

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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

MOTION RECORD

Returnable June 29, 2026

June 23, 2026

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Lawyers for the Court-appointed Receiver,
TDB Restructuring Limited

TO: THE SERVICE LIST

**ONTARIO
SUPERIOR COURT OF JUSTICE
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Confidential Appendix 1	CBRE Memorandum <i>(to be filed with Court subject to a request for sealing order)</i>

TAB	DOCUMENT
3	Draft Approval and Vesting Order
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TAB 1

**ONTARIO
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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

NOTICE OF MOTION
(Returnable June 29, 2026)

TDB Restructuring Limited, in its capacity as Court-appointed receiver and manager (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**”), will make a motion before the Honourable Justice MacLeod of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) on Monday, June 29, 2026, at 2:00 p.m. (Eastern Time), or as soon after that time as the motion can be heard, at Ottawa, Ontario.

Please advise if you intend to attend the hearing by email to Shurabi Srikaruna at ssrikaruna@tgf.ca.

PROPOSED METHOD OF HEARING: The motion is to be heard:

- ☐ In writing under subrule 37.12.1 (1) because it is (insert one of on consent, unopposed or made without notice);
- ☐ In writing as an opposed motion under subrule 37.12.1 (4);
- ☐ In person;
- ☐ By telephone conference;
- ☒ By videoconference, via Zoom, the details of which will be made available by the Court in CaseLines.

THE MOTION IS FOR:

1. an Approval and Vesting Order in respect of lots 6, 7 and 8 (the “**Three Lots**”), substantially in the form included at Tab 3 of the Motion Record, authorizing and directing the Receiver to ratify the execution of, and carry out the terms of, the Three Lots agreement of purchase and sale (the “**Three Lots APS**”), with such further amendments thereto as may be deemed appropriate by the Receiver or to conform the Three Lots APS to a sale by a court-appointed Receiver pursuant to the Order of this Court dated June 9, 2026 (the “**Receivership Order**”), and vesting title to the Lands (as defined in the Three Lot APS) in the purchaser upon the closing of the purchase and sale transaction contemplated thereby;
2. an Order sealing Confidential Appendix “1” to the First Report of the Receiver, being the CBRE Memorandum, pending further order of this Court; and

3. such further and other relief as this Honourable Court may deem just.

THE GROUNDS FOR THE MOTION ARE:

Capitalized Terms

4. Capitalized terms not expressly defined herein are as defined in the First Report.

Background

5. Pursuant to the Receivership Order, TDB Restructuring Limited was appointed Receiver of the Debtor, including without limitation, the Real Property, with each individual lot forming part of the Real Property referred to as a “Lot” and collectively, the “Lots” (collectively, the “**Property**”) under section 243(1) of the *Bankruptcy and Insolvency Act* (Canada) (the “**BIA**”) and section 101 of the *Courts of Justice Act* (Ontario) (the “**CJA**”).
6. At the time the Receiver was appointed, the Debtor had already executed the Three Lots APS with a closing date of July 1, 2026. Following its appointment the Receiver considered the purchase price to be received for the Three Lots under the Three Lots APS negotiated by the Debtor and determined that it would be more prudent to proceed in ratifying the Three Lots APS, rather than disclaim it.
7. Following its appointment, the Receiver has, among things, sought to fulfill its mandate to realize on the Property for the benefit of all stakeholders, which has included:
 - (a) arranging for a copy of the Receivership Order to be registered on title to the Real Property;
 - (b) engaging with the principal of the Debtor to obtain all information and records regarding the Debtor and the Real Property;

- (c) assessing the Three Lots APS including obtaining input from a registered real estate broker familiar with the Property, and communicating with counsel to the purchaser; and
- (d) maintaining insurance coverage in respect of the Real Property.

Closing the Sale of Three Lots APS

8. Following its appointment, the Receiver reviewed the purchase price and terms of the Three Lots APS and considered information obtained from CBRE Limited regarding the market value of the Three Lots. The Receiver is satisfied that the purchase price for the Three Lots APS is fair and reasonable in the circumstances. In reaching this conclusion, the Receiver considered, among other things, that: (a) the purchase price is commercially reasonable in the current market for the Three Lots; (b) the transaction will generate immediate realizations for the estate; (c) no transaction fees or commissions are payable in connection with the transaction; and (d) further marketing efforts would be unlikely to generate a materially better recovery when considering associated costs, ongoing property tax arrears and carrying costs. Completion of the transaction contemplated by the Three Lots APS will generate proceeds that can be applied toward the payment of substantial realty tax arrears that have priority over the claims of secured creditors, thereby preserving value for the benefit of the estate's stakeholders.
9. The Receiver believes that completion of the transaction is in the best interests of the estate and its stakeholders and seeks approval of the Three Lots APS and authorization to complete the transaction contemplated therein.
10. Subject to court approval, which is sought herein, the Receiver has ratified the Three Lots

APS executed by the Debtor and wishes to complete the transaction by seeking an order vesting the Three Lots in the purchaser.

Sealing Relief

11. The Receiver also seeks an Order sealing Confidential Appendix “1” to the First Report, being the CBRE Memorandum.
12. The CBRE Memorandum contains confidential valuation analyses, pricing information and related commentary concerning the remaining lots forming part of the Real Property. Public disclosure of this information prior to the completion of the Receiver’s sale efforts could prejudice the Receiver’s ability to maximize value and obtain the best available price for the remaining lots.
13. The limited sealing relief sought is necessary to protect legitimate stakeholder interests and should remain in place pending further order of the Court.

Other Grounds for Relief

14. The provisions of the BIA and the inherent and equitable jurisdiction of this Court.
15. Rules 1.04, 1.05, 2.03, 3.02, 16, and 37, 39 and 41.05 of the *Rules of Civil Procedure* (Ontario), R.R.O. 1990, Reg. 194.; and
16. Such further and other grounds as counsel may advise and this honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

17. the First Report; and

18. such further and other evidence as counsel may advise and this honourable Court may permit.

June 23, 2026

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TDB Restructuring Limited.

TO: THE ATTACHED SERVICE LIST

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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

**SERVICE LIST
(as at June 23, 2026)**

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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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

Proceedings commenced at Ottawa, Ontario

**NOTICE OF MOTION
(Three Lot Vesting Order)**

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Restructuring Limited

TAB 2



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Licensed Insolvency Trustee

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IN THE MATTER OF THE RECEIVERSHIP OF

ONASSA CORPORATION

FIRST REPORT OF THE RECEIVER

JUNE 23, 2026

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1.0 INTRODUCTION

1. Pursuant to an order of the Ontario Superior Court of Justice (East Region Commercial List) (the “**Court**”) dated June 9, 2026, (the “**Receivership Order**”), TDB Restructuring Limited (“**TDB**”) was appointed as receiver and manager (the “**Receiver**”) without security, of all of the assets, undertakings and properties of Onassa Corporation (the “**Debtor**”), including, without limitation, the real property legally described in Schedule “A” to the Receivership Order (the “**Real Property**”), with each individual lot forming part of the Real Property referred to as a “Lot” and collectively, the “Lots”. A copy of the Receivership Order is attached hereto as **Appendix “A”**.
2. Pursuant to paragraph 26 of the Receivership Order, the Receiver has retained Thornton Grout Finnigan LLP as its insolvency counsel and Fogler Rubinoff LLP as its real estate counsel. Both firms are also counsel to the Applicant, and have been retained by the Receiver as a matter of cost efficiency, solely in respect of matters where no conflict of interest exists or may arise.
3. The Receivership Order, together with all other pertinent documents related to the receivership proceeding, has been posted on the Receiver’s website, which can be found at <https://tdbadvisory.ca/insolvency-case/onassa-corporation/> (the “**Case Webpage**”).

1.1 Purpose of Report

4. The purpose of this first report (the “**First Report**”) is to provide the Court with information regarding:
 - (a) the background leading up to the appointment of the Receiver;
 - (b) the Receiver’s activities from the date of the Receivership Order to the date of this First Report;
 - (c) the Agreement of Purchase and Sale dated May 27, 2026 (the “**APS**”) entered into by the Debtor prior to the issuance of the Receivership Order with Cars

4 Cost Plus 499 Inc., as purchaser (the “**Purchaser**”)¹, in respect of Lots 6, 7 and 8 of the Real Property municipally known as 300 and 226 Nelson Mandela Court and 232 Onassa Circle, respectively (collectively, the “**Purchased Assets**”);

- (d) support for the relief sought by the Receiver, namely the request for an approval and vesting order in respect of the sale of the Purchased Assets and the sealing of certain confidential information pending completion of the sale of all Lots; and
- (e) evidence in support of the Receiver’s request for an Approval and Vesting Order, substantially in the form attached as Tab 3 to the Motion Record:
 - i. authorizing and directing the Receiver to, in the name of and on behalf of the Debtor, ratify the execution of and carry out the terms of the APS, together with such further amendments thereto as may be deemed appropriate by the Receiver or to conform the APS to a sale by a court-appointed Receiver pursuant to the Receivership Order, and vesting title to the Purchased Assets in the Purchaser upon the closing of the purchase and sale transaction contemplated in the APS (the “**Transaction**”); and
 - ii. sealing Confidential Appendix “1” pending further order of the Court

1.2 Terms of Reference

- 5. In preparing the First Report and making the comments herein, the Receiver has relied upon information from third-party sources (collectively, the “**Information**”). Certain of the information contained in the First Report may refer to, or is based on, the Information. As the Information has been provided by other parties or obtained from documents filed with the Court in this matter, the Receiver has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would

¹ Pursuant to a Statutory Declaration provided by the Purchaser to the Receiver on June 23, 2026, the entity to acquire title to the lots pursuant to the APS is as defined above.

wholly or partially comply with Canadian Auditing Standards pursuant to the Chartered Professional Accountants Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of the Information.

