances.

Part 2: FACTUAL BASIS

3. Capitalized terms not otherwise defined in this Notice of Application have the meanings ascribed to them in the Receivership Order, the Amended Receivership Order, the SISP Order (each as defined below) or the Groundplay APA, as applicable.

Background

4. On September 18, 2024, on the application of Sanovest Holdings Ltd. (**"Sanovest"**), the secured lender in these receivership proceedings, this Court granted an order (the **"Receivership Order"**), among other things, appointing A&M as Receiver of:

- (a) all of the assets, undertakings and property of Ecoasis Developments LLP (**"Developments LLP"**), Ecoasis Bear Mountain Developments Ltd. (**"EBMD"**), 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd. and BM Mountain Golf Course Ltd. (collectively, **"Developments"**);
- (b) any interests in real property owned by Ecoasis Resort and Golf LLP (**"Resorts"**); and
- (c) certain real property owned by Bear Mountain Adventures Ltd. (**"BMA"**).

5. On July 10, 2025, on the application of Sanovest, this Court expanded the Receivership Order (the **"Amended Receivership Order"**) to appoint A&M as Receiver of all the operations and business of Resorts. This included Resorts' interest in the arbitration proceedings between Resorts and Bear Mountain Resort & Spa Ltd., BM Management Holdings Ltd., and BM Resort Assets Ltd. (the **"Hotel Arbitration"**).

6. On July 15, 2025, this Court granted a **"SISP Order"** approving a sale and investment solicitation process (the **"SISP"**) with respect to the property and business operations of Ecoasis. The subsequent implementation of the SISP by the Receiver is described in greater detail below.

Ecoasis's Business Operations and Structure

7. Ecoasis owns and operates a resort community (the "**Bear Mountain Resort**"), which straddles the City of Langford and the District of Highlands on Vancouver Island. Ecoasis also owns 28 parcels of land, ranging from undeveloped to fully developed (the "**Real Property**").

8. There are two primary aspects to the Ecoasis business:

- (a) the "**Resorts Business**", which operates the two golf courses, a driving range and 10,000 sq.ft. of putting greens, indoor/outdoor tennis courts, food and beverage outlets, a Pro Shop, and golf club storage. The Pro Shop, golf club storage, and limited food and beverage services are operated out of the Bear Mountain activity center (the "**BMAC**") facility. The BMAC, which includes a gym and heated outdoor pool and hot tub, is not subject to these receivership proceedings and is owned by BMA; and
- (b) the "**Developments Business**" (together with the Resorts Business, the "**Business**"), which is the real estate sales and development arm of Ecoasis. The Developments Business's assets include the land from which the Resorts Business operates and all the developable land.

9. Since 2013, Bear Mountain Resort has been owned and operated by Sanovest, 599, and EBMD, through Developments LLP, a limited liability partnership. Mr. Tian Kusumoto is a director of Sanovest and EBMD, as well as the CFO of EBMD. Mr. Daniel Matthews is the director and president of 599 as well as the President, CEO and director of EBMD. Both Mr. Kusumoto and Mr. Matthews are directors of Developments and BMA. An organizational chart identifying the relationships of the parties referenced herein is attached as **Schedule "B"** to this Notice of Application.

10. 599, Mr. Matthews, and Sanovest are collectively referred to as the "**Shareholders**" in this Notice of Application.

Litigation Proceedings

11. Since in or around 2021, Sanovest and 599 have had a number of disagreements relating to Ecoasis's Business. This has resulted in ongoing litigation, which includes:

- a) No. S-234048, an action brought by 599 and Mr. Matthews against Developments LLP, Resorts, and EBMD, wherein 599 and Mr. Matthews alleged, among other matters, that Sanovest and Mr. Tian Kusumoto have stymied the operations of EBMD and the Bear Mountain Project and wrongfully and oppressively prevented the sale of development land owned by Ecoasis to gain control and benefit financially (the "**Oppression Action**");
- b) No. S-234047, an action brought by 599, Resorts, and Developments LLP against Sanovest, Tian Kusumoto, TRK Investments Corporation (Mr. Tian Kusumoto's investment company), and EBMD alleging, among other matters, breaches of the partnership agreements and duties as partners (the "**Partnership Action**");
- c) No. S-223937, an action brought by Sanovest against Mr. Matthews and Mr. Tom Kusumoto (Mr. Tian Kusumoto's father and a former director of Sanovest), wherein Sanovest advanced claims against, amongst others, Mr. Tom Kusumoto and Mr. Matthews regarding allegedly self-interested transactions and wrongdoings in their

capacities as directors of EBMD and with respect to Developments LLP's affairs (the "**Sanovest Action**"); and

- d) No. S-226218, an action brought by Mr. Tom Kusumoto against Mr. Matthews in which Mr. Tom Kusumoto sought judgment against Mr. Matthews in respect of alleged loans that Mr. Tom Kusumoto advanced to Mr. Matthews within the context of their business relationship in Developments LLP

(collectively, the "**Litigation Proceedings**").

12. The allegations, claims, and counterclaims in the above noted legal proceedings have not been proven, and the Receiver understands that a trial in respect of the above has been set to commence in January 2027.

13. One point of contention in the Litigation Proceedings was the amount owing to Sanovest as secured lender to Developments LLP, with Sanovest having previously financed Resorts and Developments LLP's acquisition of the assets associated with the Bear Mountain Project in October 2013. This Court declared pursuant to an Order dated November 12, 2025 that Developments, Developments LLP, and Resorts owed Sanovest \$62,251,535.35 of secured debt as of November 10, 2025, plus \$4,992,563.84 of unsecured debt as of December 31, 2025.

The SISP

14. As set out above, this Court approved the SISP in July of this year, which has been implemented by the Receiver, in consultation with Placemark Design Studio Inc. ("**Placemark**") and Colliers Macaulay Nicolls Inc. ("**Colliers**" or the "**Sales Agent**"), and has resulted in the Proposed Transaction now before the Court.

15. In developing the SISP, the Receiver worked extensively with Placemark, a multi-disciplinary design and development studio, specializing in community planning, urban design, land development and resort design.

16. Placemark was selected by the Receiver following the Receiver's review of various proposals from consultants with experience in design, consultation and implementation of master planned communities. Placemark was engaged by the Receiver to assess the development assets of Bear Mountain Resort and to advance a master planning report (the "**Placemark Report**"), intended to aid in the development of the SISP and related market approach. The Receiver also consulted with each of the Shareholders regarding the Placemark Report and a sales and marketing strategy.

17. The Receiver also engaged Colliers as a Sales Agent for the purpose of the SISP, in consultation with the Shareholders and after soliciting marketing proposals from three potential brokers. Colliers, who has extensive experience in the sale of resorts, development projects, and commercial retail spaces, also assisted with the development and implementation of the SISP.

18. The SISP was divided into two phases. The following table sets out the target milestones under the SISP (with capitalized terms as defined in the SISP):

PHASE	TARGET DATE
Commencement of SISP	July 22, 2025

PHASE	TARGET DATE
Letter of Intent Deadline	September 16, 2025
Commencement of Final Bid Process	September 22, 2025
Final Bid Deadline	November 3, 2025
Auction or other process (If Applicable)	No later than November 17, 2025
Final Agreement Deadline	November 28, 2025
Court Approval	No later than December 8, 2025
Outside Closing Date	December 31, 2025

19. Both prior to and following the commencement of the SISP, the Receiver made significant efforts to advance a potential stalking horse bid with Sanovest and 599, including through conducting numerous meetings and extensive discussions with these parties and/or their respective legal counsel. However, the Receiver ultimately determined to not proceed with either stalking horse bid advanced by those two parties.

20. Since the approval of the SISP, the Receiver has been working to implement the SISP and otherwise advance Ecoasis's restructuring. As is set out in further detail in the Seventh Report of the Receiver dated October 27, 2025, and Eighth Report (including the Marketing Report from Colliers attached to the Eight Report), these steps taken by the Receiver, in consultation with and with the assistance of Colliers and others, include but are not limited to the following:

- a) reviewing marketing materials including but not limited to, marketing brochures, social media and ad publications, and video footage, prepared by Colliers to be included as part of the SISP;
- b) holding meetings with the City of Langford and the District of Highlands, facilitated by Placemark, to discuss the master planning as it relates to each municipality;
- c) gathering and reviewing due diligence materials to be included in a data room prepared and managed by Colliers, which included the Placemark Report;
- d) reviewing and executing confidentiality agreements to permit interested parties to access the virtual data room, with confidentiality agreements executed with 45 parties;
- e) meeting with Colliers to review diligence requests and SISP strategy, and responding to questions posed by interested parties by and through Colliers;
- f) in consultation with legal counsel, developing a guidance document to assist interested parties with submissions of a letter of intent ("LOI") and a template asset purchase agreement;
- g) reviewing the six (6) LOIs received, including performing due diligence and holding discussions with Colliers and legal counsel;
- h) reviewing the three (3) Final Bids received as of the Final Bid Deadline and attending various discussions with counsel to the Qualified Bidders and the Receiver's counsel in respect of these Final Bids; and

- i) preparing materials for court approval of the superior Final Bid received by the Final Bid Deadline.

21. In addition to the above, as described in greater detail in the Eighth Report, as part of the SISP, Colliers, as Sales Agent, also provided significant information to a significant number of potential bidders, which included the following:

- (a) a website established by Colliers, that included professional drone footage of the site and neighborhood, which went live on July 22, 2025, with over 5,700 views and over 650 engagements;
- (b) a video highlighting the key features of Ecoasis's assets which was finalized on July 23, 2025, with over 1,400 views;
- (c) a Colliers "Eblast" sent to over 4,900 recipients on July 23, 2025 with respect to the launch of the SISP;
- (d) a Colliers Eblast sent to over 5,000 recipients on September 5, 2025 with an LOI submission notice, with a second Eblast sent on September 10, 2025 with a reminder of the LOI submission deadline;
- (e) direct calls and communications made to a targeted list of over 120 prospective purchasers, determined in coordination with the Receiver; and
- (f) information through various other news reports, social media, and digital advertising, as described in greater detail in the Marketing Report included in the Eighth Report.

