



COURT FILE NUMBER: **1501-11817**
COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE: **CALGARY**
PLAINTIFFS / APPLICANTS: **EASYLOAN CORPORATION AND MIKE TERRIGNO**
DEFENDANTS / RESPONDENTS: **BASE MORTGAGE & INVESTMENTS LTD. AND
BASE FINANCE LTD., ARNOLD BREITKRUEZT ,
SUSAN BREITKRUEZT, SUSAN WAY AND GP
ENERGY INC.**

DOCUMENT: **ORDER**

ADDRESS FOR SERVICE AND
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**Counsel for the Receiver,
BDO Canada Limited**

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

Dated this 10 day of May 2017
[Signature]
for Clerk of the Court

DATE ON WHICH THIS ORDER WAS
PRONOUNCED:

May 10, 2017

LOCATION OF HEARING:

Calgary, Alberta

NAME OF JUSTICE WHO MADE THIS ORDER: **The Honourable M^{dm}. Justice**

S. Bensler

UPON the Application of the Receiver, and upon hearing read the Fifth Report of the Receiver and upon hearing from counsel for the Respondents,

IT IS HEREBY ORDERED THAT:

1. The Receiver's actions to date as reported in the Fifth Report of the Receiver are approved.

2. Time for service of the within application is abridged and service is deemed to be good and sufficient.

3. Paragraph 9 of the Order herein granted April 13, 2017 is amended to read as follows:

"9. The Purchaser shall, on or before the 15th day of May, 2017 (the "Closing Date") either pay to the Receiver the adjusted purchase price, or enter into reasonable conveyancing arrangements with the Receiver's counsel to assure payment of the adjusted purchase price, and upon proof of the registration of this Order and the issuance of new certificates of title for the Properties in the name of 2025876 Alberta Ltd. the Purchaser is entitled to obtain possession of the Properties as listed in paragraph 3 of this Order."

4. The Receiver's counsel shall forthwith cause to be paid from the proceeds of the sale of the Properties:

- a) The current Mortgage payout balance to the Royal Bank of Canada, the Mortgagee of each of the Properties as described in paragraphs 11-13 of the Fifth Report of the Receiver;
- b) The Realtor's commission as described in paragraph 14 of the Fifth Report of the Receiver;
- c) Property tax arrears and any penalties as described in paragraph 15 of the Fifth Report of the Receiver;
- d) Legal fees, disbursements and GST associated with closing as described in paragraph 16 of the Fifth Report of the Receiver.

5. The Receiver or Receiver's counsel shall hold the balance of the proceeds of sale of the Properties, after payments specified in paragraph 4 herein, in trust and shall not distribute the same without further Order of the Court.

6. Compliance with Rule 9.34(4) and the requirement for service of documents prior to entry of the Order, set out in Rule 9.35(1)(a) are hereby waived.

"The Honorable Mdm Justice S. Beasley"
J.C.C.Q.B.A.