6. Unless otherwise stated, all dollar amounts contained in the First Report are expressed in Canadian dollars.

2.0 BACKGROUND

7. The Debtor is a company incorporated pursuant to the laws of the Province of Ontario.
8. The Debtor is the registered owner of the Real Property. The Real Property is comprised of twenty-six (26) serviced lots that form part of a larger subdivision known as “Onassa Springs” in Ottawa, Ontario.
9. The applicant in these proceedings, Hillmount Capital Mortgage Holdings Inc. (“**Hillmount**” or the “**Lender**”), is an Ontario corporation related to Hillmount Capital Inc., which is also an Ontario corporation that operates as a mortgage brokerage and is the administrator of the Loan (as defined below).
10. The Lender is a secured creditor of the Debtor. Pursuant to a commitment letter dated June 3, 2022, as amended, renewed and extended from time to time, the Lender agreed to provide financing to the Debtor and the Lender advanced a loan in the principal amount of \$6,000,000 to the Debtor (the “**Loan**”).
11. As security for the Loan, the Lender obtained, among other things:
 - (a) a first-ranking mortgage dated August 22, 2022, securing the principal amount of \$6,500,000, which was registered against title to the Real Property as Instrument No. OC2527591;
 - (b) a first-ranking security interest in the undertakings of the Debtor and all the Debtor’s present and after-acquired personal property pursuant to a general security agreement dated July 27, 2022;

- (c) a general assignment of rents and leases registered on title to the Real Property as Instrument No. OC2527592;
 - (d) an assignment of funds dated July 27, 2022, pursuant to which the Debtor assigned approximately \$434,000 to Hillmount to be held as an interest reserve and as additional security for the Loan;
 - (e) an assignment of agreements of purchase and sale dated July 27, 2022, pursuant to which the Debtor assigned all of its rights, benefits and privileges under any agreements for the sale of lots in the Real Property, together with all deposits and sale proceeds, as additional security for the Loan; and
 - (f) an assignment of material project agreements dated July 27, 2022, pursuant to which the Debtor assigned all of its rights, title and interest in and to all material agreements, permits and approvals relating to the development of the Real Property, as additional security for the Loan.
12. Following a series of defaults by the Debtor in respect of the Loan, the Lender brought an application for the appointment of the Receiver.
13. On June 9, 2026, the Court issued the Receivership Order and TDB was appointed as Receiver.
14. Further information regarding the background of the receivership can be found in the initial Affidavit of Itzhak (Yitz) Levinson, affirmed May 13, 2026 (the “**Levinson Affidavit**”), a copy of which, without exhibits, is attached hereto as **Appendix “B”**. The complete Levinson Affidavit is included in the Application Record – Volume 1 of 2 dated May 20, 2026, and is available on the Receiver’s Case Webpage.

3.0 RECEIVER’S ACTIVITIES

3.1 Information Request

15. On June 10, 2026, the Receiver requested certain information from the Debtor, including creditor listings, bank statements, property tax statements, third-party reports and details of other service providers in respect of the Real Property.

16. As of the date of this First Report, the Debtor has provided the Receiver with certain of the requested information.

3.2 Insurance

17. The Receiver obtained a copy of the Debtor's insurance policy from the Lender and arranged with the insurance broker to assume the existing insurance coverage.

3.3 Statutory Notices

18. On June 17, 2026, the Receiver prepared and issued the Notice and Statement of Receiver pursuant to section 245(1) of the *Bankruptcy and Insolvency Act* (Canada) (the "BIA") to the known creditors of the Debtor. A copy of the notice is available on the Case Webpage.

3.4 Property Taxes

19. The Receiver understands that realty taxes payable to the City of Ottawa in respect of the Real Property total approximately \$459,486.66, of which \$49,367.09 relates to the Purchased Assets, as of May 11, 2026. A copy of the property tax statements relating to the Purchased Assets are attached hereto as **Appendix "C"**.

3.5 Other Activities

20. The Receiver has performed the following activities, among others, since the issuance of the Receivership Order:
 - (a) arranged for a copy of the issued and entered Receivership Order to be registered on title to the Real Property;
 - (b) reviewed the APS and corresponded with CBRE Limited ("**CBRE**") regarding the market valuation of the Real Property and specifically with respect to the purchase price payable by the Purchaser thereunder;
 - (c) established and maintained the Case Webpage; and
 - (d) prepared this First Report.

4.0 THE APS

4.1 Events leading up to the APS

21. The Debtor and the Purchaser entered into the APS prior to the appointment of the Receiver. A partially-redacted version of the APS was filed with this Court by the Debtor as part of its responding materials in connection with the receivership application by way of an Affidavit of Noel Perera sworn June 3, 2026 (the “**Perera Affidavit**”). Following its appointment, the Receiver requested from the Debtor and obtained an unredacted version of the APS, which included the identity of the Purchaser.
22. The APS previously filed by the Debtor in its responding materials was redacted only as to the identity of the Purchaser. The purchase price under the APS was not redacted. Accordingly, the Receiver is not seeking a sealing order as it relates to any aspect of the APS on this motion.
23. The Receiver understands that the APS was not the product of a comprehensive marketing and sale process in respect of the Purchased Assets. Rather, the APS resulted from direct discussions between the Purchaser and the Debtor. The Receiver understands: (i) based on paragraph 39 of the Perera Affidavit referenced above, that the APS was the product of arms’ length dealings and the Purchaser is not related to the Debtor; and (ii) based on information obtained from the Receiver from CBRE, that the purchase price in the APS is commercially reasonable for the particular Lots in question, in all the circumstances.
24. The unredacted APS disclosed that the purchaser identified in the agreement was “Cars 4 Cost Inc.”. Following inquiries by the Receiver, the Purchaser provided a statutory declaration to the Receiver dated June 23, 2026, advising that the name of the Purchaser as listed in the original APS included an inadvertent error and that the correct name of the purchasing entity was to have been reflected as “Cars 4 Cost Plus 499 Inc.”, being the name of the entity in which the Purchaser wishes to take title. A copy of the statutory declaration from the Purchaser dated June 23, 2026, is attached hereto as **Appendix “D”**.

4.2 Valuation of Real Property

25. The Receiver understands that the Debtor obtained various appraisals between 2021 and 2026, including an appraisal prepared by McLean, Simon & Associates in September 2024 in respect of which an update was obtained by the Debtor in 2026 (collectively, the “**McLean Appraisal**”). The Receiver has not relied upon such appraisals for the reasons set out in the Reply Affidavit of Itzhak (Yitz) Levinson affirmed June 4, 2027, filed in support of the receivership application. A copy of the June 4, 2027, Reply Affidavit, without exhibits, is attached hereto as **Appendix “E”**
26. On June 22, 2026, CBRE provided the Receiver with a memorandum outlining, among other things, their opinion of value with respect to the three lots comprising the Purchased Assets in the APS (the “**CBRE Value Memorandum**”), as described in Confidential Appendix “1”. Additionally, CBRE has provided the Receiver with commentary regarding current market conditions affecting residential land values from 2021 to the present (together with the CBRE Value Memorandum, the “**CBRE Memorandum**”). CBRE notes that residential land values in Ontario have experienced a significant decline since the market peak in 2021 and early 2022 as a result of softer housing prices, elevated construction costs, higher interest rates, and reduced developer demand. In CBRE’s view, the purchase price contemplated by the APS is consistent with prevailing market conditions and reflective of the value that residential development lands can reasonably achieve in the current market environment. A copy of the CBRE Memorandum is attached hereto as **Confidential Appendix “1”**.

4.3 Terms of the APS

27. Salient terms of the APS and matters relating thereto include:
 - (a) the purchase price of \$1,350,000, exclusive of HST, and a \$25,000 deposit;
 - (b) the deposit to be paid under the APS has been received from the Purchaser, and has been confirmed to be held by the Receiver’s real estate counsel, Fogler Rubinoff LLP;

- (c) no commission is payable in respect of the Transaction as it was privately negotiated by the Debtor and the Purchaser prior to the appointment of the Receiver;
 - (d) the Receiver has determined that, subject to this Court's approval, it is prepared to adopt and ratify the APS on behalf of the Debtor, and that, given that the only manner of conveying title by a Court-appointed receiver is by Court order, a vesting order is sought in order to complete the transaction in accordance with the Receivership Order;
 - (e) the time period relating to any conditions under the APS has expired; and
 - (f) closing of the sale provided for in the APS is scheduled to occur on (i) July 1, 2026, or (ii) such other date as the Receiver and the Purchaser may mutually agree upon.
28. A copy of the unredacted APS dated May 27, 2026, is attached hereto as **Appendix "F"**.

4.4 Transaction Recommendation

29. The Receiver is of the view that approval of the APS is appropriate in the circumstances, for the following reasons:
- (a) to the best of the Receiver's knowledge, and in reliance upon the Perera Affidavit, the relationship between the Purchaser and the Debtor under the APS was arm's length;
 - (b) the APS represents a 'bird in the hand' capable of producing immediate realizations for the estate and, if not accepted, may jeopardize the prospect of recovering value for stakeholders;
 - (c) the purchase price is commercially reasonable in the current market for the subject Real Property, based on the Receiver's independent investigation and input received from CBRE, a highly qualified real estate brokerage firm;
 - (d) no transaction fees or commissions are payable in respect of the Transaction, which represents cost savings for the benefit of the estate and its creditors;

- (e) based on all available information, the sale of Lots 6, 7 and 8 at the purchase price is expected to generate market momentum for the sale of the remaining Lots subject to the Receivership Order, thereby enhancing the prospect of maximizing recoveries through a sale process undertaken by the Receiver; and
 - (f) the Receiver understands that Hillmount supports the Transaction.
30. The Receiver further understands from discussions with CBRE that a formal marketing process for the Real Property and the Purchased Assets could take significant time to complete, with no assurance that an offer equal to or greater than that contemplated by the APS for these particular Lots would be obtained. The Receiver is of the view that, in all the circumstances, further marketing efforts in respect of the Lots subject to the APS would be unlikely to generate a significantly greater return for the Debtor's stakeholders, taking into account, the professional fees associated with marketing efforts and the continued accrual of property tax arrears and interests on amounts owing to the Lender pursuant to the Loan. The property tax arrears across the Real Property subject to the receivership can be reduced through the receipt of sale proceeds from this Transaction.
31. The Receiver has reviewed the terms of the APS, including the purchase price and other material provisions, is satisfied that the Transaction is fair and reasonable in the circumstances, and respectfully seeks this Honourable Court's ratification of the APS.
32. The Receiver will be completing the APS executed by the Debtor solely in its capacity as Receiver and not in its personal capacity, and all obligations under the APS on the part of the vendor remain that of the Debtor.

5.0 SEALING

33. The Receiver respectfully requests that the Court seal Confidential Appendix "1" to this First Report, the CBRE Memorandum. The CBRE Memorandum contains CBRE's analysis, including information relating to the value of the Lots and the methodology used in determining such values. The Receiver believes that this

information should remain confidential pending the completion of its sale efforts with respect to the remaining Lots.