The Proposed Transaction

22. The Receiver's implementation of the SISP, in consultation with Placemark and Colliers, has resulted in the Proposed Transaction, which is an *en bloc* bid for substantially all the Property and the Business of Ecoasis. The Proposed Transaction will see the Business continue as a going concern. Key terms of the Proposed Transaction include the following:

Term	Details
Purchaser	Groundplay Developments Ltd., an affiliated entity to Mr. Matthews and 599.
Purchase Price	\$141,440,724.50 plus the value of certain additional Assumed Liabilities.
Deposit	The Purchaser has paid \$6,625,000.00 to the Receiver (5% of the cash portion of the Purchase Price).
Composition of Purchase Price	Includes the following: • as to \$125,875,000.00, the Purchaser shall pay such amount by wire transfer of immediately available funds to such account as may be designated in writing by the Receiver or Blakes; • as to \$7,500,000 of the Purchase Price, the Purchaser shall issue to Developments LLP 7,500,000 Redeemable Special Shares in the capital of the Purchaser;

	• as to \$6,625,000 (the amount of the Deposit), the Receiver shall apply the Deposit against the amount of the Purchase Price for the account of the Purchaser; and • as to \$1,440,724.50, by the assumption by the Purchaser of the Assumed Liabilities in Schedule "G" of the Groundplay APA (i) related to accrued vacation pay and banked overtime obligations of Resorts and Developments LLP as at November 1, 2025 in respect of the employees of the Resorts Business and the Developments Business; and (ii) owing to legal counsel related to the Hotel Arbitration.
Proposed Transaction Structure	With the exception of the Real Property registered in the name of BMA, which is being acquired in fee simple, the " Real Property " described in Schedule "B" of the Groundplay APA is being purchased through the acquisition of (i) all of the issued and outstanding shares in the capital of each Ecoasis corporation that holds legal title to any Real Property as nominee and/or bare trustee for the benefit of either Developments LLP or Resorts; and (ii) all beneficial interests in the Real Property that are held by an Ecoasis corporation as nominee and/or bare trustee for the benefit of Developments LLP and/or Resorts.
Purchased Assets	Include: • all assets, properties and rights of Developments LLP used or held for use in connection with the conduct of the Developments Business; • all assets, properties and rights of Resorts used or held for use in connection with the conduct of the Resorts Business; • Development's 50% equity interest in Bear Mountain Legacy Homes LLP ("BMLH"), which beneficially owns a remaining interest in Cypress Gates, together with all amounts receivable from BMLH owing to any of the Ecoasis entities (if any); • the interest of Resorts in the Hotel Arbitration; and • all contracts relating to the operation and maintenance of the Resorts Business, the Developments Business, or the Real Property (with certain limited exceptions).
Assumed Liabilities	Include: • all liabilities of Ecoasis under the Schedule A Contracts (as discussed below) arising in respect of the period from and after 12:01 a.m. (Vancouver time) on the Closing Date; • all liabilities of Ecoasis to pay amounts necessary to cure any monetary defaults as a condition to the assignment and assumption of the Schedule A Contracts pursuant to an Assignment Order (as discussed below), if and to the extent required under the Schedule A Contracts; • liabilities of Resorts owing to customers of Resorts in respect of gift cards, e-commerce gift cards, rain checks, and credit books incurred in the ordinary course of business of Resorts prior to the appointment of the Receiver in respect of the Resorts Business; • all liabilities owing to employees that are employed by Resorts or Developments LLP immediately prior to the closing of the Proposed Transaction (the "Closing") in respect of accrued vacation pay and/or banked overtime and any severance entitlements arising post-closing in respect of any such employees; and

	all liabilities owing to legal counsel related to the Hotel Arbitration.
Excluded Assets	Include: - any interests and/or obligations of Ecoasis in the Oppression Action, the Partnership Action, and the Sanovest Action (the "Excluded Litigation"); - all cash and cash equivalents, including any pre-paid cash amounts received on account of 2026 golf and tennis membership dues prior to the appointment of the Receiver in respect of the Resorts Business; - all income tax refunds, credits, rebates, input tax credits (including GST or PST), and other tax-related recoveries or attributes of Ecoasis relating to any period prior to the Closing Date; - any amounts that may be owing to an Ecoasis entity from any other Ecoasis entity; and - any amounts that may be owing to an Ecoasis entity from any partner of Developments LLP or any principal of any partner of Developments LLP.
Conditions Precedent	Include the granting of the Approval and Vesting Order approving the Groundplay APA and the Proposed Transaction.
Closing Date	No later than December 31, 2025.
Tax	The Purchaser is liable for and will pay any and all transfer taxes, including GST and PST, if any, pertaining to the Purchaser's acquisition of the Purchased Assets.
Employees	On or before the Closing Date, the Purchaser will offer employment to be effective as of the Closing Date to all employees of Resorts and Developments LLP on terms and conditions substantially the same as or better than those upon which such employees were employed by Resorts or Developments LLP immediately prior to the Closing Date, and the Purchaser will assume and be responsible for any employment history (including in respect of severance obligations) of any such employees.

23. As discussed in greater detail below, in the Receiver's view, the Proposed Transaction is the result of fair, transparent, and reasonable sales process, and is the best bid received as of the Final Bid Deadline.

24. The Receiver notes that after the Final Bid Deadline passed on November 3, 2025, in the evening of November 21, 2025, the Receiver received a revised offer from Sanovest, who had previously also submitted a Final Bid. As discussed in the Eighth Report, the Receiver will report on this revised Sanovest bid at a later date.

The Assigned Contracts

25. The Purchaser is acquiring all contracts related to the operation of the Business. The Purchaser has also identified a subset of assigned contracts, set out in Schedule "A" of the Groundplay APA (the "**Schedule A Contracts**"), that, in the Purchaser's view, are material and critical to the operation of the Business as a going concern.

26. The Receiver is not seeking any relief with respect to the assigned contracts or the Schedule A Contracts at this hearing. Pursuant to the Groundplay APA, the Purchaser and the Receiver will make efforts to obtain all consents required to assign the Schedule A Contracts to

the Purchaser prior to Closing. However, the Receiver may seek a Court order assigning the Schedule A Contracts prior to Closing.

Part 3: LEGAL BASIS

Governing Legal Principles with respect to a Sale Approval

27. The following considerations established by the Ontario Court of Appeal in *Royal Bank of Canada v. Soundair Corp.* must be taken into account by a Court in deciding whether to approve a sale negotiated by a Court-appointed receiver:

- (a) whether the receiver made sufficient efforts to obtain the best price and did not act improvidently;
- (b) the interests of all parties;
- (c) the efficacy and integrity of the process by which offers were obtained; and
- (d) whether there has been any unfairness in the sale process.

***Kruger v Wild Goose Vintners Inc.*, 2021 BCSC 1406 at para. 26; *Aquilini Development Limited Partnership v Garibaldi at Squamish Limited Partnership*, 2024 BCSC 764 at para. 100; *Royal Bank of Canada v. Soundair Corp.*, 1991 CanLII 2727 (ON CA) [*Soundair*] at para. 16.**

28. Courts afford considerable deference to a receiver's business judgment in respect of a course of action that requires the Court's approval, including for sale approvals. Indeed, courts will generally approve a sale where a Court-appointed officer is of the view that the sale price and terms are commercially reasonable and satisfactory.

***RBC Investor Services Trust v Asfars Holdings Ltd.*, 2024 BCSC 2142 at para. 32; *Peoples Trust Company v Censorio Group (Hastings & Carleton) Holdings Ltd.*, 2020 BCSC 1013 at para. 47; *North American Tungsten Corporation Ltd. (Re)*, 2016 BCSC 12 at para. 30.**

The Proposed Transaction should be Approved

29. For the reasons set out below (and described in greater detail in the Eighth Report and the Confidential Supplement), the Receiver is of the view that the Proposed Transaction is the superior bid received as of the Final Bid Deadline and meets the *Soundair* criteria.

- (a) The SISP was Fair and Reasonable: As is set out in detail above, the Receiver has made significant efforts to obtain the highest price for Ecoasis's assets. The SISP, which was developed in consultation with the Sales Agent and Placemark, was approved by this Court in July. It was then implemented by the Receiver, with the assistance of the Sales Agent and in accordance with the SISP Order.

The SISP was implemented in a fair and transparent manner, with sufficient information made available to bidders through the marketing efforts described above and the data

room, which included the Placemark Report, and provided for appropriate time to allow bidders to conduct due diligence and submit their bids.

- (b) The Proposed Transaction was the Best Bid Submitted by the Final Bid Deadline: The Receiver has determined, in its business judgment, that the Proposed Transaction contemplated by the Groundplay APA is the best bid submitted by the Final Bid Deadline. This is for, among others, the following reasons:
- (i) the Proposed Transaction and the Groundplay APA represents the highest and best offer received as of the Final Bid Deadline;
 - (ii) the Proposed Transaction contemplates acquisition of the Business and substantially all of Ecoasis's assets, except for the Excluded Litigation and select affiliate claims held by Ecoasis;
 - (iii) the Proposed Transaction will permit the Business to continue in the normal course, with retention of all employees and assumption of their accrued vacation liability and other entitlements;
 - (iv) 599, of which Groundplay is an affiliate, has been involved with the operations of the Business for over 10 years and has the industry knowledge and background to continue Ecoasis as a going concern; and
 - (v) the Groundplay APA includes limited conditions, reducing the risk of non-completion, and has a closing date of December 31, 2025 (ensuring a timely resolution for all stakeholders and reducing ongoing costs of the Receivership).
- (c) The Purchase Price is Fair and Reasonable: The Receiver is of the view that the Purchase Price is fair and reasonable in the circumstances, taking into account, among other things, the value and nature of the assets being disposed of and the other offers received during the SISP. The purchase price is also consistent with the indication of value and development strategy prepared by Placemark.
- (d) The Proposed Transaction Benefits Ecoasis's Stakeholders: The Proposed Transaction contemplates the continuation of Ecoasis's business as a going concern and with sufficient funds to permit the payment of all creditors, including all of Sanovest's secured and unsecured debt and all trade creditors. The Proposed Transaction also excludes the Excluded Litigation, allowing those claims to be pursued following completion of the Proposed Transaction.

