

**IN THE MATTER OF THE RECEIVERSHIP OF
THE PROPERTY OF**

SPORTS VILLAS RESORT, INC.

**FORM 87 - NOTICE OF RECEIVER OR RECEIVER/MANAGER
(Subsection 245(1) and 246(1) of the BIA)**

IN THE MATTER OF the appointment of BDO Canada Limited as receiver (the "Receiver") over all of the assets, undertakings and properties of Sports Villas Resort, Inc. ("Sports Villas" or the "Company").

The Receiver gives notice and declares that:

1. On the 12th day of November, 2018 the undersigned BDO Canada Limited was appointed Receiver in respect of the assets, undertakings and property (the "Property") of Sports Villas, an insolvent corporation, that are described below (based on the most recent Company financial information available - October 31, 2018):

<u>Description</u>	<u>Net Book Value</u>
Accounts Receivable	\$ 383,445
Rental Pool Distributions Receivable	25,962
Notes receivable	1,002,709
Shareholder Loan - 68861 NL Inc.	386,373
Inventory	102,266
GIC	40,000
Investment/Advances to Terra Nova Resort Condo Corp.	174,505
Prepaid expenses	43,225
Artwork	97,224
Capital Assets (net of accumulated depreciation)	1,107,932
Real Property	5,536,750
	<u>\$ 8,900,391</u>

2. The undersigned became Receiver in respect of the Property described above pursuant to an appointment by Sports Villas' primary secured lender, Business Development Bank of Canada ("BDC"), in respect of, among other security, a General Security Agreement which was registered by BDC pursuant to the Personal Property Security Act (Newfoundland and Labrador), and various real property mortgages. A copy of this notice and future notices can be found at our website at:

<http://www.extranets.bdo.ca/sportsvillasresort/>

3. The undersigned took possession or control of the Property described above, on the 12th day of November, 2018.
4. The following information relates to the receivership:
 - a) Address of the Company: 5-9 Muddy Brook Road, Port Blandford, NL AOC 2G0
 - b) Principle line of business: Golf Resort and Condominiums
 - c) Locations of business: Port Blandford, NL

d) Amount owed by the Company to each creditor who holds security on the Property described above is as follows:

BDC	\$3,300,000
Bank of Nova Scotia	2,100
Blue Chip Leasing Corporation	9,723
Business Investment Corporation	19,247
Canada Revenue Agency	100,000

e) The list of other creditors of the Company and the amount owed to each creditor and the total amount due by the insolvent person to them is attached as Schedule A.

f) The intended plan of action of the Receiver, to the extent that such a plan has been determined, is as follows:

Sports Villas operations were ceased prior to the Receiver's appointment. The Receiver will proceed with a formal sale process to offer the assets and/or operations of Sports Villas for sale on an en bloc going concern basis, or otherwise.

g) Contact person for the Receiver: Philip Clarke
255 Lacewood Drive, Suite 201
Halifax, NS B3M 4G2
Canada
Tel/Tél.: 902-425-3100
Fax/Télé.: 902-425-3777

Dated at Halifax, Nova Scotia this 21st day of November, 2018

BDO Canada Limited
In its capacity as Receiver of
Sports Villas Resort, Inc.
And not in its personal capacity

Per: 
Philip Clarke, CPA, CA, CIRP, LIT
Senior Vice President

Sports Villas Resort, Inc.
 Creditor List - 245 (1) / 246 (1) NOTICE

SCHEDULE A

<u>Secured Creditors</u>	<u>Amount</u>
Bank of Nova Scotia	\$ 2,101
Business Development Bank of Canada	3,300,000
Business Investment Corporation	19,247
Blue Chip Leasing Corporation	9,723
Canada Revenue Agency - Source Deductions	100,000
Sub-total - Secured	\$ 3,431,070