34. The inclusion in the public record of the CBRE Memorandum could be prejudicial to, among other things, any additional marketing efforts that may be needed for the remaining Lots in the process. In particular, public disclosure of CBRE's valuation analysis could provide prospective purchasers with information concerning pricing expectations and valuation parameters for the remaining Lots, thereby impairing the Receiver's ability to obtain the best available price for those Lots.
35. The sealing order sought will terminate upon further order of the Court. This will ensure that the contents of the CBRE Memorandum remain confidential until all sale efforts are completed. This is necessary to reasonably protect the legitimate stakeholder interests in the circumstances.

6.0 RECEIVER'S REQUEST OF THE COURT

36. Based on the foregoing, the Receiver respectfully requests that the Court grant the orders described in paragraph 4(e) above.

All of which is respectfully submitted to this Court as of this 23rd day of June, 2026.

TDB RESTRUCTURING LIMITED, solely in its capacity as
Receiver of the Debtor and not in its personal or corporate capacity

Per: 

Jeffrey Berger, CPA, CA, CIRP, LIT
Managing Director

APPENDIX “A”

**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 MR.	)	TUESDAY, THE 9 th
	)	
JUSTICE C. MACLEOD	)	DAY OF JUNE, 2026

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Applicant

- and -

ONASSA CORPORATION

Respondent



**ORDER
(Appointing Receiver)**

THIS APPLICATION made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”) appointing TDB Restructuring Limited (“**TDB**”) as receiver and manager (in such capacity, 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**”), was heard this day at 161 Elgin Street in Ottawa, Ontario.

ON READING the affidavit of Itzhak (Yitz) Levinson affirmed May 13, 2026 and the Exhibits thereto, the Supplementary Affidavit of Itzhak (Yitz) Levinson affirmed May 28, 2026, the affidavit of Itzhak (Yitz) Levinson affirmed June 4, 2026 and on hearing the submissions of counsel for the Applicant and counsel for the Respondent, and on reading the consent of TDB to act as the Receiver and the Lawyer’s Certificate of Service of Shurabi Srikaruna sworn May 25, 2026 and the Affidavit of Service of Ron Vaive sworn May 25, 2026.

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Notice of Application and the Application Record is hereby validated such that this application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, TDB is hereby appointed Receiver, without security, of all of the assets, undertakings and properties of the Debtor acquired for, or used in relation to a business carried on by the Debtor, and all proceeds thereof, including, without limitation, the Real Property.

RECEIVER’S POWERS

3. **THIS COURT ORDERS** that the Receiver is hereby empowered and authorized, but not obligated, to act at once in respect of the Property and, without in any way limiting the generality of the foregoing, the Receiver is hereby expressly empowered and authorized to do any of the following where the Receiver considers it necessary or desirable:

- (a) to take possession of and exercise control over the Property and any and all proceeds, receipts and disbursements arising out of or from the Property;
- (b) to receive, preserve, and protect the Property, or any part or parts thereof, including, but not limited to, the changing of locks and security codes, the

relocating of Property to safeguard it, the engaging of independent security personnel, the taking of physical inventories and the placement or renewal of such insurance coverage as may be necessary or desirable;

- (c) to manage, operate, and carry on the business of the Debtor with respect to the Property, including the powers to enter into any agreements, incur any obligations in the ordinary course of business, cease to carry on all or any part of the business, or cease to perform any contracts of the Debtor in respect of the Property and any offers or agreements that were accepted or entered into by the Debtor regarding the sale of the Property or the conveyance of any interest of the Debtor in the Property;
- (d) to engage consultants, appraisers, agents, experts, auditors, accountants, managers, counsel and such other persons from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Receiver's powers and duties, including without limitation those conferred by this Order;
- (e) to purchase or lease such machinery, equipment, inventories, supplies, premises or other assets to continue the business of the Debtor or any part or parts thereof;
- (f) to receive and collect all monies and accounts now owed or hereafter owing to the Debtor and to exercise all remedies of the Debtor in collecting such monies, including, without limitation, to enforce any security held by the Debtor;
- (g) to settle, extend or compromise any indebtedness owing to the Debtor;
- (h) to execute, assign, issue and endorse documents of whatever nature in respect of any of the Property, whether in the Receiver's name or in the name and on behalf of the Debtor, for any purpose pursuant to this Order;

- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
- (j) to market any or all of the Property, including advertising, listing the Real Property on a multiple listing service and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
- (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
 - (i) without the approval of this Court, provided that the sale price of any Lot which makes up the Property under an agreement of purchase and sale is not less than 85% of the listed price of that Lot, based on list prices for the Lots to be filed by the Receiver on the first motion seeking court approval of a sale of any Lot;

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required;

- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof, including any one or more Lots, to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property; provided that, with respect to any Sale Transaction, the Receiver shall be entitled to obtain a vesting order in accordance with paragraphs 27 to 29 of this Order without further order of the Court;
- (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the

Property and the receivership, and to share information, subject to such terms as to confidentiality as the Receiver deems advisable;

- (n) to register a copy of this Order and any other Orders in respect of the Property against title to any of the Property;
- (o) to apply for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and, if thought desirable by the Receiver, in the name of the Debtor;
- (p) to take steps and actions necessary to maintain or prepare the Property for realization, including arranging for any repairs and maintenance and other preservation and preparation activities, as necessary;
- (q) to enter into agreements with any trustee in bankruptcy that may be appointed in respect of the Debtor, including, without limiting the generality of the foregoing, the ability to enter into occupation agreements for any property owned or leased by the Debtor;
- (r) to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (s) to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations,

and in each case where the Receiver takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other Persons (as defined below), including the Debtor, and without interference from any other Person.

DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER

4. **THIS COURT ORDERS** that (i) the Debtor, (ii) all of its current and former directors, officers, employees, agents, accountants, legal counsel and shareholders, and all other persons acting on its instructions or behalf, and (iii) all other individuals, firms, corporations, governmental

bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being “**Persons**” and each being a “**Person**”) shall forthwith advise the Receiver of the existence of any Property in such Person's possession or control, shall grant immediate and continued access to the Property to the Receiver, and shall deliver all such Property to the Receiver upon the Receiver's request.

5. **THIS COURT ORDERS** that all Persons shall forthwith advise the Receiver of the existence of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records and information of any kind related to the business or affairs of the Debtor, including but not limited to any reports in respect of the Real Property, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the “**Records**”) in that Person's possession or control, and shall provide to the Receiver or permit the Receiver to make, retain and take away copies thereof and grant to the Receiver unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 5 or in paragraph 6 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Receiver due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

6. **THIS COURT ORDERS** that if any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Receiver for the purpose of allowing the Receiver to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Receiver in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Receiver. Further, for the purposes of this paragraph, all Persons shall provide the Receiver with all such assistance in gaining immediate access to the information in the Records as the Receiver may in its discretion require including providing the Receiver with instructions on the use of any computer or other system and providing the Receiver with any and all access codes, account names and account numbers that may be required to gain access to the information.

NO PROCEEDINGS AGAINST THE RECEIVER

7. **THIS COURT ORDERS** that no proceeding or enforcement process in any court or tribunal (each, a “**Proceeding**”), shall be commenced or continued against the Receiver except with the written consent of the Receiver or with leave of this Court.

NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY

8. **THIS COURT ORDERS** that no Proceeding against or in respect of the Debtor or the Property shall be commenced or continued except with the written consent of the Receiver or with leave of this Court and any and all Proceedings currently under way against or in respect of the Debtor or the Property are hereby stayed and suspended pending further Order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

9. **THIS COURT ORDERS** that all rights and remedies against the Debtor, the Receiver, or affecting the Property, are hereby stayed and suspended except with the written consent of the Receiver or leave of this Court, provided however that this stay and suspension does not apply in respect of any “eligible financial contract” as defined in the BIA, and further provided that nothing in this paragraph shall (i) empower the Receiver or the Debtor to carry on any business which the Debtor is not lawfully entitled to carry on, (ii) exempt the Receiver or the Debtor from compliance with statutory or regulatory provisions relating to health, safety or the environment, (iii) prevent the filing of any registration to preserve or perfect a security interest, or (iv) prevent the registration of a claim for lien.

NO INTERFERENCE WITH THE RECEIVER

10. **THIS COURT ORDERS** that no Person shall discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement, licence or permit in favour of or held by the Debtor, without the written consent of the Receiver or leave of this Court.

CONTINUATION OF SERVICES

11. **THIS COURT ORDERS** that all Persons having oral or written agreements with the Debtor or statutory or regulatory mandates for the supply of goods and/or services, including

without limitation, all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation services, utility or other services to the Debtor are hereby restrained until further Order of this Court from discontinuing, altering, interfering with or terminating the supply of such goods or services as may be required by the Receiver, and that the Receiver shall be entitled to the continued use of the Debtor's current telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the normal prices or charges for all such goods or services received after the date of this Order are paid by the Receiver in accordance with normal payment practices of the Debtor or such other practices as may be agreed upon by the supplier or service provider and the Receiver, or as may be ordered by this Court.

RECEIVER TO HOLD FUNDS

12. **THIS COURT ORDERS** that all funds, monies, cheques, instruments, and other forms of payments received or collected by the Receiver from and after the making of this Order from any source whatsoever, including without limitation the sale of all or any of the Property and the collection of any accounts receivable in whole or in part, whether in existence on the date of this Order or hereafter coming into existence, shall be deposited into one or more new accounts to be opened by the Receiver (the “**Post Receivership Accounts**”) and the monies standing to the credit of such Post Receivership Accounts from time to time, net of any disbursements provided for herein, shall be held by the Receiver to be paid in accordance with the terms of this Order or any further Order of this Court.

EMPLOYEES

13. **THIS COURT ORDERS** that all employees of the Debtor shall remain the employees of the Debtor until such time as the Receiver, on the Debtor’s behalf, may terminate the employment of such employees. The Receiver shall not be liable for any employee-related liabilities, including any successor employer liabilities as provided for in section 14.06(1.2) of the BIA, other than such amounts as the Receiver may specifically agree in writing to pay, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*.