30. For these reasons, the Receiver submits that approval of the Groundplay APA is reasonable and appropriate in the circumstances.

The Sealing Order Should be Granted

31. The Receiver also seeks an order sealing the Confidential Supplement on the Court file until further Court order or until the closing of the Proposed Transaction.

32. The test for when a sealing order should be granted is found in the Supreme Court of Canada's decision *Sherman Estates v. Donovan*. An applicant must establish that:

- (a) court openness poses a serious risk to an important public interest;
- (b) the order sought is necessary to prevent this serious risk to the identified interest because reasonably alternative measures will not prevent this risk; and
- (c) as a matter of proportionality, the benefits of the order outweigh its negative effects.

***Sherman Estates v. Donovan*, 2021 SCC 25 at paras. 38 and 43.**

33. This Court has previously sealed confidential information relating to various offers received through a sales process in a receivership proceeding. This Court has also sealed sale agreements in insolvency proceedings on the basis that disclosure of certain confidential information would be prejudicial to stakeholders.

***Bank of Montreal v Haro-Thurlow Street Project Limited Partnership*, 2024 BCSC 1722 at paras. 11-12; *Walter Energy (Re)*, 2016 BCSC 1746 at paras. 5-10.**

34. The Confidential Supplement contains confidential information with respect to the LOIs and Final Bids received pursuant to the SISP. The Receiver is seeking this sealing order to preserve the confidentiality of bids submitted during the SISP and maintain the competitive integrity of the SISP (which will be necessary should the Proposed Transaction fail to close). Any deleterious effects are outweighed by the benefits of the Sealing Order. The Receiver therefore asks this Court to approve the proposed Sealing Order.

35. As noted in the Eighth Report, in light of recent developments with respect to Sanovest, the Receiver may ultimately not seek a sealing order over all information contained in the Confidential Supplement (but at this time is seeking a sealing order over the entire Confidential Supplement).

Part 4: MATERIAL TO BE RELIED ON

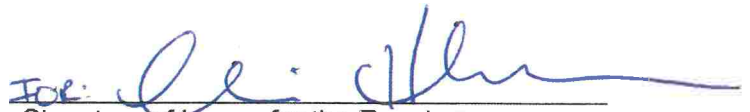
1. Second Report of the Receiver dated December 2, 2024;
2. Fifth Report of the Receiver dated June 17, 2025;
3. Sixth Report of the Receiver dated July 8, 2025;
4. Seventh Report of the Receiver dated October 27, 2025;
5. Eighth Report of the Receiver, dated November 24, 2025;
6. Confidential Supplement to the Eighth Report of the Receiver; and
7. such further and other materials as counsel may advise.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this notice of application, you must, within 5 business days after service of this notice of application

or, if this application is brought under Rule 9-7, within 8 business days after service of this notice of application,

- (a) file an application response in Form 33,
- (b) file the original of every affidavit, and of every other document, that
 - (i) you intend to refer to at the hearing of this application, and
 - (ii) has not already been filed in the proceeding, and
- (c) serve on the applicant 2 copies of the following, and on every other party of record one copy of the following:
 - (i) a copy of the filed application response;
 - (ii) a copy of each of the filed affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;
 - (iii) if this application is brought under Rule 9-7, any notice that you are required to give under Rule 9-7(9).

Date: November 25, 2025



Signature of lawyer for the Receiver
Peter L. Rubin

To be completed by the court only:

Order made

☐ in the terms requested in paragraphs of Part 1 of this notice of application

☐ with the following variations and additional terms:

Date: _____

Signature of ☐ Judge ☐ Associate Judge

APPENDIX

THIS APPLICATION INVOLVES THE FOLLOWING:

- ☐ discovery: comply with demand for documents
- ☐ discovery: production of additional documents
- ☐ extend oral discovery
- ☐ other matter concerning oral discovery
- ☐ amend pleadings
- ☐ add/change parties
- ☐ summary judgment
- ☐ summary trial
- ☐ service
- ☐ mediation
- ☐ adjournments
- ☐ proceedings at trial
- ☐ case plan orders: amend
- ☐ case plan orders: other
- ☐ experts

Schedule "A" to Notice of Application

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RESPONDENTS

**ORDER MADE AFTER APPLICATION
(APPROVAL AND VESTING)**

BEFORE	)	THE HONOURABLE JUSTICE WALKER	)	December 1, 2025
	)		)	

THE APPLICATION of Alvarez & Marsal Canada Inc., in its capacity as Court-appointed **"Receiver"**, without security, of certain lands of Bear Mountain Adventures Ltd. (**"Bear Mountain Adventures"**), of the property and all of the operations and business of Ecoasis Resort and Golf LLP, and all the assets, undertakings and property of Ecoasis Developments LLP, Ecoasis Bear Mountain Developments Ltd., 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd., and BM Mountain Golf Course Ltd. (collectively, **"Ecoasis"**), coming on for hearing at Vancouver, British Columbia, on the 1st day of December, 2025; AND ON HEARING Peter Rubin and Claire Hildebrand, counsel for the Receiver, and those other counsel listed on **Schedule "A"** hereto, and no one else appearing, although duly served; AND UPON READING the material filed, including the Eighth Report of the Receiver dated November 24, 2025 (the **"Eighth Report"**);

THIS COURT ORDERS AND DECLARES THAT:

Service

1. The time for service of the Notice of Application and supporting materials is hereby abridged such that the Notice of Application is properly returnable today and service thereof upon any interested party other than those listed on the Service List is hereby dispensed with.

Capitalized Terms

2. Capitalized terms not defined in this Order shall have the meaning given to them in the Asset Purchase Agreement between the Receiver, in its capacity as Receiver of Ecoasis, as vendor, Groundplay Developments Ltd., as purchaser (the "**Purchaser**"), and 599315 B.C. Ltd., as guarantor (the "**Sale Agreement**").

Approval of Transaction

3. The Sale Agreement, a copy of which is attached as **Appendix "B"** to the Eighth Report, and the transaction contemplated thereby (the "**Transaction**") is hereby approved, and the Sale Agreement is commercially reasonable. The execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such amendments to the Sale Agreement as the Receiver and the Purchaser may agree to (provided such amendments do not alter the substance of the material terms of the Transaction), and the Receiver is hereby authorized to take such additional steps, and to execute and deliver such additional agreements and other documents, as may be necessary or desirable for the completion of the Transaction and the conveyance to the Purchaser of all of the Purchased Assets on Closing, which Purchased Assets are set out in the Sale Agreement and which, for certainty, do not include the Excluded Assets.
4. Upon delivery by the Receiver to the Purchaser of a certificate substantially in the form attached as **Schedule "B"** hereto (the "**Receiver's Certificate**") confirming that all conditions to Closing have been satisfied and/or waived, including the payment of the Purchase Price in the manner contemplated in the Sale Agreement, all of Ecoasis' right, title and interest in and to the Purchased Assets, as described in the Sale Agreement shall vest absolutely in the Purchaser in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured, or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of this Court dated September 18, 2024 or the Order of this Court dated July 10, 2025; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and (iii) those Claims listed on **Schedule "C"** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the Permitted Encumbrances listed on **Schedule "D"** hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.
5. Upon presentation for registration in the Land Title Office for the Land Title District of Victoria of a certified copy of this Order, together with a letter from Blake, Cassels, &

Graydon LLP, solicitors for the Receiver, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:

- (a) enter the Purchaser as the owner of the lands described as PID: 030-726-123, Lot A District Lot 82 Highland District Plan EPP70640 and registered in the name of Bear Mountain Adventures (the "**Bear Mountain Property**"), together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Bear Mountain Property, and this Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser and to the Bear Mountain Property is a good, safe holding and marketable title and directs the British Columbia Registrar of Land Titles to register indefeasible title in favour of the Purchaser as aforesaid; and
 - (b) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Real Property set out in **Schedule "E"** hereto all of the registered Encumbrances, which Encumbrances, for certainty, do not include those Permitted Encumbrances as set out in the Sale Agreement and listed on **Schedule "D"**.
6. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets (the "**Net Proceeds**") shall stand in the place and stead of the Purchased Assets, and from and after the delivery of the Receiver's Certificate all Claims shall attach to the Net Proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.
7. The Receiver is to file with the Court a copy of the Receiver's Certificate forthwith after delivery thereof.
8. Pursuant to Section 7(3)(c) of the *Canada Personal Information Protection and Electronic Documents Act* or Section 18(10)(o) of the *Personal Information Protection Act* of British Columbia, the Receiver is hereby authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in Ecoasis' records pertaining to Ecoasis' past and current employees, including personal information. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by Ecoasis.
9. Subject to the terms of the Sale Agreement, vacant possession of the Purchased Assets, including any real property, shall be delivered by the Receiver to the Purchaser at the Closing Effective Time, subject to the Permitted Encumbrances as set out in the Sale Agreement and listed on **Schedule "D"**.
10. The Receiver, with the consent of the Purchaser, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.

11. Notwithstanding:

- (a) these proceedings;
- (b) any applications for a bankruptcy order in respect of Ecoasis now or hereafter made pursuant to the *Bankruptcy and Insolvency Act* and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made by or in respect of Ecoasis,

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of Ecoasis and shall not be void or voidable by creditors of Ecoasis, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the *Bankruptcy and Insolvency Act* or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

General

12. The Receiver and the Purchaser have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order and Transaction.

THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

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

Signature of Peter Rubin
Counsel to the Receiver

BY THE COURT

REGISTRAR

Schedule A

Counsel List

COUNSEL NAME	PARTY REPRESENTED

Schedule B – Receiver’s Certificate

No. S-243389
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE RECEIVERSHIP OF
ECOASIS DEVELOPMENTS LLP AND OTHERS

BETWEEN:

SANOVEST HOLDINGS LTD.

