

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE MR.) FRIDAY, THE 13TH
JUSTICE THOMAS) DAY OF DECEMBER, 2013

B E T W E E N:

BANK OF MONTREAL

Applicant

- and -

PORTOFINO CORPORATION

Respondent

O R D E R

THIS MOTION, made by BDO Canada Limited ("**BDO**"), in its capacity as Court-appointed receiver (the "**Receiver**") of the assets, undertakings and properties of Portofino Corporation ("**Portofino**") pursuant to the Order of the Honourable Justice Thomas dated October 29, 2013 (the "**Appointment Order**"), for, among other things, an order:

- (a) if necessary, abridging the time for and validating the method of service of all motion confirmation forms, the Motion Record, including the Notice of Motion and the First Report of the Receiver dated December 6, 2013 and all appendices thereto (the "**First Report**"), and directing that any further service of same be dispensed with such that this motion is properly returnable on December 13, 2013;
- (b) approving the First Report and activities and conduct of the Receiver described therein;
- (c) authorizing and directing the Receiver to enter into a property management agreement with Capaldi Investment Holdings Inc. ("**Capaldi Holdings**") with respect to the unsold units on terms to be negotiated between the Receiver and Capaldi Holdings;

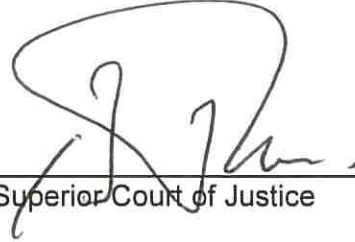
- (d) authorizing and directing the Receiver to negotiate and enter into a payment arrangement with the City of Windsor with respect to the payment of property tax arrears;
- (e) approving the Receiver's proposed sale process for the unsold units as set out in Section 5 of the First Report (the "**Sale Process**"), and authorizing the Receiver to carry out the Sale Process;
- (f) discharging the mortgage registered in favour of Remo Valente Real Estate (1990) Limited ("**Valente Real Estate**") as instrument number CE297353 in the Land Registry Office (Essex) No. 12 on October 12, 2007 in the amount of \$1,000,000 (the "**Mortgage**") and directing the Land Registrar for the County of Essex to expunge the Mortgage from title to the real property described on **Schedule "A"** hereto;
- (g) directing Valente Real Estate to reimburse and pay to the Receiver the costs paid by Portofino to maintain a letter of credit posted by Bank of Montreal in the amount of \$2,000,000 (the "**Letter of Credit**") in favour of Valente Real Estate as security for any judgment obtained by Valente Real Estate in Court Action No. 05-CV-5864CM, in the amount of \$31,562.80 or such other amount as the Court determines is due to Portofino (the "**Letter of Credit Costs**");
- (h) approving the Receiver's interim Statement of Receipts and Disbursements for Portofino for the period October 29, 2013 to November 28, 2013 (the "**Statement of Receipts and Disbursements**");
- (i) approving the professional fees and disbursements of BDO as Receiver ("**BDO Fees**");
- (j) approving the professional fees and disbursements of Miller Thomson LLP ("**MT**"), counsel to the Receiver ("**MT Fees**" and collectively with the BDO Fees, the "**Professional Fees**"); and
- (k) such further and other relief as counsel may advise and this Honourable Court may deem just;

was heard this day at the Courthouse, 245 Windsor Avenue, Windsor Ontario.

ON READING the First Report and on hearing the submissions of counsel for the Receiver, and such other persons as may be present and on noting that no other persons appeared, although properly served as appears from the affidavit of Susan Jarrell sworn December 9, 2013, filed:

1. THIS COURT ORDERS that the time for and method of service of all motion confirmation forms, the Motion Record, including the Notice of Motion and the First Report, is hereby abridged and validated and any further service of same is hereby dispensed with such that this motion is properly returnable on December 13, 2013.
2. THIS COURT ORDERS that the First Report and the activities and conduct of the Receiver as set out therein are hereby approved.
3. THIS COURT ORDERS that the Receiver is hereby authorized to enter into a property management agreement with Capaldi Holdings with respect to the unsold units on terms to be negotiated between the Receiver and Capaldi Holdings.
4. THIS COURT ORDERS that the Receiver is hereby authorized and directed to negotiate a payment arrangement with the City of Windsor with respect to the property tax arrears.
5. THIS COURT ORDERS that the Sale Process is hereby approved and the Receiver is authorized to carry out the Sale Process.
6. THIS COURT ORDERS that the Statement of Receipts and Disbursements is hereby approved.
7. THIS COURT ORDERS that the BDO Fees for the period commencing July 19, 2013 through November 28, 2013, as described in the First Report and in the Affidavit of Stephen N. Cherniak sworn December 5, 2013, and the MT Fees for the period September 9, 2013 to November 15, 2013, as described in the First Report and the Affidavit of Sherry A. Kettle sworn December 6, 2013, are hereby approved.