PIPEDA

14. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver shall disclose personal information of identifiable individuals to prospective purchasers or bidders for the Property and to their advisors, but only to the extent desirable or required to negotiate and attempt to complete one or more sales of the Property (each, a “**Sale**”). Each prospective purchaser or bidder to whom such personal information is disclosed shall maintain and protect the privacy of such information and limit the use of such information to its evaluation of the Sale, and if it does not complete a Sale, shall return all such information to the Receiver, or in the alternative destroy all such information. The purchaser of any Property shall be entitled to continue to use the personal information provided to it, and related to the Property purchased, in a manner which is in all material respects identical to the prior use of such information by the Debtor, and shall return all other personal information to the Receiver, or ensure that all other personal information is destroyed.

LIMITATION ON ENVIRONMENTAL LIABILITIES

15. **THIS COURT ORDERS** that nothing herein contained shall require the Receiver to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of the environment or relating to the disposal of waste or other contamination including, without limitation, the *Canadian Environmental Protection Act*, the *Ontario Environmental Protection Act*, the *Ontario Water Resources Act*, or the *Ontario Occupational Health and Safety Act* and regulations thereunder (the “**Environmental Legislation**”), provided however that nothing herein shall exempt the Receiver from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Receiver shall not, as a result of this Order or anything done in pursuance of the Receiver's duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation, unless it is actually in possession.

LIMITATION ON THE RECEIVER'S LIABILITY

16. **THIS COURT ORDERS** that the Receiver shall incur no liability or obligation as a result of its appointment or the carrying out the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part, or in respect of its obligations under sections 81.4(5) or 81.6(3) of the BIA or under the *Wage Earner Protection Program Act*. Nothing in this Order shall derogate from the protections afforded the Receiver by section 14.06 of the BIA or by any other applicable legislation.

RECEIVER'S ACCOUNTS

17. **THIS COURT ORDERS** that the Receiver and counsel to the Receiver shall be paid their reasonable fees and disbursements, in each case at their standard rates and charges unless otherwise ordered by the Court on the passing of accounts, and that the Receiver and counsel to the Receiver shall be entitled to and are hereby granted a charge (the “**Receiver’s Charge**”) on the Property, as security for such fees and disbursements, both before and after the making of this Order in respect of these proceedings, and that the Receiver's Charge shall form a first charge on the Property in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subject to sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

18. **THIS COURT ORDERS** that the Receiver and its legal counsel shall pass its accounts from time to time, and for this purpose the accounts of the Receiver and its legal counsel are hereby referred to a judge of the Commercial List of the Ontario Superior Court of Justice.

19. **THIS COURT ORDERS** that prior to the passing of its accounts, the Receiver shall be at liberty from time to time to apply reasonable amounts, out of the monies in its hands, against its fees and disbursements, including legal fees and disbursements, incurred at the standard rates and charges of the Receiver or its counsel, and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

FUNDING OF THE RECEIVERSHIP

20. **THIS COURT ORDERS** that the Receiver be at liberty and it is hereby empowered to borrow from the Applicant by way of advances, a revolving credit or otherwise, such monies from

time to time as it may consider necessary or desirable, provided that the outstanding principal amount does not exceed \$350,000 (or such greater amount as this Court may by further Order authorize) at any time, at such rate or rates of interest as it deems advisable for such period or periods of time as it may arrange, for the purpose of funding the exercise of the powers and duties conferred upon the Receiver by this Order, including interim expenditures. The whole of the Property shall be and is hereby charged by way of a fixed and specific charge (the “**Receiver’s Borrowings Charge**”) as security for the payment of the monies borrowed, together with interest and charges thereon, in priority to all security interests, trusts, liens, charges and encumbrances, statutory or otherwise, in favour of any Person, but subordinate in priority to the Receiver’s Charge and the charges as set out in sections 14.06(7), 81.4(4), and 81.6(2) of the BIA.

21. **THIS COURT ORDERS** that neither the Receiver’s Borrowings Charge nor any other security granted by the Receiver in connection with its borrowings under this Order shall be enforced without leave of this Court.

22. **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule “B” hereto (the “**Receiver’s Certificates**”) for any amount borrowed by it pursuant to this Order.

23. **THIS COURT ORDERS** that the monies from time to time borrowed by the Receiver pursuant to this Order or any further order of this Court and any and all Receiver’s Certificates evidencing the same or any part thereof shall rank on a *pari passu* basis, unless otherwise agreed to by the holders of any prior issued Receiver's Certificates.

SERVICE AND NOTICE

24. **THIS COURT ORDERS** that the E-Service Protocol of the Commercial List (the “**Protocol**”) is approved and adopted by reference herein and, in this proceeding, the service of documents made in accordance with the Protocol (which can be found on the Commercial List website at <http://www.ontariocourts.ca/scj/practice/practice-directions/toronto/e-service-protocol/>) shall be valid and effective service. Subject to Rule 17.05 this Order shall constitute an order for substituted service pursuant to Rule 16.04 of the *Rules of Civil Procedure*. Subject to Rule 3.01(d) of the *Rules of Civil Procedure* and paragraph 21 of the Protocol, service of documents in accordance with the Protocol will be effective on transmission. This Court further

orders that a Case Website shall be established in accordance with the Protocol with the following URL: <https://tdbadvisory.ca/insolvency-case/onassa-corporation>

25. **THIS COURT ORDERS** that if the service or distribution of documents in accordance with the Protocol is not practicable, the Receiver is at liberty to serve or distribute this Order, any other materials and orders in these proceedings, any notices or other correspondence, by forwarding true copies thereof by prepaid ordinary mail, courier, personal delivery or facsimile transmission to the Debtor's creditors or other interested parties at their respective addresses as last shown on the records of the Debtor and that any such service or distribution by courier, personal delivery or facsimile transmission shall be deemed to be received on the next business day following the date of forwarding thereof, or if sent by ordinary mail, on the third business day after mailing.

RETENTION OF LAWYERS

26. **THIS COURT ORDERS** that the Receiver may retain solicitors to represent and advise the Receiver in connection with the exercise of the Receiver's powers and duties, including without limitation, those conferred by this Order. Such solicitors may include Folger Rubinoff LLP and Thornton Grout Finnigan LLP, solicitors for the Applicant herein, in respect of any matter where there is no conflict of interest. The Receiver shall, however, retain independent solicitors in respect of any legal advice or services where a conflict exists, or may arise.

APPROVAL OF FORM OF VESTING ORDER

27. **THIS COURT ORDERS** that the form of vesting order attached hereto as **Schedule "C"** (the "**Vesting Order**") be and is hereby approved for use by the Receiver in connection with any sale, conveyance or transfer of all or any portion of the Property, including, without limitation, any one or more Lots (each, a "**Sale Transaction**") completed by the Receiver in accordance with this Order.

28. **THIS COURT ORDERS** that the Receiver and its legal counsel are hereby authorized to complete the Vesting Order for each Sale Transaction by inserting:

- (a) the name of the purchaser(s), date of birth, the legal manner in which the purchaser(s) holds title to the portion of the Property conveyed, and all other details required by the Land Registry Office;
- (b) the legal description of the portion of the Property subject to the Sale Transaction, including, without limitation, the applicable Lot or Lots; and
- (c) the particulars of any encumbrances to be discharged and any permitted encumbrances to remain on title.

29. **THIS COURT ORDERS** that, upon completion of a draft Vesting Order by the Receiver in respect of a Sale Transaction (a “**Completed Vesting Order**”), counsel for the Receiver shall present the Completed Vesting Order to the Registrar of the Ontario Superior Court of Justice (Commercial List), together with a Certificate signed by the Receiver, substantially in the form attached hereto as **Schedule “D”**, attaching a copy of the agreement of purchase and sale confirming the name of the purchaser(s), date of birth of the purchaser(s), the legal manner in which the purchaser(s) holds title, of the purchased Lot(s) and the legal description of the portion of the Property conveyed, including the applicable Lot or Lots. The Court Registrar is hereby authorized, empowered and directed to sign, issue and enter each Completed Vesting Order as presented to it in accordance with this Order, without the need for any further motion or attendance in Court by counsel for any party.

GENERAL

30. **THIS COURT ORDERS** that the Receiver may from time to time apply to this Court for advice and directions in the discharge of its powers and duties hereunder.

31. **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

32. **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.

33. **THIS COURT ORDERS** that the Receiver be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order, and that the Receiver is authorized and empowered to act as a representative in respect of the within proceedings for the purpose of having these proceedings recognized in a jurisdiction outside Canada.

34. **THIS COURT ORDERS** that the Applicant shall have its costs of this motion, up to and including entry and service of this Order, provided for by the terms of the Applicant's security or, if not so provided by the Applicant's security, then on a substantial indemnity basis to be paid by the Receiver from the Debtor's estate with such priority and at such time as this Court may determine.

35. **THIS COURT ORDERS** that any interested party may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to the Receiver and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

REGISTRATION ON TITLE

36. **THIS COURT ORDERS** that, as soon as practicable, the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 accept this Order for registration on title to the Real Property.



Digitally signed by C. MacLeod RSJ
Date: 2026.06.09 13:03:56 -04'00'

SCHEDULE “A”

LEGAL DESCRIPTION OF THE REAL PROPERTY

PIN No. 04631-0429 (LT)

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

Municipally known as 106 Onassa Circle, Ottawa Ontario

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

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-

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

Municipally known as 111 Onassa Circle, Ottawa Ontario

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 244 Onassa Circle, Ottawa Ontario

PIN No. 04631-0449 (LT)

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

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,

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 Onassa Circle (city calls it 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

SCHEDULE “B”
RECEIVER CERTIFICATE

CERTIFICATE NO. _____

AMOUNT \$ _____

1. THIS IS TO CERTIFY that TDB Restructuring Limited, the receiver (the “**Receiver**”) of the assets, undertakings and properties of Onassa Corporation (the “**Debtor**”) acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof, 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**”) (collectively, the “**Property**”) appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated the [●] day of [●], 2026 (the “**Order**”) made in an application having Court File No. CV-26-00104135-0000, has received as such Receiver from the holder of this certificate (the “**Lender**”) the principal sum of \$ _____, being part of the total principal sum of \$ _____ which the Receiver is authorized to borrow under and pursuant to the Order.

2. The principal sum evidenced by this certificate is payable on demand by the Lender with interest thereon calculated and compounded [daily][monthly not in advance on the _____ day of each month] after the date hereof at a notional rate per annum equal to the rate of _____ per cent above the prime commercial lending rate of Bank of _____ from time to time.