PETITIONER

AND:

**ECOASIS DEVELOPMENTS LLP, ECOASIS BEAR MOUNTAIN DEVELOPMENTS LTD.,
ECOASIS RESORT AND GOLF LLP, 0884185 B.C. LTD., 0884188 B.C. LTD., 0884190
B.C. LTD., 0884194 B.C. LTD., BM 81/82 LANDS LTD., BM 83 LANDS LTD., BM 84
LANDS LTD., BM CAPELLA LANDS LTD., BM HIGHLANDS GOLF COURSE LTD., BM
HIGHLANDS LANDS LTD., BM MOUNTAIN GOLF COURSE LTD., and BEAR MOUNTAIN
ADVENTURES LTD.**

RESPONDENTS

RECEIVER’S CERTIFICATE

- A. Pursuant to an Order of Justice Walker of the Supreme Court of British Columbia (the “**Court**”) dated September 18, 2024, Alvarez & Marsal Canada Inc., in its capacity as Court-appointed “**Receiver**”, without security, of certain lands of Bear Mountain Adventures Ltd., of the property and all of the operations and business of Ecoasis Resort and Golf LLP, and all the assets, undertakings and property of Ecoasis Developments LLP, Ecoasis Bear Mountain Developments Ltd., 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd., and BM Mountain Golf Course Ltd.
- B. Pursuant to an Order of the Court dated December 1, 2025 (the “**Approval and Vesting Order**”), the Court, among other things, approved the Asset Purchase Agreement dated December ___, 2025 (the “**Sale Agreement**”) between the Receiver, in its capacity as receiver of Ecoasis, as vendor, Groundplay Developments Ltd., as purchaser (the “**Purchaser**”), and 599315 B.C. Ltd., as guarantor, a copy of which is attached as Appendix “B” to the Eighth Report of the Receiver dated November 24, 2025, and the transactions contemplated thereby, and providing for the occurrence of certain events in the specified sequence upon delivery by the Receiver to the Purchaser of a certificate confirming (i) payment by the Purchaser of the Purchase Price; (ii) that the conditions to completion as

set out in Article 10 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

- C. Unless otherwise indicated herein, the capitalized terms have the meanings set out in the Approval and Vesting Order.

THE RECEIVER HEREBY CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to closing set out in Article 10 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at _____ on _____, 2025.

ALVAREZ & MARSAL CANADA INC. in its capacity as Court appointed receiver of certain lands of Bear Mountain Adventures Ltd., the property and all of the operations and business of Ecoasis Resort and Golf LLP and all the assets, undertakings and property of Ecoasis Developments LLP, Ecoasis Bear Mountain Developments Ltd., 0884185 B.C. Ltd., 0884188 B.C. Ltd., 0884190 B.C. Ltd., 0884194 B.C. Ltd., BM 81/82 Lands Ltd., BM 83 Lands Ltd., BM 84 Lands Ltd., BM Capella Lands Ltd., BM Highlands Golf Course Ltd., BM Highlands Lands Ltd. and BM Mountain Golf Course Ltd., and not in its personal or corporate capacity

Per: _____

Name:

Title:

Schedule C – Encumbrances to Be Discharged from Real Property

1. as to 2131 Players Drive (Parcel Identifier: 027-205-207):

Charges, Liens and Interests:

- Mortgage CA3393763 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393764 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448661 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

2. as to 2109 Players Drive (Parcel Identifier: 027-205-215):

Charges, Liens and Interests:

- Mortgage CA3393763 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393764 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448661 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

3. as to 1004 Capella Drive (Lot A) (Parcel Identifier: 027-567-907):

Charges, Liens and Interests:

- Mortgage CA3393763 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393764 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448661 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755,

CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

4. as to 1004 Capella Drive (Lot B) (Parcel Identifier: 027-567-915):

Charges, Liens and Interests:

- Mortgage CA3393763 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393764 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448661 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

5. as to 1294 Academy Way (Parcel Identifier: 030-726-123):

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393769 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571462 and CA7452290
- Assignment of Rents CA3393770 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571463 and CA7452291
- Modification CA5448664 registered on August 24, 2016
- Priority Agreement CA5805233 registered on February 3, 2017 granting CA5805232 priority over CA3393750
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393769 and CA3393770
- Priority Agreement CA7385622 registered on March 8, 2019 granting CA7385620 priority over CA3393750
- Priority Agreement CA7385624 registered on March 8, 2019 granting CA7385623 priority over CA3393750
- Priority Agreement CA7385625 registered on March 8, 2019 granting CA7385623 priority over CA3393769 and CA3393770

- Priority Agreement BB1534017 registered on April 11, 2019 granting CA7385620 priority over CA3393769 and CA3393770

6. as to 2079 Hedgestone Lane (Parcel Identifier: 025-838-555):

Charges, Liens and Interests:

- Mortgage CA3393751 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455734
- Assignment of Rents CA3393752 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455735
- Modification CA5448655 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

7. as to 1445 Bear Mountain Parkway (Parcel Identifier: 009-853-103):

Charges, Liens and Interests:

- Mortgage CA3393751 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455734
- Assignment of Rents CA3393752 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455735
- Modification CA5448655 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770
- Priority Agreement CA7230413 registered on December 4, 2018 granting CA7230412 priority over CA3393751 and CA3393752
- Priority Agreement CA7230427 registered on December 4, 2018 granting CA7230426 priority over CA3393751 and CA3393752

8. as to Parcel Identifier: 025-088-106, Section 3 Range 4 West Highland District except Parts in Plans 27507, VIP76196, VIP76988, VIP80330, VIP80743, VIP81146, VIP82127 and VIP88981, EPP27392:

Charges, Liens and Interests:

- Mortgage CA3393751 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455734
- Assignment of Rents CA3393752 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455735
- Modification CA5448655 registered on August 24, 2016

9. as to 2050 Country Club Way (Parcel Identifier: 009-858-636):

Charges, Liens and Interests:

- Mortgage CA3393751 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455734
- Assignment of Rents CA3393752 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455735
- Priority Agreement CA4047083 registered on October 29, 2014 granting CA4047082 priority CA3393751 and CA3393752
- Modification CA5448655 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

10. as to 1296 Bear Mountain Parkway (Parcel Identifier: 027-590-127):

Charges, Liens and Interests:

- Mortgage CA3393751 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455734
- Assignment of Rents CA3393752 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA5455735
- Modification CA5448655 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

11. as to 1991 Bear Mountain Parkway (Parcel Identifier: 009-858-652):

Charges, Liens and Interests:

- Mortgage CA3393761 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
 - Assignment of Rents CA3393762 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
 - Modification CA5448660 registered on August 24, 2016
 - Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770
12. as to 1950 Bear Mountain Parkway (Parcel Identifier: 009-853-081):

Charges, Liens and Interests:

- Mortgage CA3393759 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA7502164
- Assignment of Rents CA3393760 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA7502165
- Modification CA5448659 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770
- Priority Agreement CA7230401 registered on December 4, 2018 granting CA7230400 priority over CA3393759 and CA3393760
- Priority Agreement CA7230407 registered on December 4, 2018 granting CA7230406 priority over CA3393759 and CA3393760
- Priority Agreement CA7230415 registered on December 4, 2018 granting CA7230414 priority over CA3393759 and CA3393760
- Priority Agreement CA7230421 registered on December 4, 2018 granting CA7230420 priority over CA3393759 and CA3393760
- Priority Agreement CA7249558 registered on December 4, 2018 granting CA7249557 priority over CA3393760 and CA5448659
- Priority Agreement CA7262490 registered on January 4, 2019 granting CA7262489 priority over CA3393759, CA3393760 and CA5448659
- Priority Agreement CA7279677 registered on January 4, 2019 granting CA7279676 priority over CA3393759, CA3393760 and CA5448659

13. as to 2105 Players Drive (Parcel Identifier: 026-575-680):

Charges, Liens and Interests:

- Mortgage CA3393753 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393754 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448656 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

14. as to 2125 Players Drive (Parcel Identifier: 027-568-849):

Charges, Liens and Interests:

- Mortgage CA3393753 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393754 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448656 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

15. as to 2121 Players Drive (Parcel Identifier: 027-568-857):

Charges, Liens and Interests:

- Mortgage CA3393753 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393754 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Modification CA5448656 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

16. as to Parcel Identifier: 024-672-092, Lot A Section 4 Range 4W Highland District Plan VIP70021 (see Plan as to Limited Access) except that Part in Plan VIP75586:

Charges, Liens and Interests:

- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

17. as to Parcel Identifier: 009-861-831, Section 12 Highland District except Parts in Plans 10853,11134 and 45402:

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490171 registered on June 25, 2015 granting CA4490170 priority over CA3393750
- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

18. as to Parcel Identifier: 009-861-815, Section 5 Range 4 West Highland District except Part in Plans VIP60675, VIP67875 and VIP75584

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490171 registered on June 25, 2015 granting CA4490170 priority over CA3393750

- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

19. as to Parcel Identifier: 009-861-823, The South 60 Acres of Section 6 Range 4 West Highland District except Part in Plan VIP67875:

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490171 registered on June 25, 2015 granting CA4490170 priority over CA3393750
- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

20. as to 1500 Hannington Road (Parcel Identifier: 009-861-866):

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490171 registered on June 25, 2015 granting CA4490170 priority over CA3393750
- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

21. as to Parcel Identifier: 025-088-092, Block B Section 75 Land District 24:

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority Agreement CA4490171 registered on June 25, 2015 granting CA4490170 priority over CA3393750
- Priority Agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

22. as to Parcel Identifier: 005-438-187, Lot 24, Section 17, Highland District Plan 4128 Except Part in Plan 45401:

Charges, Liens and Interests:

- Mortgage CA3393757 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Assignment of Rents CA3393758 registered on October 8, 2013 in favour of Sanovest Holdings Ltd.
- Priority agreement CA4490172 registered on June 25, 2015 granting CA4490170 priority over CA3393757 and CA3393758
- Modification CA5448658 registered on August 24, 2016

23. as to 2133 Champions Way (Parcel Identifier: 025-695-126):

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393769 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571462 and CA7452290
- Assignment of Rents CA3393770 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571463 and CA7452291
- Priority Agreement CA4443194 registered on June 4, 2015 granting CA4443193 priority over CA3393750
- Priority Agreement CA4443195 registered on June 4, 2015 granting CA4443193 priority over CA3393769 and CA3393770