<u>Unsecured Creditors</u>	
10 Clode Sounds Drive	\$ 1,150.0
14 Clode Sound Drive Attn Resident	14,386
18 Clode Sound Drive Attn Resident	Unknown
5 Clode Sound Drive	15,683
64038 Newfoundland & Labrador Inc.	19,947
68861 NL Inc.	7,322
Acushnet Canada Inc	14,747
Agricredit	Unknown
Alliant (824 0645 5)	5,301
Alliant (835 1283 7)	15
Aljo Holdings Inc	21,197
Anthony Capital Corporation	2,787,000
Archbishop's Dinner & Auction Advertising	600
Associates Capital	Unknown
Atlantic Canada Opportunities Agency	396,199
Atlantic Grocery Distributors Ltd.	9,448
Bell TV 8455200100030195	130
Bell TV 8455200100030187	149
BMO Mastercard	Unknown
Bruce Pardy	50,000
Calloway Golf Canada Ltd	14,048
Canada Revenue Agency - Corporate	125,116
Canada Revenue Agency - HST	88,077
Canadian Tire	287
Certified Laboratories	222
CIT Financial	Unknown
Clarenville Home Hardware	Unknown
Clearwater Pools Limited	705
Coastal Mechanical Limited	222
Control Surveys Ltd	1,305
Corner Stop, The	5,946
Craig's Locksmithing & Auto Glass	35
De Lage Landen	43,673
Deluxe	600
Diversions Entertainment Inc.	122
Downhome	845
East Coast Capital	26,583
EAST-CHEM Inc.	35,161
Emril Plumbing & Heating	1,120
Employees - Various	Unknown
F.J. Wadden & Sons Ltd.	5,140
Fraser, Doug	1,166
GMK Equipment Rentals Ltd.	8,414
Golf Newfoundland Labrador	6,394
Golf Supply House	3,228
Government of Newfoundland and Labrador	500,000
HAPSET	Unknown
Harvey's Oil Limited	723

Sports Villas Resort, Inc.
Creditor List - 245 (1) / 246 (1) NOTICE

SCHEDULE A

IBS of Atlantic Canada	16,350
Ice Block	1,356
Irri-Plus Inc.	1,413
John Deere	Unknown
Kayjo Holdings Limited	5,989
McCarthy's Heating Service Ltd	207
Miller Golf of London	2,513
Munn Insurance Limited	67,948
National Golf Course Owners Association	1,236
Newfoundland Exchequer	1,107
Newfoundland Power Inc.	25,646
Nfd Hermetic Ltd	3,763
Noseworthy Chapman	19,500
Notre Dame Agencies Limited	1,750
Nova Turf Care Products Limited	1,150
NWS Holdings Inc	42,096
OMB Parts & Industrial Ltd.	314
Oram's Ready Mix	1,466
PCO Services Inc.	1,688
Purolator	54
Quidi Vidi Brewing Company Ltd.	693
RCAP Leasing	Unknown
Rex Anthony	3,487
Rodway's Printing & Office Supplies	4,570
Royal Bank	6,603
Sani Pro Inc.	280
Sevenview Hosting Services	107
Shaw Direct	486
Shawn's Journey	868
Simmons Canada	Unknown
Southern Holdings Ltd	Unknown
St. John's Board of Trade	495
Stanley's Trucking Ltd.	607
Steer's Group Limited	Unknown
Sunice Inc.	10,231
TD Bank	Unknown
Telegram, The #92148	4,413
Terra Nova Condo Corp (V)	12,107
Terra Nova National Park	65,218
Thyssenkrupp Elevator	2,490
Total E Integrated Inc	26,267
Town of Port Blandford	71,329
Toyota Credit Canada Inc.	Unknown
Transcontinental Media - St. John's	Unknown
Travana Networks	7,535
Triware Technologies Inc.	6,100
Turf Care Products Canada Ltd.	95
Valmin Fire Protection Limited	2,752
Van Houtte Coffee Services Inc	2,817
Vesey's Equipment	1,918
Woodville Holdings Ltd.	9,545
Workplace NL	7,394
Sub-Total - Unsecured	\$ 4,656,361
Total	\$ 8,087,432