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Dated this 2nd day of July 2026
fait le 1. Kher S. Huber Reg

Court File No. CV-26-00104135-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

THE HONOURABLE
JUSTICE C. MACLEOD

)
)
)

MONDAY, THE 29TH
DAY OF JUNE, 2026

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Applicant

- and -

ONASSA CORPORATION

Respondent



APPROVAL AND VESTING ORDER

THIS MOTION, made by TDB Restructuring Limited in its capacity as the Court-appointed receiver (the “**Receiver**”) of the lots (the “**Lots**”) legally described in the Order appointing the Receiver granted by this Court on June 9, 2026 constituting property of Onassa Corporation (the “**Debtor**”), for an order approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between Cars 4 Cost Plus 499 Inc. (the “**Purchaser**”) and the Debtor dated May 27, 2026, as amended, and as ratified by the Receiver on behalf of the Debtor following its appointment, and vesting in the Purchaser the Receiver’s right, title and interest in and to the property described in **Schedule “B”** hereto (the “**Purchased Assets**”), was heard in writing in Ottawa, Ontario.

Dated this 2nd day of July, 2026 J. Klu S. Huber Reg
fait le jour de

ON READING the First Report of the Receiver dated June 23, 2026, the Supplement to the First Report of the Receiver dated June 24, 2026, the receivership order dated June 9, 2026 (the "Receivership Order") and on hearing the submissions of counsel for the Receiver and such other parties listed on the counsel slip, no one appearing for any other person on the service list, although duly served as it appears from the Lawyer's Certificates of Service of Shurabi Srikaruna dated June 23, 2026 and June 24, 2026, filed,

SERVICE AND DEFINITIONS

1. **THIS COURT ORDERS** that the time for service and filing of the Notice of Motion and Motion Record herein is hereby abridged and validated such that this motion is properly returnable today and hereby dispenses with further service thereof.
2. **THIS COURT ORDERS** that capitalized terms not defined herein shall have the meanings ascribed thereto in the First Report.

APPROVAL AND VESTING

3. **THIS COURT ORDERS** that the Transaction is hereby approved, and that the Receiver's ratification and adoption of the Sale Agreement, originally executed by the Debtor, is hereby authorized and approved, with such amendments as the Receiver may deem appropriate to conform the Sale Agreement to a transaction completed by a court-appointed receiver. The Receiver is hereby authorized and directed to perform and complete the obligations of the Debtor under the Sale Agreement on behalf of, and solely in its capacity as Receiver of the Debtor, and to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.
4. **THIS COURT ORDERS** that, notwithstanding the Receiver's ratification, adoption or completion of the Sale Agreement on behalf of the Debtor, the Receiver shall have no personal liability whatsoever arising from or relating to the Sale Agreement, the Transaction, or any representations, warranties, covenants, obligations or liabilities of the Debtor thereunder, whether arising before or after the date of the Receivership Order. The Receiver shall incur no liability except to the extent of the assets of the Debtor in its possession or control and only in its capacity as Receiver, and nothing in this Order or the Sale Agreement shall derogate from, limit or affect

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Dated this 2nd day of July 2026 S. Huber S. Huber
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the protections, releases, exculpations and limitations of liability afforded to the Receiver pursuant to the Receivership Order or applicable law.

5. **THIS COURT ORDERS** that, upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as **Schedule "A"** hereto (the "**Receiver's Certificate**"), all of the Debtor's and the Receiver's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on **Schedule "B"** hereto shall vest absolutely in the Purchaser free and clear of and from any and all encumbrances, 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 the Honourable Justice MacLeod dated June 9, 2026; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system which Claims thereunder are situated at, generated by or derived from the lands described in **Schedule "B"**; 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 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.

6. **THIS COURT ORDERS** that, upon the registration in the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the Purchased Assets identified in **Schedule "B"** hereto in fee simple, and is hereby directed to delete and expunge from title to the Purchased Assets all of the Claims listed in **Schedule "C"** hereto.

7. **THIS COURT ORDERS AND DIRECTS** that the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 shall delete and expunge OC2907622, being an Application to Register Court Order registered on June 11, 2026, in favour of TDB Restructuring Limited, from title to the Purchased Assets identified on **Schedule "B"** hereto.

8. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the Net Proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver's Certificate all Claims and Encumbrances 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 that possession or control immediately prior to the sale.

9. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, as soon as practicable after delivery thereof.

10. **THIS COURT ORDERS** that, notwithstanding:

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

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 the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) 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.

11. **THIS COURT ORDERS AND DIRECTS** that the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 shall delete and expunge the within approval and vesting order from title to the Purchased Assets identified on **Schedule "B"** hereto upon the future registration of the transfer of the Purchased Assets from the Purchaser to a third party.

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Dated this 2nd day of July 2026
fait le 2nd jour de juillet 2026 A. Huber S. Huber Reg.

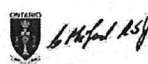
SEALING

12. **THIS COURT HEREBY ORDERS AND DIRECTS** that Confidential Appendix "1" to the First Report which contains the CBRE Memorandum, shall be sealed, kept confidential and shall not form part of the public record until further order of this Court.

GENERAL

13. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States 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.

14. **THIS COURT ORDERS** that this Order and all of its provisions are effective as of 12:01 a.m. on the date hereof and is enforceable without further need for entry, filing, or a specific form of electronic signature stamp.



Digitally signed by C. MacLeod RSJ
Date: 2026.06.29 14:27:03 -04'00'

Issuance on June 30, 2026

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Dated this 2nd day of July 2026
fait le jour de

J. Klen J. Huber Reg

Schedule "A" – Form of Receiver's Certificate

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Dated this 2nd day of July 2026
fait le 2^e jour de J. Klen S. Huber Reg

Court File No. CV- CV-26-00104135-0000

**ONTARIO
SUPERIOR COURT OF JUSTICE
(EAST REGION COMMERCIAL LIST)**

*IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended,
and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3,
as amended*

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Applicant

- and -

ONASSA CORPORATION

Respondent

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to the Order of Honourable Justice MacLeod of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated June 9, 2026 (the "**Appointment Order**"), TDB Restructuring Limited was appointed as the receiver (the "**Receiver**") without security, of all of the assets, undertakings and properties of Onassa Corporation (the "**Debtor**"), including, without limitation, the real property municipally known as the Onassa Springs Subdivision, Ottawa, Ontario, comprised of 26 residential lots as described in Schedule "A" attached hereto (the "**Real Property**"), each individual lot forming part of the Real Property shall be referred to herein as a "Lot" and collectively, the "Lots" (together, the "**Property**").

B. Pursuant to the Appointment Order, the Court, among other things:

- i. authorized the Receiver to sell, convey, transfer or assign all or any portion of the Property, including, without limitation, any one or more Lots, in accordance with the terms of the Appointment Order;
- ii. approved a form of vesting order for use by the Receiver in connection with any sale, conveyance or transfer of all or any portion of the Property (each, a "Sale Transaction"); and
- iii. authorized the Receiver and its counsel to complete and deliver a vesting order in respect of a Sale Transaction, together with a certificate of the Receiver confirming, among other things, the identity of the purchaser or purchasers, date of birth, the legal manner in which the purchaser(s) holds title to the portion of the Property conveyed, and the legal description of the portion of the Property conveyed, and directed the Registrar of the Court to sign, issue and enter such vesting order without the need for any further attendance before the Court.

C. Pursuant to an Approval and Vesting Order of the Court dated June 29, 2026 the Court approved the agreement of purchase and sale made as May 27, 2026, as amended, between the Debtor and Cars 4 Cost Plus 499 Inc. (the "**Purchaser**") (the "**Sale Agreement**"), as ratified and adopted by the Receiver on behalf of the Debtor, authorized the Receiver to complete the Transaction contemplated thereby, and provided for the vesting in the Purchaser of the Receiver's right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing set out in 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.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in 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 _____ [TIME] on _____ [DATE].