- Modification CA5448664 registered on August 24, 2016
- Priority Agreement CA5805233 registered on February 3, 2017 granting CA5805232 priority over CA3393750 and CA5455736
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770
- Priority Agreement CA7230393 registered on December 4, 2018 granting CA7230392 priority over CA3393750
- Priority Agreement CA7230394 registered on December 4, 2018 granting CA7230392 priority over CA3393769 and CA3393770
- Priority Agreement CA7230404 registered on December 4, 2018 granting CA7230403 priority over CA3393750
- Priority Agreement CA7230405 registered on December 4, 2018 granting CA7230403 priority over CA3393769 and CA3393770
- Priority Agreement CA7230418 registered on December 4, 2018 granting CA7230417 priority over CA3393750
- Priority Agreement CA7230419 registered on December 4, 2018 granting CA7230417 priority over CA3393769 and CA3393770
- Priority Agreement CA7230424 registered on December 4, 2018 granting CA7230423 priority over CA3393750
- Priority Agreement CA7230425 registered on December 4, 2018 granting CA7230423 priority over CA3393769 and CA3393770

24. as to Parcel Identifier: 025-838-466, Air Space Lot A District Lot 82 Highland District Air Space Plan VIP76364:

Charges, Liens and Interests:

- Mortgage CA3393769 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571462 and CA7452290
- Assignment of Rents CA3393770 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571463 and CA7452291
- Modification CA5448664 registered on August 24, 2016
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770

25. as to 1270 Bear Mountain Parkway (Parcel Identifier: 025-695-118):

Charges, Liens and Interests:

- Mortgage CA3393750 registered on October 8, 2013 in favour of HSBC Trust Company (Canada), as extended by CA5455736, CA6571464 and CA7452289
- Mortgage CA3393769 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571462 and CA7452290
- Assignment of Rents CA3393770 registered on October 8, 2013 in favour of Sanovest Holdings Ltd., as extended by CA6571463 and CA7452291
- Modification CA5448664 registered on August 24, 2016
- Priority Agreement CA5805233 registered on February 3, 2017 granting CA5805232 priority over CA3393750 and CA545573
- Priority Agreement CA5805234 registered on February 3, 2017 granting CA5805232 priority over CA3393751, CA3393752, CA3393753, CA3393754, CA3393755, CA3393756, CA3393757, CA3393758, CA3393759, CA3393760, CA3393761, CA3393762, CA3393763, CA3393764, CA3393769 and CA3393770
- Priority Agreement CA7230398 registered on December 4, 2018 granting CA7230397 priority over CA3393750
- Priority Agreement CA7230399 registered on December 4, 2018 granting CA7230397 priority over CA3393769 and CA3393770
- Priority Agreement CA7230410 registered on December 4, 2018 granting CA7230409 priority over CA3393750
- Priority Agreement CA7230411 registered on December 10, 2018 granting CA7230409 priority over CA3393769 and CA3393770
- Priority Agreement CA7385621 registered on March 8, 2019 granting CA7385620 priority over CA3393750
- Priority Agreement CA7385622 registered on March 8, 2019 granting CA7385620 priority over CA3393750
- Priority Agreement CA7385627 registered on March 8, 2019 granting CA7385626 priority over CA3393750
- Priority Agreement CA7385628 registered on March 8, 2019 granting CA7385626 priority over CA3393769 and CA3393770
- Priority Agreement CA7385630 registered on March 8, 2019 granting CA7385629 priority over CA3393750

- Priority Agreement CA7385631 registered on March 8, 2019 granting CA7385629 priority over CA3393769 and CA3393770
- Priority Agreement BB1534016 registered on April 11, 2019 granting CA7385619 priority over CA3393769 and CA3393770
- Priority Agreement BB1534017 registered on April 11, 2019 granting CA7385620 priority over CA3393769 and CA3393770

26. as to 2030 Pebble Drive (Parcel Identifier: 029-938-490):

Charges, Liens and Interests:

- Nil.

27. as to #126 – 2030 Pebble Drive (Parcel Identifier: 030-616-956):

Charges, Liens and Interests:

- Nil.

28. as to #128 – 2030 Pebble Drive (Parcel Identifier: 030-616-948):

Charges, Liens and Interests:

- Nil.

Schedule D – Permitted Encumbrances

GENERAL ENCUMBRANCES

The reservations, limitations, exceptions, provisos and conditions, if any, expressed in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities.

SPECIFIC ENCUMBRANCES

1. as to 2131 Players Drive (Parcel Identifier: 027-205-207);

Legal Notations:

- Title may be affected by a Permit under Part 26 of the Local Government Act, see CA5773222, expires 2020-01-16
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093
- Easement FB95827 over Lot 4, Plan VIP83700

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
- Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
- Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

2. as to 2109 Players Drive (Parcel Identifier: 027-205-215):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
 - Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
 - Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
 - Covenant FB95825 registered September 7, 2007 in favour of the City of Langford
 - Easement FB95827 registered September 7, 2007 appurtenant to Lots 1-4, Plan VIP83700
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
3. as to 1004 Capella Drive (Lot A) (Parcel Identifier: 027-567-907):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB164434
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093
- Easement FB95827 over Lot 4, Plan VIP83700

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
 - Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
 - Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
 - Easement FB190862 registered July 10, 2008 appurtenant to Lot B, Plan VIP85309
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
4. as to 1004 Capella Drive (Lot B) (Parcel Identifier: 027-567-915):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB164434
- Easement FB190862 over Lot A, Plan VIP85309
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093
- Easement FB95827 over Lot 4, Plan VIP83700

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
 - Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
 - Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
5. as to 1294 Academy Way (Parcel Identifier: 030-726-123);

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029

- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5404171
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5640467
- Restrictive Covenant CA6788826 over part of Lot 28 Plan EPP63084 except part in strata plan EPS4577 (Phase 1) shown in Plan EPP81502
- Easement CA7142605 over parts of Lot 29 Plan EPP63084 except strata plan EPS5110 (Phase 1) and part of the common property, strata plan EPS5110 shown on Plan EPP85478
- Easement CA7249559 over Lots 14 and 15 Plan EPP85219, as shown as Areas 4 and 5 on Plan EPP85220
- Easement CA7385619 over part of Lot 1 Plan VIP75509 except Plans VIP76365, VIP79028, VIP82848, VIP82851, VIP85324, EPP19660, EPP63084, EPP72419, EPP80460 and EPP40640 shown on Plan EPP70909
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Restrictive Covenant EX72379 over Lot A Plan VIP79028
- Easement EX72380 over part of Lot A, Plan VIP79028 shown on Plan VIP79029
- Easement FB191153 over Lot C, Plan VIP85324 shown on Plan VIP85326
- Easement FB191154 over Lot B, Plan VIP85324 shown on Plan VIP85327
- Easement FB226922 over that part of the common property of Strata Plan VIS6701 shown on Plan VIP85914

- Restrictive Covenant FB231104 over Strata Lots 1 – 31, Strata Plan VIS6714
- Restrictive Covenant FB27405 over part of Lot A Plan VIP82848 shown on Plan VIP82849
- Easement FB27406 over part of Lot A, Plan VIP82848 shown on Plan VIP82849

Charges, Liens and Interests:

- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Covenant CA6671337 registered March 9, 2018 in favour of the City of Langford
- Covenant CA7385620 registered March 8, 2019 in favour of BM Mountain Golf Course Ltd.
- Covenant CA7385623 registered March 8, 2019 in favour of the City of Langford

6. as to 2079 Hedgestone Lane (Parcel Identifier: 025-838-555):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151152
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151155
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV85847
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV90987
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW120077

Charges, Liens and Interests:

- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
 - Covenant EW5425 registered January 16, 2004
 - Covenant EW5451 registered January 16, 2004 in favour of the City of Langford
 - Statutory Right of Way EW5456 registered January 16, 2004 in favour of the City of Langford
 - Priority Agreement EW5457 registered January 16, 2004
 - Statutory Right of Way EW5459 registered January 16, 2004 in favour of the City of Langford
 - Restrictive Covenant EX72376 registered June 16, 2005
 - Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
 - Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
7. as to 1445 Bear Mountain Parkway (Parcel Identifier: 009-853-103):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085

- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Restrictive Covenant CA8830260 over Lot A Plan VIP81958 except Part in Plan EPP42751
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW120076
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258

Charges, Liens and Interests:

- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ES60857 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Covenant EW5425 registered January 16, 2004

- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Statutory Right of Way FB28070 registered March 26, 2007 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way FB28071 registered March 26, 2007 in favour of Telus Communications Inc.
- Statutory Right of Way FB420102 registered June 24, 2011 in favour of the City of Langford
- Easement FB463406 registered October 24, 2012, part in Plan VIP88982; appurtenant to Lot A, Plan VIP89370
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Covenant CA6671337 registered March 9, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230412 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230426 registered December 4, 2018 in favour of the City of Langford

8. as to Parcel Identifier: 025-088-106, Section 3 Range 4 West Highland District except Parts in Plans 27507, VIP76196, VIP76988, VIP80330, VIP80743, VIP81146, VIP82127 and VIP88981, EPP27392:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW107601
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA54524
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258

Charges, Liens and Interests:

- Exceptions and Reservations ES60859 registered on July 24, 2001 in favour of the Crown in right of British Columbia
 - Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
 - Covenant EV133948 registered November 4, 2003 in favour of TLC the Land Conservancy of British Columbia and the District of Highlands
 - Statutory Right of Way EV133949 registered November 4, 2003 in favour of TLC the Land Conservancy of British Columbia and the District of Highlands
 - Rent Charge EV156957 registered November 4, 2003 in favour of TLC the Land Conservancy of British Columbia and the District of Highlands
 - Covenant EW5425 registered January 16, 2004
 - Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
 - Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
 - Covenant FB420112 registered June 24, 2011 in favour of the City of Langford
9. as to 2050 Country Club Way (Parcel Identifier: 009-858-636):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Restrictive Covenant CA8830260 over Lot A Plan VIP81958 except Part in Plan EPP42751

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV90987
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Easement FB126994 over Lot B, Plan VIP81135 Except part in Strata Plan VIS6323 (Phase 1)