3. Such principal sum with interest thereon is, by the terms of the Order, together with the principal sums and interest thereon of all other certificates issued by the Receiver pursuant to the Order or to any further order of the Court, a charge upon the whole of the Property, in priority to the security interests of any other person, but subject to the priority of the charges set out in the Order and in the *Bankruptcy and Insolvency Act*, and the right of the Receiver to indemnify itself out of such Property in respect of its remuneration and expenses.

4. All sums payable in respect of principal and interest under this certificate are payable at the main office of the Lender at Toronto, Ontario.

5. Until all liability in respect of this certificate has been terminated, no certificates creating charges ranking or purporting to rank in priority to this certificate shall be issued by the Receiver

to any person other than the holder of this certificate without the prior written consent of the holder of this certificate.

6. The charge securing this certificate shall operate so as to permit the Receiver to deal with the Property as authorized by the Order and as authorized by any further or other order of the Court.

7. The Receiver does not undertake, and it is not under any personal liability, to pay any sum in respect of which it may issue certificates under the terms of the Order.

DATED the _____ day of _____, 20__.

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

Per: _____

Name:

Title:

SCHEDULE “C”
FORM OF VESTING ORDER

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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	)	[●DAY], THE [●]
	)	
JUSTICE [●]	)	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 [●], 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 _____ (the “**Purchaser**”) and the Receiver dated _____, as amended, 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.

ON READING the Affidavit of Itzhak (Yitz) Levinson dated May [●], 2026 and the Order of the Honourable Justice [●] dated [●], 2026.

APPROVAL AND VESTING

1. **THIS COURT ORDERS** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor and non-material amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed 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.

2. **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 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; 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.

3. **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 subject property identified in **Schedule "B"** hereto (the "**Real Property**") in fee

simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in **Schedule “C”** hereto.

4. **THIS COURT ORDERS AND DIRECTS** that the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 shall delete and expunge [●], being an Application to Register Court Order registered on [●], in favour of TDB Restructuring Limited, and Instrument No. [●], being an Application to Register Court Order registered on [●], in favour of TDB Restructuring Limited from title to the Real Property identified on **Schedule “B”** hereto.

5. **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.

6. **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.

7. **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 Debtors and any bankruptcy order issued pursuant to any such applications; and
- (c) any assignment in bankruptcy made in respect of the Debtors;

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 Debtors and shall not be void or voidable by creditors of the Debtors, 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.

8. **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 Real Property identified on **Schedule “B”** hereto upon the registration of the transfer of the Real Property from the Purchaser to a third party.

GENERAL

9. **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.

10. **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.

Schedule “A” – Form of Receiver’s Certificate

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

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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	)	[●DAY], THE [●]
	)	
JUSTICE [●]	)	DAY OF JUNE, 2026

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 [●] of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated [●], 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 [●], the Court approved the agreement of purchase and sale made as [●], as amended, between the Receiver and [●] (the “**Purchaser**”) (the “**Sale Agreement**”) 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

Per: _____

Name:

Title:

SCHEDULE “A”

LEGAL DESCRIPTION OF THE REAL PROPERTY

PIN No. 04631-0429 (LT)

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

Municipally known as 106 Onassa Circle, Ottawa Ontario

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 N 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

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-

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

Municipally known as 111 Onassa Circle, Ottawa Ontario

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 244 Onassa Circle, Ottawa Ontario

PIN No. 04631-0449 (LT)

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

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,

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 Onassa Circle (city calls it 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

SCHEDULE “B” – PURCHASED ASSETS

**SCHEDULE “C” – CLAIMS TO BE DELETED AND EXPUNGED FROM TITLE TO
THE REAL PROPERTY**

**SCHEDULE “D” – PERMITTED ENCUMBRANCES RELATED TO THE REAL
PROPERTY
(UNAFFECTED BY THE VESTING ORDER)**

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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

ORDER
(Appointing Receiver)

THORNTON GROUT FINNIGAN LLP
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Toronto, ON M5K 1K7
Tel: (416) 304-1616

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Lawyers for the Applicant,
Hillmount Capital Mortgage Holdings Inc.

APPENDIX “B”

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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

AFFIDAVIT OF ITZHAK (YITZ) LEVINSON
(affirmed May 13, 2026)

I, **ITZHAK (YITZ) LEVINSON**, of the City of Toronto, in the Province of Ontario,

AFFIRM AND SAY AS FOLLOWS:

1. I am the President and founder of Hillmount Capital Inc. (“**HCI**”) and Hillmount Capital Mortgage Holdings Inc. (“**Hillmount**”) and, as such, I have knowledge of the matters to which I depose herein. Where I have relied on other sources of information, I have stated the source of my information, and I believe such information to be true.
2. HCI is an Ontario corporation that, among other things, carries on business as a private mortgage lender with its head office in the City of Toronto. HCI operates as a mortgage brokerage and administrator licensed with the Financial Services Regulator Authority of Ontario and under the *Mortgage Brokerages, Lenders and Administrators Act*. HCI is the

administrator of the Loan (hereinafter defined). Hillmount is also an Ontario corporation with its head office in the City of Toronto.

3. This affidavit is affirmed in support of an application brought by Hillmount for an order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended, (the “**Receivership Order**”), appointing TDB Restructuring Limited (“**TDB**”) as the receiver (in such capacity, the “**Receiver**”) of the property, assets and undertakings of Onassa Corporation (“**Onassa**” or the “**Debtor**”), including but not limited to the real property municipally known as the Onassa Springs Subdivision, Ottawa, Ontario, comprised of 26 residential lots as described in **Exhibit “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**”).

4. All references to monetary amounts in this affidavit are in Canadian dollars unless noted otherwise.

I. OVERVIEW

5. As described in greater detail below, Hillmount advanced a secured mortgage loan to the Debtor in connection with the financing of serviced lots within a residential subdivision. The Real Property consists of 26 serviced residential lots forming part of a larger subdivision known as Onassa Springs in Ottawa, Ontario.
6. The Loan (as hereinafter defined) is secured by, among other things, a first-ranking mortgage registered on title to the Real Property, together with related security including

a general security agreement, assignment of rents, and a personal guarantee from Noel Perera (the “**Guarantor**”).

7. The Loan matured on February 1, 2026, in accordance with its terms and remains due and payable. The Debtor has committed multiple defaults under the Loan, including, among other things, failing to make required interest payments for approximately five months, failing to repay the Loan upon maturity, failing to keep all property taxes paid and current, resulting in property tax arrears in excess of approximately \$459,486, and failing to meet agreed-upon sales and repayment milestones.
8. Hillmount has delivered demand letters and notices of intention to enforce security pursuant to section 244 of the *Bankruptcy and Insolvency Act* on February 12, 2026. All applicable notice periods have expired and all amounts owing to Hillmount have been accelerated and are now due and payable.
9. The Debtor has failed to take reasonable steps to sell or otherwise realize upon the Real Property. Despite repeatedly representing to Hillmount that certain lot sales were imminent, no meaningful sales activity has occurred. The Debtor has also failed to service the Loan and has not demonstrated a viable path to repayment.
10. The indebtedness as of April 30, 2026 is \$6,635,216.37 with interest accruing each day thereafter, together with all Costs (as such term is defined in the Mortgage) incurred by Hillmount to date and to the date of payment and all other amounts secured by the Mortgage (the “**Indebtedness**”).

11. In these circumstances, Hillmount seeks the appointment of a receiver over the Property. The loan documents expressly authorize the appointment of a receiver in the event of a default.
12. A sale process by an experienced Receiver is the most efficient way to preserve and maximize the value of the Property for creditors, ensuring transparency and benefiting all stakeholders.
13. I believe that it is just and convenient that TDB be appointed as Receiver over the Property of the Debtor in order to preserve and maximize value for the benefit of creditors through a sale process.

II. THE DEBTOR

14. The Debtor is a privately held corporation incorporated under the laws of Ontario, and maintains its registered head office at 2880 Sheffield Road, Unit 3, Ottawa, Ontario, K1B 1A4. A copy of the Debtor's corporate profile report is attached hereto as **Exhibit "B"**.
15. The Debtor is a single-purpose real estate entity whose primary business is the ownership and development of the Real Property. The Debtor is the registered owner of the Real Property, which is comprised of 26 lots which are legally described as the parcels listed in Exhibit "A", each being a separately conveyable residential lot. A copy of the parcel searches in respect of the Property is attached hereto as **Exhibit "C"**.
16. I am advised by Noel Perera, principal of the Debtor, and believe that the lots are fully serviced to the lot line, with municipal infrastructure in place, and are permit-ready for residential development.

17. Noel Perera is also the Guarantor of the obligations owing to Hillmount. To my knowledge, the Debtor has no employees.

III. LOAN DOCUMENTS AND INDEBTEDNESS TO HILLMOUNT

18. Pursuant to a mortgage loan commitment dated June 3, 2022 (as amended, the “**Commitment Letter**”), an amending agreement dated July 27, 2022 (the “**Amending Agreement**”), as subsequently renewed pursuant to a mortgage renewal dated October 10, 2024 (the “**Renewal**”) and further extended pursuant to short-term mortgage extension agreements dated September 1, 2025 and November 4, 2025 (collectively, the “**Extensions**”), Hillmount provided the Debtor with a \$6,000,000 term mortgage loan (the “**Loan**”) in respect of the Real Property. The Loan is secured by a first-ranking Mortgage (as defined and more fully described below) registered on title to the Real Property securing the principal amount of \$6,500,000. The Commitment Letter provided for an ability to increase the principal amount of the loan facility and advance additional funds secured by the Mortgage upon satisfaction of certain conditions, which were not satisfied. Copies of the Commitment Letter, Amending Agreement, Renewal, Extensions and the Mortgage are attached hereto as **Exhibits “D”, “E”, “F”, “G”, “H” and “I”**, respectively.
19. On August 4, 2022, HCI assigned the Commitment Letter to Hillmount. A copy of the assignment agreement is attached hereto as **Exhibit “J”**.
20. The Loan was secured by the first-ranking Mortgage over the Property, together with additional security including a GSA, GAR, Assignment of Funds, Assignment of APS, Assignment of MPA (each as defined below) and a personal guarantee from the Guarantor.