TDB Restructuring Limited, solely in its capacity as Receiver of the Property, and not in its personal capacity

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Dated this 2nd day of July 2026
at le _____ jour de _____

A. M. S. Huber Reg

Per: _____

Name: _____

Title: _____

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L. Huber Roy

LEGAL DESCRIPTION OF THE REAL PROPERTY OVER WHICH THE RECEIVER WAS APPOINTED

LOT 1, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 20 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 20 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 20 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 20 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

PIN No. 06431-0430 (LT)

LOT 2, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 21 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 21 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 21 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 21 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 112 Onassa Circle, Ottawa Ontario

PIN No. 04631-0431 (LT)

LOT 3, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 22 ON PLAN 4R-26714 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 22 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 22 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 22 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 118 Onassa Circle, Ottawa Ontario

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Dated this 2nd day of July 2026
fait le jour de J. H. S. H. Reg

PIN No. 04631-0432 (LT)

LOT 4, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 23 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 23 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 23 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 23 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 124 Onassa Circle, Ottawa Ontario

PIN No. 04631-0434 (LT)

LOT 6, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 25 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 25 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 25 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 25 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 136 Onassa Circle, Ottawa Ontario

PIN No. 04631-0435 (LT)

LOT 7, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 26 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 26 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 26 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 26 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 142 Onassa Circle, Ottawa Ontario

PIN No. 04631-0436 (LT)

LOT 8, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 27 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 27 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 27 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-

Dated this 2nd day of July 2021
fait le 2^e jour de juillet 2021

26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 27 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 148 Onassa Circle, Ottawa Ontario

PIN No. 04631-0437 (LT)

LOT 9, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 28 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 28 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 28 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 28 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 154 Onassa Circle, Ottawa Ontario

PIN No. 04631-0438 (LT)

LOT 10, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 16 AND 17 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PARTS 16 AND 17 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PARTS 16 AND 17 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 37 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 16 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 105 Onassa Circle, Ottawa Ontario

PIN NO. 04631-0439 (LT)

LOT 11, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 15 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 15 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 15 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 38 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 15 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

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Municipally known as 111 Onassa Circle, Ottawa Ontario

Dated this 2nd day of July 2021
fait le 2^e jour de Juillet 2021
S. Huber S. Huber Reg

PIN No. 04631-0440 (LT)

LOT 12, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 14 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 14 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 14 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 14 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 117 Onassa Circle, Ottawa Ontario

PIN No. 04631-0441 (LT)

LOT 13, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 31 AND 32 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PARTS 31 AND 32 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PARTS 31 AND 32 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 32 AND 33 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 31 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 238 Onassa Circle, Ottawa Ontario

PIN No. 04631-0442 (LT)

LOT 14, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 35 AND 36 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PARTS 35 AND 36 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PARTS 35 AND 36 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 34 AND 35 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 36 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 224 Onassa Circle, Ottawa Ontario

PIN No. 04631-0449 (LT)

Dated this 2nd day of July 2026
fait le _____ jour de _____
A. Kher Shuker
Reg

LOT 21, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 42 AND 43 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PARTS 42 AND 43 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 40 AND 43 PLAN 4R26704 AS IN OC1444536; CITY OF OTTAWA

Municipally known as 1A Cedarhill Drive, Ottawa Ontario

PIN No. 04631-0450 (LT)

LOT 22, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 45 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 45 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 44 AND 45 PLAN 4R26704 AS IN OC1444536; CITY OF OTTAWA

Municipally known as 1B Cedarhill Drive, Ottawa Ontario

PIN No. 04631-0469 (LT)

LOT 1, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 42 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 42 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1448684; CITY OF OTTAWA

Municipally known as 160 Onassa Circle, Ottawa Ontario

PIN No. 04631-0470 (LT)

LOT 2, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PARTS 1 AND 43 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PARTS 1 AND 43 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1448684; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN

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Dated this ^{2nd} day of July 20 26
fait le jour de

EASEMENT IN GROSS OVER PART 1 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 301 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0471 (LT)

LOT 3, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 2 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 307 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0472 (LT)

LOT 4, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 312 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0473 (LT)

LOT 5, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 306 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0474 (LT)

LOT 6, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PARTS 5 AND 44 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PARTS 5 AND 44 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN,

Dated this 2nd day of July 2026
fait le 2nd jour de juillet 2026 J. K. S. H. R. G.

PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1448684; SUBJECT TO AN EASEMENT IN GROSS OVER PART 5 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 300 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0475 (LT)

LOT 7, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 45 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 45 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 30 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1448684; CITY OF OTTAWA

Municipally known as 226 Nelson Mandela Court, Ottawa Ontario

PIN No. 04631-0476 (LT)

LOT 8, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 46 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 46 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 30 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 29 PLAN 4R26704 AS IN OC1448684; CITY OF OTTAWA

Municipally known as 232 Onassa Circle, Ottawa Ontario

PIN No. 04631-0500 (LT)

LOT 32, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PARTS 36 AND 37 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PARTS 36 AND 37 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 10 PLAN 4R26704 AS IN OC1444536; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 36 AND 37 ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 36 & 37 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 118 Renoir Court, Ottawa Ontario

PIN No. 04631-0501 (LT)

LOT 33, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PART 38 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 38 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 38 ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN EASEMENT IN GROSS OVER PART 38 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 112 Renoir Court, Ottawa Ontario

PIN No. 04631-0502 (LT)

LOT 34, PLAN 4M1487. SUBJECT TO AN EASEMENT OVER PARTS 39 AND 56 PLAN 4R27019 AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PARTS 39 AND 56 PLAN 4R27019 AS IN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAU FRONT, NEPEAN, PART 11 PL 4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 12 PLAN 4R26704 AS IN OC1444542; SUBJECT TO AN EASEMENT IN GROSS OVER PART 12 PLAN 4R26704 AS IN OC1448684; SUBJECT TO AN EASEMENT IN GROSS OVER PART 39 ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN EASEMENT IN GROSS OVER PART 39 PLAN 4R27019 AS IN OC1479476; CITY OF OTTAWA

Municipally known as 106 Renoir Court, Ottawa Ontario

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Dated this 2nd day of July 2026
fait le 2 jour de juillet 2026

A. Klen S. Huber Reg

SCHEDULE "B" – LEGAL DESCRIPTION OF THE PURCHASED ASSETS

PIN No. 04631-0434 (LT)

LOT 6, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 25 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 25 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 25 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 25 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 136 Onassa Circle, Ottawa Ontario

PIN No. 04631-0435 (LT)

LOT 7, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 26 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 26 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 26 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 26 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 142 Onassa Circle, Ottawa Ontario

PIN No. 04631-0436 (LT)

LOT 8, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 27 ON PLAN 4R-26704 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 27 ON PLAN 4R-26704 AS IN OC1450567. SUBJECT TO AN EASEMENT OVER PART 27 ON PLAN 4R-26704 AS IN OC1450818.; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PARTS 12 AND 13 ON PLAN 4R-26071 AS IN CR560510; TOGETHER WITH AN EASEMENT OVER PART OF LOT 25, CONCESSION 4, RIDEAU FRONT (NEPEAN) BEING PART 11 ON PLAN 4R-26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSS OVER PART 27 PLAN 4R26704 AS IN OC1444542; CITY OF OTTAWA

Municipally known as 148 Onassa Circle, Ottawa Ontario

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Dated this 2nd day of July 2026
fait le 2 jour de juillet 2026
A. Khar S. Huber

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Dated this 2nd day of July 2021
fait le 21 jour de juillet 2021

**SCHEDULE "C" – CLAIMS TO BE DELETED AND EXPUNGED FROM TITLE TO
THE PURCHASED ASSETS**

**136 Onassa Circle, Ottawa, ON Lot 6, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0434
(LT)**

**142 Onassa Circle, Ottawa, ON Lot 7, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0435
(LT)**

**148 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0436
(LT)**

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
1.	OC2311486	2021/02/05	CHARGE	\$3,150,000	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
2.	OC2311487 REMARKS: OC2311486	2021/02/05	NO ASSGN RENT GEN		HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
3.	OC2527591	2022/08/22	CHARGE	\$6,500,000	HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
4.	OC2527592 REMARKS: OC2527591	2022/08/22	NO ASSGN RENT GEN		HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
5.	OC2527604 REMARKS: OC2311486 TO OC2311487	2022/08/22	POSTPONEMENT		HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.	C
6.	OC2856670	2025/12/02	CHARGE	\$817,500	9523-5685 QUEBEC INC.	C
7.	OC2856671 REMARKS: OC2856670	2025/12/02	NO ASSGN RENT GEN		9523-5685 QUEBEC INC.	C