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way EW61969 registered May 20, 2004 in favour of City of Langford
- Covenant EW61975 registered May 20, 2004 in favour of City of Langford
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Statutory Right of Way FB28070 registered March 26, 2007 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way FB28071 registered March 26, 2007 in favour of Telus Communications Inc.
- Statutory Right of Way FB420102 registered June 24, 2011 in favour of the City of Langford
- Covenant FB420112 registered June 24, 2011 in favour of the City of Langford
- Easement FB463406 registered October 24, 2012, part in Plan VIP88982; appurtenant to Lot A, Plan VIP89370
- Covenant CA4047082 registered October 29, 2014 in favour of the City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

10. as to 1296 Bear Mountain Parkway (Parcel Identifier: 027-590-127):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151152
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151155
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV85847
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV90987
- Easement FA85386 over Lot 2, Plan VIP76365
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB13320

Charges, Liens and Interests:

- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5451 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5456 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5459 registered January 16, 2004 in favour of the City of Langford

- Statutory Right of Way EW5462 registered January 16, 2004 in favour of the City of Langford
 - Covenant EW5471 registered January 16, 2004 in favour of the City of Langford
 - Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
 - Easement FA85386 registered July 13, 2006 appurtenant to Lot B, Plan VIP81135
 - Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
 - Easement FB191154 registered July 11, 2008
 - Easement FB191155 registered July 11, 2008
 - Easement FB191156 registered July 11, 2008
 - Statutory Right of Way FB191157 registered July 11, 2008 in favour of Capital Regional District
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
11. as to 1991 Bear Mountain Parkway (Parcel Identifier: 009-858-652):

Legal Notations:

- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA6710399
- Hereto is annexed Restrictive Covenant CA9168459 over Lot A Plan EPP68922 cancelled by CB665578 2023-06-02
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW107601

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW120076
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258

Charges, Liens and Interests:

- Undersurface Rights 203247G registered December 17, 1956 in favour of Oswood G. Macdonald
 - Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
 - Undersurface Rights ED12879 registered February 1, 1990 in favour of Robert Clyde Smith, executor of the will of Oswood Guy Macdonald
 - Undersurface Rights ED12883 registered February 1, 1990 in favour of Auterra International Resources Inc, as transferred to Global Hunter Corp. by FB157692
 - Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
 - Covenant EW5425 registered January 16, 2004
 - Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
 - Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
 - Statutory Right of Way FB178905 registered June 3, 2008 in favour of Capital Regional District
 - Statutory Right of Way FB188854 registered July 3, 2008 in favour of Capital Regional District
 - Covenant FB420112 registered June 24, 2011 in favour of the City of Langford
 - Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
12. as to 1950 Bear Mountain Parkway (Parcel Identifier: 009-853-081):

Legal Notations:

- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA6710399
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA9058811
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW120076
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258

Charges, Liens and Interests:

- Undersurface Rights 203247G registered December 17, 1956 in favour of Oswood G. Macdonald
- Right of Way A18791 registered February 15, 1972 in favour of British Columbia Hydro and Power Authority
- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ES60857 registered on July 24, 2001 in favour of the Crown in right of British Columbia

- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Statutory Right of Way FB420102 registered June 24, 2011 in favour of the City of Langford
- Easement FB463406 registered October 24, 2012, part in Plan VIP88982; appurtenant to Lot A, Plan VIP89370
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Covenant CA6671337 registered March 9, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230400 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230406 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230414 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230420 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7249557 registered December 13, 2018 in favour of the City of Langford
- Statutory Right of Way CA7262489 registered December 20, 2018 in favour of Capital Regional District
- Statutory Right of Way CA7279676 registered January 4, 2019 in favour of the City of Langford

13. as to 2105 Players Drive (Parcel Identifier: 026-575-680):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
- Statutory Building Scheme EV78519 registered July 17, 2003
- Statutory Building Scheme EV1554466 registered December 19, 2003
- Covenant FA11741 registered January 25, 2006 in favour of the City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

14. as to 2125 Players Drive (Parcel Identifier: 027-568-849):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093
- Easement FB95827 over Lot 4, Plan VIP83700

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
- Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
- Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
- Easement FB190866 registered July 10, 2008 appurtenant to Lot B, Plan VIP85310
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

15. as to 2121 Players Drive (Parcel Identifier: 027-568-857):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV70972
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW127709
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW136595
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW15157
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA16252
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FA64258
- Easement FB190866 over Lot A, Plan VIP85310
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB63093
- Easement FB95827 over Lot 4, Plan VIP83700

Charges, Liens and Interests:

- Undersurface and other Exc & Res EP16337 registered February 29, 2000 in favour of the Crown in right of British Columbia
- Covenant FB95822 registered September 7, 2007 in favour of the City of Langford
- Rent Charge FB95823 registered September 7, 2007 in favour of the City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

16. as to Parcel Identifier: 024-672-092, Lot A Section 4 Range 4W Highland District Plan VIP70021 (see Plan as to Limited Access) except that Part in Plan VIP75586:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the Municipal Act, see EN95646

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW6099
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242

Charges, Liens and Interests:

- Right of Way 410140G registered December 22, 1970 in favour of British Columbia Hydro and Power Authority
- Covenant EP1783 registered January 7, 2000 in favour of District of Highlands
- Covenant EV83607 registered July 29, 2003 in favour of District of Highlands
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland
- Modification CA4490170 registered June 25, 2015

17. as to Parcel Identifier: 009-861-831, Section 12 Highland District except Parts in Plans 10853,11134 and 45402:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET136958
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB481949

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland
- Modification CA4490170 registered June 25, 2015

18. as to Parcel Identifier: 009-861-815, Section 5 Range 4 West Highland District except Part in Plans VIP60675, VIP67875 and VIP75584:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ES63268

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ES95026
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET106224
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET130135
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET136958
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET73670
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV83546
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB294002
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB481949
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see WX2116923

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Statutory Building Scheme EJ16134 registered February 9, 1995
- Easement EN22698 registered March 17, 1999
- Covenant ES60261 registered July 23, 2001 in favour of District of Highlands
- Covenant ES60857 registered July 24, 2001 in favour of the Crown in right of British Columbia
- Easement EV83585 registered July 29, 2003
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland

- Statutory Right of Way FB371564 registered September 10, 2010 in favour of the City of Langford
- Statutory Right of Way FB414708 registered May 19, 2011 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way FB414709 registered May 19, 2011 in favour of Telus Communications Inc.
- Modification CA4490170 registered June 25, 2015

19. as to Parcel Identifier: 009-861-823, The South 60 Acres of Section 6 Range 4 West Highland District except Part in Plan VIP67875:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET136958
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland
- Modification CA4490170 registered June 25, 2015

20. as to 1500 Hannington Road (Parcel Identifier: 009-861-866):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET130135
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET136958
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV113982
- Easement EV147587 over part of Lot 38 Plan VIP76197 in Plan VIP76200

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV22729
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB294002
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB317905, amended by FB324104
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB481949
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see WX2116924

Charges, Liens and Interests:

- Covenant ES60857 registered July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant EW5454 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW106878 registered August 11, 2004 in favour of the City of Langford
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland
- Statutory Right of Way FB371564 registered September 10, 2010 in favour of the City of Langford
- Statutory Right of Way FB414708 registered May 19, 2011 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way FB414709 registered May 19, 2011 in favour of Telus Communications Inc.
- Modification CA4490170 registered June 25, 2015

21. as to Parcel Identifier: 025-088-092, Block B Section 75 Land District 24:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242

Charges, Liens and Interests:

- Exceptions and Reservations ES60856 registered July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ES60857 registered July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant EX126687 registered October 4, 2005 in favour of District of Highland
- Modification CA4490170 registered June 25, 2015

22. as to Parcel Identifier: 005-438-187, Lot 24, Section 17, Highland District Plan 4128 Except Part in Plan 45401:

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX25447
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EX94242

Charges, Liens and Interests:

- Right of Way B2267 registered November 27, 1972 in favour of British Columbia Hydro and Power Authority
- Covenant EX126687 registered October 4, 2005 in favour of District of Highlands
- Modification CA4490170 registered June 25, 2015

23. as to 2133 Champions Way (Parcel Identifier: 025-695-126):

Legal Notations:

- Easement CA4047091 over Part of Lots 14, 15, 17, 18, Plan EPP42751 shown on Plan EPP43389, modified by CA4251950 on February 26, 2015
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4348220
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4412262
- Easement CA4443182 over Lots 30 and 31, Plan EPP46993 as shown on Plan EPP46995

- Easement CA4443206 over Lots 32, 33 and 34, Plan EPP46993 as shown on Plan EPP50843
- Easement CA6993685 over part of Lot 18 Plan EPP42751 shown on Plan EPP83743
- Easement CA8830258 over Lot A Plan VIP81958 except part in Plan EPP42751
- Easement CA8830259 over Lot A Plan VIP81958 except part in Plan EPP42751
- Restrictive Covenant CA8830260 over Lot A Plan VIP81958 except part in Plan EPP42751
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Restrictive Covenant EW151027 over Lots 1 – 25 Plan VIP77878
- Restrictive Covenant EW61980 over Lots 1 – 43 Plan VIP76988
- Restrictive Covenant EW61981 over part of Lots 1 – 6 Plan VIP76988
- Easement EW61982 over part of Lot 9 Plan VIP76988 included in Plan VIP76991
- Easement EW61983 over part of Lot 10 Plan VIP76988 included in Plan VIP76991
- Restrictive Covenant EX57762 over Lots 1 – 36 Plan VIP78873
- Easement EX57763 over that part of Lots 28, Plan VIP78873 shown on Plan VIP 78880
- Restrictive Covenant EX72376 over part of Lots 1 and 2, Plan VIP76365 and Lot 1, Plan VIP75509 except part in Plan VIP76365
- Easement FA131180 over strata lot 13, strata plan VIS6137 as shown on Plan VIP82046
- Easement FA85382 over that part of Lot A, Plan VIP81135 shown on Plan VIP81357
- Easement FA85383 over that part of Lot A, Plan VIP81135 shown on Plan VIP81358
- Easement FB191155 over Lot B, Plan VIP85324
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB465586
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see FB482332

- Easement FB74242 over Lot B Plan VIP81135 as shown on Plan VIP83443

Charges, Liens and Interests:

- Undersurface Rights 203247G registered December 17, 1956 in favour of Oswood G. Macdonald
- Right of Way A18791 registered February 15, 1972 in favour of British Columbia Hydro and Power Authority
- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Undersurface Rights ED12879 registered February 1, 1990 in favour of Robert Clyde Smith, executor of the will of Oswood Guy Macdonald
- Undersurface Rights ED12883 registered February 1, 1990 in favour of Auterra International Resources Inc., as transferred to Global Hunter Corp. by FB157692
- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW154228 registered November 18, 2004 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way EW154229 registered November 18, 2004 in favour of the Telus Communications Inc.
- Statutory Right of Way EX57764 registered May 20, 2005 in favour of the City of Langford, modified by CA4047073
- Statutory Right of Way EX57766 registered May 20, 2005 in favour of Capital Regional District
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590

- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Statutory Right of Way FB420102 registered June 24, 2011 in favour of the City of Langford
- Easement FB463406 registered October 24, 2012, part in Plan VIP88982; appurtenant to Lot A, Plan VIP89370
- Statutory Right of Way CA4443193 registered June 4, 2015 in favour of the City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Covenant CA6671337 registered March 9, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230392 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230403 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230417 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230423 registered December 4, 2018 in favour of the City of Langford

24. as to Parcel Identifier: 025-838-466, Air Space Lot A District Lot 82 Highland District Air Space Plan VIP76364:

Legal Notations:

- Easement CA8830258 over Lot A, Plan VIP81958 except part in Plan EPP42751
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151152

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV151155
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV85847
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV90987

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford

25. as to 1270 Bear Mountain Parkway (Parcel Identifier: 025-695-118):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5404171
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5640467
- Restrictive Covenant CA6788826 over part of Lot 28 Plan EPP63084 except part in strata plan EPS4577 (Phase 1) shown in Plan EPP81502

- Easement CA7142605 over parts of Lot 29 Plan EPP63084 Except strata plan EPS5110 (Phase 1) and part of the common property, strata plan EPS5110 shown on Plan EPP85478
- Easement CA7249559 over lots 14 and 15 Plan EPP85219, as shown as Areas 4 and 5 on Plan EPP85220
- Restrictive Covenant CA8830260 over Lot A Plan VIP81958 except part in plan EPP42751
- Easement CA9329709 over Lot 25 Plan EPP63084
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Restrictive Covenant EX72379 over Lot A Plan VIP79028
- Easement EX72380 over part of Lot A, Plan VIP79028 shown on Plan VIP79029
- Easement FB191153 over Lot C, Plan VIP85324 shown on Plan VIP85326
- Easement FB191154 over Lot B, Plan VIP85324 shown on Plan VIP85327
- Easement FB226922 over that part of the common property of Strata Plan VIS6701 shown on Plan VIP85914
- Restrictive Covenant FB231104 over Strata Lots 1 – 31, Strata Plan VIS6714
- Restrictive Covenant FB27405 over part of Lot A Plan VIP82848 shown on Plan VIP82849
- Easement FB27406 over part of Lot A, Plan VIP82848 shown on Plan VIP82849

Charges, Liens and Interests:

- Right of Way B72660 registered August 13, 1973 in favour of British Columbia Hydro and Power Authority

- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Restrictive Covenant EX72376 registered June 16, 2005
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Statutory Right of Way FB27418 registered March 23, 2007 in favour of the City of Langford
- Statutory Right of Way FB226917 registered November 4, 2008 in favour of the City of Langford
- Statutory Right of Way FB420102 registered June 24, 2011 in favour of the City of Langford
- Easement FB463406 registered October 24, 2012, part in Plan VIP88982; appurtenant to Lot A, Plan VIP89370
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Covenant CA6671337 registered March 9, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230397 registered December 4, 2018 in favour of the City of Langford
- Statutory Right of Way CA7230409 registered December 4, 2018 in favour of the City of Langford
- Easement CA7385619 registered March 8, 2019 appurtenant to Lot A, Plan EPP70640
- Covenant CA7385620 registered March 8, 2019 in favour of BM Mountain Golf Course Ltd.

- Statutory Right of Way CA7385626 registered March 8, 2019 in favour of Capital Regional District
- Statutory Right of Way CA7385629 registered March 8, 2019 in favour of the City of Langford

26. as to 2030 Pebble Drive (Parcel Identifier: 029-938-490):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5404171
- Phased Strata Plan Declaration (Form P) CA7142591, filed October 22, 2018
- Easement CA7142607 over the common property, Strata Plan EPS5110 (PH. 1)
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Restrictive Covenant EX72379 over Lot A Plan VIP79028
- Easement EX72380 over part of Lot A, Plan VIP79028 shown on Plan VIP79029
- Easement FB191153 over Lot C, Plan VIP85324 shown on Plan VIP85326

- Easement FB191154 over Lot B, Plan VIP85324 shown on Plan VIP85327
- Easement FB226922 over that part of the common property of Strata Plan VIS6701 shown on Plan VIP85914
- Restrictive Covenant FB231104 over Strata Lots 1 – 31, Strata Plan VIS6714
- Restrictive Covenant FB27405 over part of Lot A Plan VIP82848 shown on Plan VIP82849
- Easement FB27406 over part of Lot A, Plan VIP82848 shown on Plan VIP82849

Charges, Liens and Interests:

- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Covenant CA5455798 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455808 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455813 registered August 26, 2016 in favour of the City of Langford
- Rent Charge FB504502 registered September 22, 2016 in favour of City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Statutory Right of Way CA5853419 registered March 3, 2017 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way CA5853420 registered March 3, 2017 in favour of Telus Communications Inc.

- Statutory Right of Way CA5950249 registered April 25, 2017 in favour of FortisBC Energy Inc.
- Covenant CA7142603 registered October 22, 2018 in favour of the City of Langford
- Easement CA7142605 registered October 22, 2018
- Easement CA7142611 registered October 22, 2018

27. as to #126 – 2030 Pebble Drive (Parcel Identifier: 030-616-956):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5404171
- Phased Strata Plan Declaration (Form P) CA7142591, filed October 22, 2018
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Restrictive Covenant EX72379 over Lot A Plan VIP79028
- Easement EX72380 over part of Lot A, Plan VIP79028 shown on Plan VIP79029
- Easement FB191153 over Lot C, Plan VIP85324 shown on Plan VIP85326

- Easement FB191154 over Lot B, Plan VIP85324 shown on Plan VIP85327
- Easement FB226922 over that part of the common property of Strata Plan VIS6701 shown on Plan VIP85914
- Restrictive Covenant FB231104 over Strata Lots 1 – 31, Strata Plan VIS6714
- Restrictive Covenant FB27405 over part of Lot A Plan VIP82848 shown on Plan VIP82849
- Easement FB27406 over part of Lot A, Plan VIP82848 shown on Plan VIP82849

Charges, Liens and Interests:

- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Covenant CA5455798 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455808 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455813 registered August 26, 2016 in favour of the City of Langford
- Rent Charge FB504502 registered September 22, 2016 in favour of City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Statutory Right of Way CA5853419 registered March 3, 2017 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way CA5853420 registered March 3, 2017 in favour of Telus Communications Inc.

- Statutory Right of Way CA5950249 registered April 25, 2017 in favour of FortisBC Energy Inc.
- Covenant CA7142603 registered October 22, 2018 in favour of the City of Langford
- Strata Property Act Lien CB1127662 registered on January 22, 2024 in favour of the Owners, Strata Plan EPS5110
- Certificate of Pending Litigation CB1480998 registered on July 31, 2024 in favour of the Owners, Strata Plan EPS5110

28. as to #128 – 2030 Pebble Drive (Parcel Identifier: 030-616-948):

Legal Notations:

- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see CA4716085
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5356029
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5383703
- Title may be affected by a Permit under Part 14 of the *Local Government Act*, see CA5404171
- Phased Strata Plan Declaration (Form P) CA7142591, filed October 22, 2018
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET137876
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET38059
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET91149
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see ET96734
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EV48928
- Title may be affected by a Permit under Part 26 of the *Local Government Act*, see EW40024
- Restrictive Covenant EX72379 over Lot A Plan VIP79028
- Easement EX72380 over part of Lot A, Plan VIP79028 shown on Plan VIP79029

- Easement FB191153 over Lot C, Plan VIP85324 shown on Plan VIP85326
- Easement FB191154 over Lot B, Plan VIP85324 shown on Plan VIP85327
- Easement FB226922 over that part of the common property of Strata Plan VIS6701 shown on Plan VIP85914
- Restrictive Covenant FB231104 over Strata Lots 1 – 31, Strata Plan VIS6714
- Restrictive Covenant FB27405 over part of Lot A Plan VIP82848 shown on Plan VIP82849
- Easement FB27406 over part of Lot A, Plan VIP82848 shown on Plan VIP82849

Charges, Liens and Interests:

- Exceptions and Reservations ES60836 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Exceptions and Reservations ES60844 registered on July 24, 2001 in favour of the Crown in right of British Columbia
- Covenant ET65734 registered June 12, 2002 in favour of the District of Langford
- Statutory Right of Way EV78530 registered July 17, 2003 in favour of District of Langford
- Covenant EW5425 registered January 16, 2004
- Covenant EW5436 registered January 16, 2004 in favour of the City of Langford
- Statutory Right of Way EW5465 registered January 16, 2004 in favour of the City of Langford
- Covenant EX93625 registered July 28, 2005 in favour of the City of Langford, as modified and extended by CA5974571, CA5974580 and CA5974590
- Covenant FA124596 registered October 16, 2006 in favour of the City of Langford, as modified and extended by CA5974572, CA5974581 and CA5974591
- Covenant CA5455798 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455808 registered August 26, 2016 in favour of the City of Langford
- Covenant CA5455813 registered August 26, 2016 in favour of the City of Langford
- Rent Charge FB504502 registered September 22, 2016 in favour of City of Langford
- Covenant CA5805232 registered February 3, 2017 in favour of the City of Langford
- Statutory Right of Way CA5853419 registered March 3, 2017 in favour of British Columbia Hydro and Power Authority