21. The Commitment Letter provides that the Loan was requested by the Debtor for refinancing existing indebtedness and for equity take-out purposes.
22. The Amending Agreement revised the Debtor's sales obligations. In particular, it amended the renewal condition in paragraph 26(c) of the Commitment Letter to require staged lot sales, including the sale of two lots within the first 12 months of the term at a minimum price of \$600,000 per lot and four additional lots within the final 12 months at a minimum price of \$700,000 per lot. In addition, the Amending Agreement introduced a standalone condition to be satisfied by the Debtor before the Lender advances funds (paragraph 29), requiring the Debtor to complete the sale of at least two lots within the first 12 months of the term at a minimum price of \$600,000 per lot.
23. The Debtor failed to comply with these sales requirements.
24. On or about October 10, 2024, the Loan was renewed for a further 12-month term pursuant to the Renewal, following discussions and negotiations with the Debtor that included revised paydown and sales milestones.
25. The Renewal amended the Debtor's obligations by including specific paydown and sales milestones as conditions of the renewal. In particular, the Renewal required the Debtor to complete defined principal paydowns and lot sales by specified dates throughout the renewal term. Where the Debtor failed to complete required lot sales by the prescribed dates, it was required to make corresponding mandatory principal paydowns in fixed amounts in lieu of such sales. The Renewal expressly provides that failure to meet these milestones constitutes a default under the Loan.

26. The Debtor failed to comply with these conditions and thereby breached its obligations under the Renewal.
27. Subsequent short-term extensions were granted in 2025, including extensions to October 31, 2025 and thereafter. Throughout 2025, the Debtor represented that the inclusion of the neighbouring land within the urban boundary would permit increased density, thereby enhancing the value of the Real Property. In reliance on these representations, extensions were provided in an effort to continue working with the Debtor and allow additional time for the sale or refinancing of the Real Property.
28. Despite numerous accommodations by Hillmount, the Debtor has failed to repay the Loan or cure its ongoing defaults.
29. The intent of the Amending Agreement and the Renewal was to condition the continuation of the Loan and any further accommodations on the Debtor being diligent and proactive in marketing and selling the lots comprising the Real Property and making corresponding principal paydowns. In particular, these agreements imposed structured sales milestones and mandatory paydown requirements designed to facilitate repayment of the Loan through the orderly disposition of the lots. The Debtor failed to satisfy these requirements, including failing to complete the required lot sales, thereby breaching its obligations under the Loan and, in the case of the Renewal, constituting a default under the Loan. Despite being afforded multiple opportunities to do so, the Debtor did not bring the Loan into compliance.

30. As security for the present and future indebtedness and obligations of the Debtor to Hillmount pursuant to the Commitment Letter, the Debtor granted to Hillmount, among other things, the following security:
- (a) a first-ranking mortgage on the Real Property dated August 22, 2022, securing the principal amount of \$6,500,000 with all interest, fees and costs secured thereby, as Instrument Number OC2527591 in the Land Registry Office for Ottawa-Carleton Land Registry (NO. 04) (the “**Mortgage**”). The Mortgage includes additional charge terms. A copy of the Acknowledgment and Direction signed by the Debtor authorizing the registration of the Mortgage and the GAR (as defined below) is attached hereto as **Exhibit “K”**;
 - (b) a first-ranking security interest in the undertaking of the Debtor and all the Debtor’s present and after acquired personal property pursuant to a general security agreement dated July 27, 2022 (the “**GSA**”). A copy of the GSA is attached hereto as **Exhibit “L”**;
 - (c) a general assignment of rents and leases (“**GAR**”) registered on title to the Real Property on the same date as the Mortgage as Instrument Number OC2527592. A copy of the GAR is attached hereto as **Exhibit “M”**;
 - (d) an assignment of funds dated July 27, 2022 (the “**Assignment of Funds**”), in favour of Hillmount, pursuant to which the Debtor assigned approximately \$434,000 to Hillmount to be held as an interest reserve and as additional security for the Loan. A copy of the Assignment of Funds is attached hereto as **Exhibit “N”**;

- (e) an assignment of agreements of purchase and sale dated July 27, 2022 (“**Assignment of APS**”) in favour of Hillmount, pursuant to which the Debtor assigned all of its rights, benefits and privileges under any agreements for the sale of lots in the Real Property, together with all deposits and sale proceeds, as additional security for the Loan. A copy of the Assignment of APS is attached hereto as **Exhibit “O”**; and
 - (f) an assignment of material project agreements dated July 27, 2022 (“**Assignment of MPA**”) in favour of Hillmount, pursuant to which the Debtor assigned all of its rights, title and interest in and to all material agreements, permits and approvals relating to the development of the Real Property, as additional security for the Loan. A copy of the Assignment of MPA is attached hereto as **Exhibit “P”**;
31. A personal guarantee (the “**Guarantee**”) was provided by Noel Perera, a director and officer of the Debtor, guaranteeing the present and future indebtedness and obligations of the Debtor to Hillmount pursuant to the Commitment Letter. A copy of the Guarantee is attached hereto as **Exhibit “Q”**.
32. Pursuant to the Mortgage and the GSA, Hillmount is entitled to appoint, or seek the appointment of, a receiver over the Property upon the Mortgage and the GSA becoming enforceable or the Loan becoming payable.
33. Hillmount’s security interest against the Debtor has been properly perfected by way of registration pursuant to the *Personal Property Security Act* (Ontario) (“**PPSA**”). I am advised by Shurabi Srikaruna of Thornton Grout Finnigan LLP, Hillmount’s insolvency counsel herein, that based on the PPSA search results dated April 29, 2026 there is a

secured party with a registration against the Debtor that is prior in time to Hillmount's registrations, being Business Development Bank of Canada ("**BDC**") as described below. The PPSA search results also disclose subsequent registrations in favour of other secured parties, including 9523-5685 Quebec Inc. and 2250505 Ontario Inc. A copy of the PPSA search against the Debtor dated April 29, 2026 is attached hereto as **Exhibit "R"**.

34. In addition to Hillmount's security, the Debtor granted security in favour of BDC. Pursuant to a priority agreement dated August 17, 2022 between Hillmount and BDC (the "**Priority Agreement**"), BDC agreed to subordinate and postpone its security interest in the Debtor's present and after-acquired personal property in favour of the security held by Hillmount. A copy of the Priority Agreement is attached hereto as **Exhibit "S"**.
35. Hillmount has advised BDC of its intention to seek the appointment of a receiver over the unsold lots and has provided BDC with a copy of the proposed Receivership Order. BDC has indicated that it does not oppose the appointment of a receiver in respect of such property.
36. As of April 30, 2026 the Indebtedness under the Loan was \$6,635,216.37, with interest accruing each day thereafter, together with all Costs (as such term is defined in the Mortgage) incurred by Hillmount to date and to the date of payment and any other amounts secured by the Mortgage. No payments have been received by Hillmount since December 1, 2025.

IV. THE REAL PROPERTY

37. The Debtor is the registered owner of the Real Property, which is comprised of 26 lots that are legally described as the parcels listed in Exhibit "A", each being a separately

conveyable residential lot. A copy of the parcel search in respect of the Real Property was previously attached as Exhibit “C”.

38. I have been advised by Joseph Fried of Foglers LLP (“**Foglers**”), Hillmount’s real estate counsel, that the addresses listed in Exhibit “A” are on the same PINs listed in Exhibit “C”. The Real Property is a development site comprising approximately 29 acres, and I have been advised by Noel Perera of the Debtor that it is “permit-ready” for custom home development.
39. In or about 2021, Hillmount advanced a loan in the original principal amount of \$2,500,000 (the “**Cedarhill Loan**”) to Cedarhill Golf Enterprises Inc. and Onassa Corporation, as co-borrowers, which was secured by, among other things, a second mortgage registered against the Real Property and a second mortgage registered against the additional property owned by Cedarhill Golf Enterprises Inc. The Cedarhill Loan represented the initial lending relationship between Hillmount and the Debtor. The Cedarhill Loan is also currently in default. At this time, Hillmount is not seeking the appointment of a receiver over the property owned by Cedarhill Golf Enterprises Inc.
40. In or about 2022, the Debtor approached Hillmount seeking to refinance an existing first mortgage on the Real Property after the prior first mortgagee called its loan. Based on information provided by the Debtor at that time, Hillmount understood that the prior lender’s enforcement arose in circumstances similar to those at issue in this proceeding, namely the Debtor’s failure to complete sales of the lots.
41. In support of the requested refinancing, the Debtor provided, among other things, a proposed use of funds, including marketing initiatives, establishment of a sales office,

retention of sales personnel, and improvements to the Real Property. None of these steps have been meaningfully implemented since the loan was advanced by Hillmount.

42. The Debtor initially acquired a larger parcel of land and subdivided it into approximately 52 residential lots. I am advised by Noel Perera of the Debtor that approximately 26 of those lots were sold to individual homeowners and third-party builders prior to Hillmount's loan being made to the Debtor, with the remaining 26 lots being subject to Hillmount's Mortgage.
43. Despite the Property being fully serviced and permit-ready, the Debtor has failed to complete sales of the remaining lots.
44. The Debtor has repeatedly represented to Hillmount that lot sales were forthcoming and that the Loan would be repaid. These representations have not materialized.
45. The Ontario real estate market, particularly the new construction and residential development sector, has experienced significant challenges recently driven by increased interest rates, rising construction and development costs, and reduced buyer demand. Notwithstanding these broader market conditions, the Debtor repeatedly represented that it had secured refinancing and would repay the Loan, but failed to do so.

V. PATTERN OF DELAYS, EXCUSES AND UNFULFILLED PAYMENT ASSURANCES

46. The Debtor has, over an extended period, repeatedly provided explanations for its inability to meet its payment and repayment obligations, none of which have resulted in actual repayment of the Loan.

47. Throughout late 2024 and into 2026, the Debtor consistently attributed its failure to make required payments and paydowns to a variety of circumstances, including delays in receiving anticipated funds from third parties, international travel commitments, and difficulties associated with managing funds across jurisdictions. On multiple occasions, the Debtor advised that funds were expected imminently, only to later report that such funds had not been received.
48. The Debtor also advised that it had been the victim of fraud and identity theft, which it claimed affected its ability to maintain funds in accessible accounts and to process payments in a timely manner. Many reasons have been given over a very extended period of time, but at no time has the Debtor managed to bring the Loan into good standing or satisfy its payment obligations.
49. At various times, the Debtor further attributed delays to personal circumstances, including health issues and family matters, as well as ongoing involvement in foreign business projects. The Debtor repeatedly represented that these projects would generate substantial funds that would be used to repay Hillmount. However, no such funds have been received by Hillmount.
50. In addition, the Debtor repeatedly asserted that it had secured, or was in the process of securing, refinancing or third-party funding sufficient to repay the Loan. These representations included references to purported commitments, anticipated closings, and expected funding dates. Despite these repeated assurances, the Debtor failed to provide satisfactory evidence of binding financing and did not complete any such refinancing.