8.	OC2907622	2026/06/11	APL COURT ORDER		TDB RESTRUCTURING LIMITED	C
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Dated this 2nd day of July 2026
 fait le jour de

S. Klein S. Huber Rey

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Dated this 2nd day of July 2026
fait le 2^e jour de juillet 2026

**SCHEDULE "D" – PERMITTED ENCUMBRANCES ON THE
PURCHASED ASSETS
(UNAFFECTED BY THE VESTING ORDER)**

**136 Onassa Circle, Ottawa, ON Lot 6, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0434
(LT)**

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
1.	CR642031	1973/10/26	AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF NEPEAN	C
2.	NS88336 REMARKS: SKETCH ATTACHED	1980/06/13	AGREEMENT		THE CORPORATION OF THE CITY OF NEPEAN	C
3.	4M1472	2012/12/18	PLAN SUBDIVISION			C
4.	OC1439934	2012/12/18	NO SUB AGREEMENT		ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
5.	4R26704	2012/12/20	PLAN REFERENCE			C
6.	OC1444542	2013/01/11	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	C
7.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
8.	OC1450567 REMARKS: PLANNING ACT STATEMENT.	2013/02/01	TRANSFER EASEMENT	\$1	ROGERS COMMUNICATION S INC.	C
9.	OC1450818	2013/02/01	TRANSFER EASEMENT	\$2	BELL CANADA	C
10.	OC1451707 REMARKS: NO EXIRY.	2013/02/06	APL ANNEX REST COV			C

142 Onassa Circle, Ottawa, ON Lot 7, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0435
(LT)

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Dated this 2nd day of July 2021
fait le jour de

S. H. S. Huber Reg

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
1.	CR642031	1973/10/26	AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF NEPEAN	C
2.	NS88336 REMARKS: SKETCH ATTACHED	1980/06/13	AGREEMENT		THE CORPORATION OF THE CITY OF NEPEAN	C

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Dated this 2nd day of July 2021
fait le jour de

J. Klu S. Huber

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
8.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C
9.	OC1450567 REMARKS: PLANNING ACT STATEMENT.	2013/02/01	TRANSFER EASEMENT	\$1	ROGERS COMMUNICATION S INC.	C
10.	OC1450818	2013/02/01	TRANSFER EASEMENT	\$2	BELL CANADA	C
11.	OC1451707 REMARKS: NO EXPIRY.	2013/02/06	APL ANNEX REST COV			C

148 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1472; City of Ottawa ~ PIN No. 04631-0436 (LT)

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
1.	CR642031	1973/10/26	AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF NEPEAN	C
2.	NS88336 REMARKS: SKETCH ATTACHED	1980/06/13	AGREEMENT		THE CORPORATION OF THE CITY OF NEPEAN	C

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Dated this 2nd day of July 2026
fait le 2^e jour de Juillet 2026
S. Heber

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
3.	4M1472	2012/12/18	PLAN SUBDIVISION			C
4.	OC1439934	2012/12/18	NO SUB AGREEMENT		ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
5.	4R26704	2012/12/20	PLAN REFERENCE			C
6.	OC1444542	2013/01/11	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	C
7.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C
8.	OC1450567 REMARKS: PLANNING ACT STATEMENTS	2013/02/01	TRANSFER EASEMENT	\$1	ROGERS COMMUNICATION S INC.	C
9.	OC1450818	2013/02/01	TRANSFER EASEMENT	\$2	BELL CANADA	C
10.	OC1451707 REMARKS: NO EXPIRY.	2013/02/06	APL ANNEX REST COV			C

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Dated this 2nd day of July 2026
fait le jour de

S. Huber Roy

IN THE MATTER OF Section 101 of the Courts of Justice Act, R.S.O. 1990 c.C.43, as amended, and in the matter of Section 243(1) of the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended

HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.

Applicant

- and -

ONASSA CORPORATION

Respondent

Court File No. CV-26-00104135-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)
Proceedings commenced at Ottawa, Ontario

**APPROVAL AND VESTING ORDER
(LOTS 6, 7 AND 8)**

THORNTON GROUT FINNIGAN LLP
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Lawyers for the Receiver,
TDB Restructuring Limited.

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Dated this 2nd day of July 2026
fait le 2nd jour de July 2026

J. Miller S. Huker Key