- Statutory Right of Way CA5853420 registered March 3, 2017 in favour of Telus Communications Inc.
- Statutory Right of Way CA5950249 registered April 25, 2017 in favour of FortisBC Energy Inc.
- Covenant CA7142603 registered October 22, 2018 in favour of the City of Langford
- Strata Property Act Lien CB1127721 registered on January 22, 2024 in favour of the Owners, Strata Plan EPS5110
- Certificate of Pending Litigation CB1480998 registered on July 31, 2024 in favour of the Owners, Strata Plan EPS5110

Schedule E – Real Property

#	Legal Owner	PID	Legal Description	Municipal Address
	0884185 B.C. Ltd.	027-205-207	Lot 3, Section 3, Range 4W, Highland District, Plan VIP83700	2131 PLAYERS DR LANGFORD BC
	0884188 B.C. Ltd.	027-205-215	Lot 4, Section 3, Range 4W, Highland District, Plan VIP83700	2109 PLAYERS DR LANGFORD BC
	0884190 B.C. Ltd.	027-567-907	Lot A, Section 3, Range 4W, Highland District, Plan VIP85309	1004 CAPELLA DR LANGFORD BC
	0884194 B.C. Ltd.	027-567-915	Lot B, Section 3, Range 4W, Highland District, Plan VIP85309	1004 CAPELLA DR LANGFORD BC
	Bear Mountain Adventures Ltd.	030-726-123	Lot A District Lot 82 Highland District Plan EPP70640	1294 ACADEMY WAY LANGFORD BC
	BM 81/82 Lands Ltd	025-838-555	Lot 1 Section 82 Highland District Plan VIP76365 except Part in Plan VIP79028 and VIP85324	2079 HEDGESTONE LN LANGFORD BC
		009-853-103	Section 81 Highland District except Part in Plans VIP72556 VIP75509, EPP63084 and EPP80460	1445 BEAR MOUNTAIN PKY LANGFORD BC
		025-088-106	Section 3 Range 4 West Highland District except Parts in Plans 27507, VIP76196, VIP76988, VIP80330, VIP80743, VIP81146, VIP82127 and VIP88981, EPP27392	N/A
		009-858-636	Section 82 Highland District except Part in Plans VIP75509 VIP76197 VIP76364 VIP76365 VIP76988 VIP77878 VIP80330 VIP81135 VIP88981 EPP27392 EPP46993 EPP54046 and EPP63084	2050 COUNTRY CLUB WAY LANGFORD BC V9B 6R3
		027-590-127	Lot A Section 82 Highland District Plan VIP85331	1296 BEAR MOUNTAIN PKY LANGFORD BC

#	Legal Owner	PID	Legal Description	Municipal Address
				V9B 6R3
	BM 83 Lands Ltd.	009-858-652	Section 83 Highland District except Parts in Plans VIP75509 VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056, EPP80460, EPP68922 and EPP86748	1991 BEAR MOUNTAIN PKY LANGFORD BC
	BM 84 Lands Ltd.	009-853-081	Section 84 Highland District except Plans VIP72556, VIP75509, VIP89370, EPP72419, EPP80460, EPP86748, EPP101117 and EPP111201	1950 BEAR MOUNTAIN PKY LANGFORD BC
	BM Capella Lands Ltd.	026-575-680	Lot 34 Section 3 Range 4 West Highland District Plan VIP80330	2105 PLAYERS DR LANGFORD BC
		027-568-849	Lot A, Section 3, Range 4W, Highland District, Plan VIP85310	2125 PLAYERS DR LANGFORD BC
		027-568-857	Lot B, Section 3, Range 4W, Highland District, Plan VIP85310	2121 PLAYERS DR LANGFORD BC
	BM Highlands Golf Course Ltd. and BM Highlands Lands Ltd.	024-672-092	Lot A Section 4 Range 4W Highland District Plan VIP70021 (see Plan as to Limited Access) except that Part in Plan VIP75586	N/A
		009-861-831	Section 12 Highland District except Parts in Plans 10853, 11134 and 45402	N/A
		009-861-815	Section 5 Range 4 West Highland District except Part in Plans VIP60675, VIP67875 and VIP75584	N/A
		009-861-823	The South 60 Acres of Section 6 Range 4 West Highland District except Part in Plan VIP67875	N/A
		009-861-866	Section 16 Highland District except that Part in Plan VIP72555,	1500 HANNINGTON RD VICTORIA BC

#	Legal Owner	PID	Legal Description	Municipal Address
		025-088-092	Block B Section 75 Land District 24	N/A
		005-438-187	Lot 24, Section 17, Highland District Plan 4128 Except Part in Plan 45401	N/A
	BM Mountain Golf Course Ltd.	025-695-126	Lot 2 Sections 81, 82, 83 and 84 Highland District Plan VIP75509 except Parts in Plans VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP42751, EPP46993, EPP80460, EPP68922 and EPP111201	2133 CHAMPIONS WAY LANGFORD BC
		025-838-466	Air Space Lot A District Lot 82 Highland District Air Space Plan VIP76364	N/A
		025-695-118	Lot 1 Sections 81, 82 and 84 Highland District Plan VIP75509 except Plans VIP76365, VIP79028, VIP82848, VIP82851, VIP85324, EPP19660, EPP63084, EPP72419, EPP80460 and EPP70640	1270 BEAR MOUNTAIN PKY LANGFORD BC
		029-938-490	Lot 29 Section 81 Highland District Plan EPP63084 except Strata Plan EPS5110 (Phase 1)	2030 PEBBLE DR LANGFORD BC
		030-616-956	Strata Lot 4 Section 81 Highland District Strata Plan EPS5110	#126 2030 PEBBLE DR LANGFORD BC V9B 0T4
		030-616-948	Strata Lot 3 Section 81 Highland District Strata Plan EPS5110	#128 2030 PEBBLE DR LANGFORD BC V9B 0T4

No. S-246877
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE RECEIVERSHIP OF
ECOASIS DEVELOPMENTS LLP AND OTHERS

BETWEEN:

SANOVEST HOLDINGS LTD.

PETITIONER

AND:

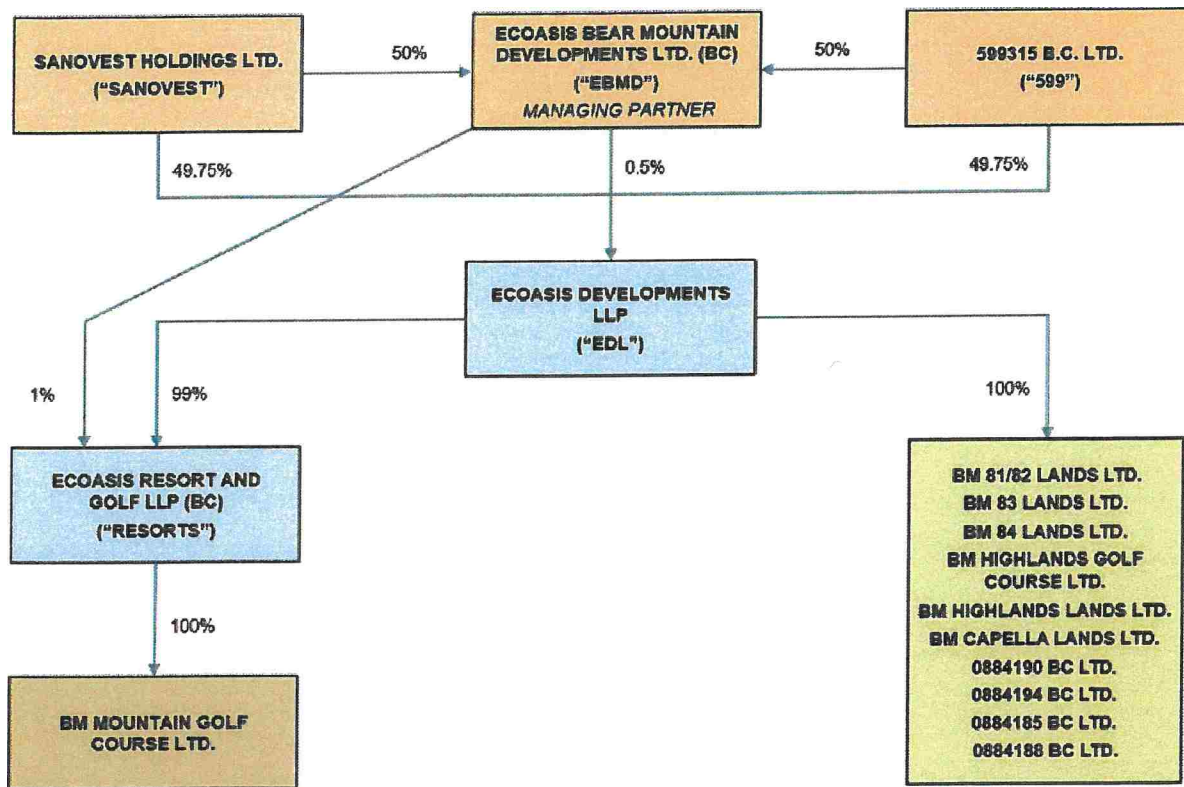
ECOASIS DEVELOPMENTS LLP and others

RESPONDENTS

APPROVAL AND VESTING ORDER

Peter Rubin
BLAKE, CASSELS & GRAYDON LLP
Barristers and Solicitors
1133 Melville Street
Suite 3500, The Stack
Vancouver, BC V6E 4E5
604.631.3300
Agent: Dye & Durham

Schedule "B" to Notice of Application



LEGEND

- Partnership Entities
- Entities holding lands and premises in trust for EDL pursuant to bare trust agreements dated October 8, 2013
- Entities holding lands and premises in trust for EDL, Resorts and Bear Mountain Legacy Homes LLP ("BMLH") pursuant to bare trust agreements dated October 8, 2013 and March 1, 2017, respectively.

NOTES

1. Resorts is owned by EDL (99%) and EBMD (1%).
2. Bear Mountain Adventures Ltd. ("BMA") owns the Gondola Lands. Bear Mountain Adventures Nominee Ltd. ("BMA Nominee") owns the Bear Mountain Activity Centre ("BMAC") which is not subject to these Receivership Proceedings. BMA is owned equally by 1096501 B.C. Ltd and SJN Holdings Ltd. Mr. Dan Matthews and Mr. Tian Kusumoto are directors of BMA.