51. Despite these repeated explanations, assurances, and requests for additional time, the Debtor has not repaid the Loan, has not cured its defaults, and has not demonstrated a reliable or viable source of repayment.

VI. BORROWER'S ONGOING DEFAULTS AND FAILED EFFORTS TO REPAY OR REFINANCE

52. Beginning in September 2025, the Debtor repeatedly advised that it had secured refinancing and would repay the Loan by September 30, 2025. Despite these representations, the Debtor failed to provide satisfactory evidence of such financing, failed to make required payments, and did not complete the anticipated payout. In response, Hillmount advised that the Loan had matured and was in default and required the Debtor to enter into an extension while continuing to seek confirmation of repayment, which was not forthcoming.
53. On October 27, 2025, the Debtor provided Hillmount with a conditional commitment from a third-party lender, Safe Harbour Global Capital ("**Safe Harbour**"), in the amount of approximately \$10,800,000 dated October 23, 2025, (the "**Refinancing Commitment**"), which referred to repayment of the Hillmount's mortgages. The Refinancing Commitment proposed that Safe Harbour would advance funds on December 19, 2025, at which time Hillmount would be paid out in full.
54. On December 18, 2025, the Debtor advised that the anticipated refinancing would not close on December 19, 2025 as previously expected, and requested until January 30, 2026 to complete such refinancing.

55. On December 19, 2025, Hillmount requested confirmation that the refinancing remained in place and required written confirmation from Safe Harbour extending the closing date, noting that the Loan had been expected to be repaid prior to the calendar year-end.
56. The Debtor provided correspondence from Safe Harbour dated December 19, 2026, confirming that Safe Harbour will be advancing funds to pay out Hillmount on or before January 30, 2026.
57. Despite the Debtor's repeated representations that refinancing was imminent and that the Loan would be repaid, the Debtor failed to complete the refinancing or repay the Loan.
58. Attached as **Exhibit "T"** are copies of the email correspondence between Hillmount and the Debtor, described in paragraphs 52 to 57 above.
59. In late December 2025 and January 2026, the Debtor requested a delay of its January 1, 2026 mortgage payments and represented that refinancing proceeds would be used to fully repay the Mortgage by February 27, 2026. Hillmount granted a short extension of time to facilitate such repayment and continued to request payments and updates, noting that the Debtor remained in arrears and that the Mortgage was approaching maturity. Despite these representations, the Debtor did not make the required payments and sought to revise the proposed repayment structure. Attached as **Exhibit "U"** are copies of the email correspondence between Hillmount and the Debtor, described above.
60. On February 10, 2026, the Debtor advised that Safe Harbour had further extended the funding date to February 16, 2026. A copy of February 10, 2026 correspondence between Hillmount and the Debtor, with attachments, are attached as **Exhibit "V"**.

61. On February 16, 2026, the Debtor emailed Hillmount and provided a letter from Safe Harbour dated February 13, 2026, which provided an updated funding timeline, indicating that the proposed funding of \$2,900,000 would be closing on February 24, 2026 for repayment of the Cedarhill Loan and a second tranche in the amount of \$8,500,000 would be available March 16, 2026 for repayment of the outstanding amount owed by the Debtor. A copy of February 16, 2026 correspondence between Hillmount and the Debtor, with attachments, are attached as **Exhibit “W”**.
62. On April 6, 2026, the Debtor advised that it had not yet been able to repay Hillmount as previously advised but continued to express confidence that repayment would occur based on expected funding and future cash flow from other projects. The Debtor indicated that it was awaiting funds and would provide payment to Hillmount once such funds were received, but did not provide any firm timeline for repayment. A copy of the April 6, 2026 correspondence between Hillmount and the Debtor is attached as **Exhibit “X”**.
63. On or about April 20, 2026, the Debtor again advised Hillmount that it was awaiting funding from Safe Harbour and provided a further update letter dated April 17, 2026. The letter did not constitute a binding commitment or confirmation of funding, but rather, indicated that Safe Harbour was “very close” to obtaining clearance of funds and expected that a first tranche might be released within approximately 10 days, with a stated goal of completing such funding before the end of April 2026. A copy of this correspondence between Hillmount and the Debtor, and attachments, are attached hereto as **Exhibit “Y”**.
64. In the same communication, the Debtor advised that it was pursuing alternative refinancing arrangements with other prospective lenders and was also expecting funds from unrelated

sources. Despite these representations, no refinancing has been completed and no funds have been advanced to repay the indebtedness owing to Hillmount.

VII. DEFAULTS UNDER MORTGAGE

65. The Debtor has committed numerous defaults under the Loan and the Mortgage. These defaults include, but are not limited to (the “**Defaults**”):

- (a) failing to meet the mandatory paydown and sales milestones imposed under the Renewal, the breach of which constitutes a default under the Mortgage;
- (b) failing to make required interest payments as they became due under the Loan;
- (c) failing to reduce the principal balance of the Loan as required, which remains outstanding in the full amount of approximately \$6,000,000;
- (d) permitting a subsequent mortgage in favour of 9523-5685 Quebec Inc. in the amount of \$817,500 to be registered against title to the Real Property without the consent of Hillmount, contrary to the terms of the Loan and Mortgage prohibiting subsequent financing or encumbrances;
- (e) failing to cure its defaults despite the Lender granting multiple extensions of the Loan; and
- (f) failing to repay the Mortgage upon its maturity on February 1, 2026 or following the issuance of a Demand and BIA Notice.

66. As a result of the Defaults relating to arrears under the Mortgage, Hillmount delivered a demand for payment to the Debtor on February 12, 2026 (the “**Demand**”) demanding payment of, amongst other things, the principal balance, interest, and fees in the amount of \$6,379,131.33. A copy of the Demand is attached hereto as **Exhibit “Z”**.

67. A Notice of Intention to Enforce Security pursuant to section 244(1) of the BIA (“**NIES**”) was also delivered to the Debtor on February 12, 2026, in respect of the Mortgage, GSA, GAR, Assignment of Funds, Assignment of APS and Assignment of MPA. A copy of the NIES is attached hereto as **Exhibit “AA”**.
68. All relevant notice periods under the Demand and NIES have expired, with no payment having been made by the Debtor.

VIII. NECESSITY FOR THE APPOINTMENT OF A RECEIVER

69. Hillmount has made extensive efforts to work with the Debtor, including granting amendments, renewals, and extensions, and allowing the Debtor additional time to sell the lots and repay the Loan.
70. These efforts have been unsuccessful.
71. The Debtor has demonstrated an inability or unwillingness to service the debt, complete lot sales, or refinance the Property.
72. In the circumstances, the appointment of a receiver over the Debtor is necessary and appropriate for the following reasons:
- (a) the Mortgage and GSA expressly provide for the appointment of a receiver upon default;
 - (b) the Debtor is in default of its obligations to Hillmount;
 - (c) the Mortgage has matured without repayment by the Debtor to Hillmount;
 - (d) notwithstanding the issuance of the Demand and the BIA Notice, the Debtor has failed to repay the Indebtedness;

- (e) the Debtor has failed to complete the sale of lots milestones in any material way, or to take the steps necessary to ensure that they are actively marketed and sold;
 - (f) all applicable notice periods have expired;
 - (g) a sale of the unsold lots undertaken by a Receiver is in the best interests of the Debtor's stakeholders including Hillmount;
 - (h) the proposed Receiver is experienced in Canadian insolvency proceedings, including with respect to real property and real estate developments;
 - (i) the proposed Receiver would report to the court and all stakeholders to ensure transparency and a robust sale process; and
 - (j) it is just and convenient to appoint the Receiver.
73. Hillmount proposes that TDB (as defined above) be appointed by the Court as Receiver over the Property of the Debtor.
74. TDB is prepared to act as the Receiver if appointed in accordance with the terms of the draft Receivership Order. I am advised by Bryan Tannenbaum of TDB, that he is a "licensed trustee" as such term is defined in the BIA and that he and TDB have extensive experience in Canadian insolvency proceedings, including real-estate developments and residential projects. A copy of TDB's consent to act as the Receiver is attached hereto as **Exhibit "BB"**.
75. Hillmount is prepared to provide interim financing to the Receiver in the form of Receiver's Certificates, as and when required, as contemplated in the draft Receivership Order, subject to being satisfied as to the funding requirements from time to time.

76. The Receivership Order sought by Hillmount provides for the retention of independent counsel by the Receiver to address any issue or matter where there may be an actual or perceived conflict with Hillmount that may arise. In all other situations the draft Order provides authorization for the Receiver to use Hillmount's counsel, as a matter of cost efficiency.

IX. PROPOSED SALE PROCESS FOR THE REAL PROPERTY

77. Given that the Real Property is comprised of 26 individual residential lots, each of which is separately conveyable, the Receiver will be required to complete multiple sale transactions in order to realize upon the Property.
78. Requiring the Receiver to seek Court approval and obtain a separate approval and vesting order in respect of each individual lot sale could result in unnecessary delay, increased professional costs, and a corresponding reduction in the net proceeds available for distribution to stakeholders. This is particularly so given that each lot will likely be marketed and sold individually in the ordinary course.
79. I am advised by D.J. Miller of Thornton Grout Finnigan LLP, Hillmount's insolvency counsel, and by Bryan Tannenbaum of TDB, the proposed Receiver, that in real estate receivership proceedings involving multiple individually saleable units, permitting the receiver to complete routine sale transactions without the need to return to Court for each transaction, while maintaining appropriate safeguards and transparency, balances efficacy and costs.
80. Hillmount therefore proposes that the Receivership Order in this proceeding include authorization for the Receiver to complete sales of individual lots forming part of the Real

Property (each, a “**Permitted Transaction**”) without separate Court approval being obtained each time, provided that such sales are conducted by the Receiver in accordance with commercially reasonable marketing practices and at prices reflective of market value, as determined by the Receiver with input from real estate brokers.