8. THIS COURT ORDERS that the hearing of the motion for the relief sought in paragraphs (f) and (g) above shall be adjourned to a date to be agreed by counsel and scheduled by the Trial Coordinator.



Justice, Superior Court of Justice

ENTERED AT WINDSOR	
In Book No.	24
re Document No.	1603
on	Dec 13 2013
by	MS

SCHEDULE "A"

<i>PIN</i>	01872 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0002 LT
<i>Description</i>	UNIT 2, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0003 LT
<i>Description</i>	UNIT 3, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0005 LT
<i>Description</i>	UNIT 5, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0006 LT
<i>Description</i>	UNIT 6, LEVEL 1, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0052 LT
<i>Description</i>	UNIT 3, LEVEL 2, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0053 LT
<i>Description</i>	UNIT 4, LEVEL 2, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0058 LT
<i>Description</i>	UNIT 4, LEVEL 3, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR

PIN 01872 - 0063 LT
Description UNIT 9, LEVEL 3, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0065 LT
Description UNIT 1, LEVEL 4, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0066 LT
Description UNIT 2, LEVEL 4, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0072 LT
Description UNIT 8, LEVEL 4, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0082 LT
Description UNIT 8, LEVEL 5, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0085 LT
Description UNIT 1, LEVEL 6, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0087 LT
Description UNIT 3, LEVEL 6, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0095 LT
Description UNIT 1, LEVEL 7, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0098 LT
Description UNIT 4, LEVEL 7, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

<i>PIN</i>	01872 - 0102 LT
<i>Description</i>	UNIT 8, LEVEL 7, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0107 LT
<i>Description</i>	UNIT 3, LEVEL 8, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0108 LT
<i>Description</i>	UNIT 4, LEVEL 8, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0109 LT
<i>Description</i>	UNIT 5, LEVEL 8, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0110 LT
<i>Description</i>	UNIT 6, LEVEL 8, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0115 LT
<i>Description</i>	UNIT 1, LEVEL 9, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0117 LT
<i>Description</i>	UNIT 3, LEVEL 9, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0118 LT
<i>Description</i>	UNIT 4, LEVEL 9, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0120 LT
<i>Description</i>	UNIT 6, LEVEL 9, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR

PIN 01872 - 0123 LT
Description UNIT 1, LEVEL 10, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0124 LT
Description UNIT 2, LEVEL 10, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0130 LT
Description UNIT 8, LEVEL 10, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0131 LT
Description UNIT 1, LEVEL 11, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0132 LT
Description UNIT 2, LEVEL 11, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0134 LT
Description UNIT 4, LEVEL 11, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0135 LT
Description UNIT 5, LEVEL 11, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0138 LT
Description UNIT 8, LEVEL 11, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

PIN 01872 - 0139 LT
Description UNIT 1, LEVEL 12, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
Address WINDSOR

<i>PIN</i>	01872 - 0140 LT
<i>Description</i>	UNIT 2, LEVEL 12, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0145 LT
<i>Description</i>	UNIT 1, LEVEL 13, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0146 LT
<i>Description</i>	UNIT 2, LEVEL 13, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0147 LT
<i>Description</i>	UNIT 3, LEVEL 13, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0151 LT
<i>Description</i>	UNIT 1, LEVEL 14, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0152 LT
<i>Description</i>	UNIT 2, LEVEL 14, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0153 LT
<i>Description</i>	UNIT 3, LEVEL 14, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0154 LT
<i>Description</i>	UNIT 4, LEVEL 14, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR
<i>PIN</i>	01872 - 0157 LT
<i>Description</i>	UNIT 1, LEVEL 15, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
<i>Address</i>	WINDSOR

PIN 01872 - 0158 LT
 Description UNIT 2, LEVEL 15, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0159 LT
 Description UNIT 3, LEVEL 15, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0161 LT
 Description UNIT 5, LEVEL 15, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0162 LT
 Description UNIT 1, LEVEL 16, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0163 LT
 Description UNIT 2, LEVEL 16, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0164 LT
 Description UNIT 3, LEVEL 16, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

PIN 01872 - 0166 LT
 Description UNIT 5, LEVEL 16, ESSEX STANDARD CONDOMINIUM PLAN NO. 122 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LT 1, SOUTH SIDE OF SANDWICH STREET, PL 392 & PT LOT 73 CONCESSION 1 WINDSOR; PT 1 PL 12R17829; S/T EASE AS SET OUT IN SCHEDULE 'A' OF DECLARATION CE278123
 Address WINDSOR

Document to be Discharged

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
CE297353	2007 10 12	Charge/Mortgage

BANK OF MONTREAL
Applicant

PORTOFINO CORPORATION
and
Respondent

Court File No: CV-13-29866

ONTARIO
SUPERIOR COURT OF JUSTICE

Proceeding commenced at WINDSOR

ORDER

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Lawyers for BDO Canada Limited, Court-Appointed
Receiver of Portofino Corporation