81. To ensure transparency and fairness to stakeholders, it is proposed that:
 - (a) the Receiver establish and maintain listing prices for each lot based on its assessment of current market value, informed by comparable sales and market analysis. This list of the lots and listing prices would be filed with the Court upon the first such sale transaction being undertaken, with a motion brought before the Court using the proposed form of Approval and Vesting Order;
 - (b) the Receiver be authorized to complete sales at or above a specified percentage of such listing price (for example, not less than 85% of the listing price), without further Court approval; and
 - (c) any proposed sale below such threshold, or otherwise outside the parameters of a Permitted Transaction, would require further approval of this Court on notice to the service list.
82. In connection with each Permitted Transaction, the Receiver would complete a pre-approved form of approval and vesting order identifying, among other things, the purchaser, the applicable legal description of the lot, and the encumbrances to be deleted from title, and would file a certificate confirming the material terms of the transaction, following which the vesting order may be issued administratively (over the counter) by the relevant Court office.

83. All completed vesting orders would be served on the service list following issuance, ensuring that stakeholders remain informed of all sale transactions.
84. In my view, the proposed structure appropriately balances efficiency with oversight, avoids the unnecessary depletion of the estate through repeated motions, and is expected to maximize recoveries for the benefit of stakeholders.

X. CONCLUSION

85. I make this affidavit in support of the application brought by Hillmount for the proposed Receivership Order and for no other or improper purpose.

AFFIRMED before me, by **ITZHAK (YITZ) LEVINSON**, in the City of Toronto in the Province of Ontario this 13th day of May, 2026 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely*.



Commissioner for Taking Affidavits
(or as may be)


ITZHAK (YITZ) LEVINSON

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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

AFFIDAVIT OF ITZHAK (YITZ) LEVINSON
(affirmed May 13, 2026)

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Lawyers for the Applicant, Hillmount Capital Mortgage
Holdings Inc.

APPENDIX “C”

**TAX CERTIFICATE / CERTIFICAT DE TAXES
CITY OF OTTAWA / VILLE D'OTTAWA**



Roll Number / Numéro du Rôle: 0614.120.825.00304.0000

Owner(s) / Propriétaire(s)
ONASSA CORPORATION

Street Address / Address Municipale:

232 ONASSA CIR

Legal / Légale:

PLAN 4M1487 LOT 8

IRREG

1.00AC 164.27FR D

Issued To / Envoyer à:

FOGLER RUBINOFF LLP
SCOTIA PLAZA
2400-40 KING ST W PO BOX 215
TORONTO ON
M5H 3Y2

Certificate Number / Numéro de certificat:

420708

Tax Certificate Fee / Frais de certificat de taxes:

\$ 74.00

Certified as at / Certifié en date du:

MAY/MAI 11, 2026

Your Reference / Votre référence:

223289

Remarks / Remarques

2026 VUT DECLARATION NOT REQUIRED

Pending Fees / Frais en suspens

STATEMENT OF TAX ARREARS / ÉTAT D'ARRÉRAGES DE TAXES

Year Année	Taxes Outstanding Taxes impayées	Interest Outstanding Intérêt impayé	Other Charges Autres frais	Balance Outstanding Solde dû
2025	\$3,421.43	\$537.20	\$29.70	\$3,988.33
2024	\$3,367.20	\$1,037.82	\$28.20	\$4,433.22
2023+	\$3,314.54	\$1,522.49	\$26.70	\$4,863.73
Prior Year Tax Levy / Taxes prélevées année précédente: \$3,421.43				Total Arrears / total des arrérages: \$13,285.28

STATEMENT OF CURRENT TAXES / ÉTAT DES TAXES COURANTES

Taxes Levied Taxes prélevées	Penalty Added Pénalité imposée	Total including Penalty Total, pénalité comprise	Payments/Adjustments Paiements/Ajustements	Total Payable Montant total à payer
\$1,710.71	\$42.89	\$1,753.60	\$10.20	\$1,763.80

Due Dates and Instalment Amounts / Dates d'échéance et versements

Interim Taxes / Provisoires MAR/MARS 19, 2026 \$1,710.71

Local Improvements and Other Charges Levied / Améliorations locales et autres redevances prélevées

Local ID Code Code d'identification	Description	Year of Expiry Année d'expiration	Annual Charge Montant annuel
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TOTAL PAYABLE AS AT DATE OF CERTIFICATE / SOLDE À LA DATE DU CERTIFICAT:

\$15,049.08

The penalty / interest rate on past due taxes and arrears is **1.250 % per month.**

La pénalité / le taux d'intérêt est de **1.250 % par mois** sur les taxes en souffrance et les arrérages.

(SEE BACK FOR IMPORTANT INFORMATION)

(VOIR AU VERSO POUR RENSEIGNEMENTS IMPORTANTS)

FOR THE TREASURER OR TAX COLLECTOR
POUR LE TRÉSORIER OU LE PERCEPTEUR DES TAXES

City of Ottawa, Revenue Services

100 Constellation Drive, 4th Floor, East
Ottawa ON K2G 6J8
Tel: 613-580-2444 Fax: 613-580-2457
TTY: 613-580-2401
E-mail: revenue@ottawa.ca
Web site: ottawa.ca

Ville d'Ottawa, Services des recettes

100, promenade Constellation, 4e étage est
Ottawa ON K2G 6J8
Tél.: 613-580-2444 Téléc.: 613-580-2457
ATS: 613-580-2401
Courriel: revenue@ottawa.ca
Site web: ottawa.ca

Important Information

Within 30 days of the issuance of a tax certificate, the requesting party may obtain a verbal update of the status of the relevant tax roll.

This certificate has been prepared in accordance with the provisions of Section 352 of the Municipal Act, 2001 R.S.O. 2001 c25 and may be subject to the following:

1. Penalty/Interest has been calculated to the date of issue of this certificate. Payments received after the end of the month or after the due dates may be subject to additional penalty/interest charges.
2. Adjustments authorized by statute not applied to the Collector's Roll at the date of certification may be added subsequently without further notice and may include:
 - a. Additional taxes and adjustments levied and made under the Assessment Act, R.S.O. 1990, c.A31; and
 - b. Tax adjustments, tax apportionments, local improvement charges, and any other charges made under the Municipal Act.
3. The information on this certificate is based on payments tendered being honoured by the bank upon which they are drawn.
4. Any credit balance appearing on this certificate is not verified and no adjustment should be made unless the credit balance is verified in writing as an overpayment.

I hereby certify this statement shows the current year's taxes and all arrears of taxes (prior years) against the above land.

Informations importantes

Dans les 30 jours suivant la délivrance d'un certificat d'impôts foncier, le demandeur peut obtenir une mise à jour verbale de l'état du rôle d'imposition pertinent.

Ce certificat a été préparé conformément aux dispositions de l'article 352 de la Loi de 2001 sur les municipalités L.R.O. 2001, chapitre 25, et peut être assujéti aux dispositions suivantes :

1. Pénalité/intérêt a été calculé à la date de réception de ce certificat; les paiements reçus après la fin du mois ou après la date d'échéance peuvent être soumis à des pénalités/frais d'intérêt supplémentaires;
2. Les rajustements autorisés par la loi qui n'ont pas été appliqués au rôle du percepteur à la date de certification peuvent être ajoutés par la suite sans avis préalable et peuvent inclure :
 - a. des taxes et rajustements supplémentaires imposés et perçus en vertu de la Loi sur l'évaluation foncière, L.R.O. 1990, chapitre A31;
 - b. des rajustements fiscaux, répartitions fiscales, taxes d'améliorations locales et tous autres frais imposés en vertu de la Loi sur les municipalités.
3. Les informations figurant sur ce certificat reposent sur le principe que les paiements effectués seront honorés par la banque où se trouve le compte sur lequel ils sont tirés.
4. Tout solde créditeur figurant sur ce certificat n'est pas vérifié, et aucun rajustement ne devrait être fait à moins que le solde créditeur ne soit vérifié par écrit en tant que versement excédentaire.

J'atteste par la présente que ce relevé indique les impôts de l'année en cours et tous les arriérés d'impôt (années précédentes) pour le terrain indiqué ci-dessus.

**TAX CERTIFICATE / CERTIFICAT DE TAXES
CITY OF OTTAWA / VILLE D'OTTAWA**



Roll Number / Numéro du Rôle: 0614.120.825.00303.0000

Owner(s) / Propriétaire(s)
ONASSA CORPORATION

Street Address / Address Municipale:

226 NELSON MANDELA CRT

Legal / Légale:

PLAN 4M1487 LOT 7

IRREG

1.18AC 165.52FR D

Issued To / Envoyer à:

FOGLER RUBINOFF LLP
SCOTIA PLAZA
2400-40 KING ST W PO BOX 215
TORONTO ON
M5H 3Y2

Certificate Number / Numéro de certificat: 420707

Tax Certificate Fee / Frais de certificat de taxes: \$ 74.00

Certified as at / Certifié en date du: MAY/MAI 11, 2026

Your Reference / Votre référence: 223289

Remarks / Remarques

2026 VUT DECLARATION NOT REQUIRED

Pending Fees / Frais en suspens

STATEMENT OF TAX ARREARS / ÉTAT D'ARRÉRAGES DE TAXES

Year Année	Taxes Outstanding Taxes impayées	Interest Outstanding Intérêt impayé	Other Charges Autres frais	Balance Outstanding Solde dû
2025	\$3,506.44	\$550.42	\$29.70	\$4,086.56
2024	\$3,450.86	\$1,063.49	\$28.20	\$4,542.55
2023+	\$3,396.90	\$1,560.03	\$26.70	\$4,983.63
Prior Year Tax Levy / Taxes prélevées année précédente: \$3,506.44				Total Arrears / total des arrérages: \$13,612.74

STATEMENT OF CURRENT TAXES / ÉTAT DES TAXES COURANTES

Taxes Levied Taxes prélevées	Penalty Added Pénalité imposée	Total including Penalty Total, pénalité comprise	Payments/Adjustments Paiements/Ajustements	Total Payable Montant total à payer
\$1,753.22	\$43.96	\$1,797.18	\$10.20	\$1,807.38

Due Dates and Instalment Amounts / Dates d'échéance et versements

Interim Taxes / Provisoires	MAR/MARS 19, 2026	\$1,753.22
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Local Improvements and Other Charges Levied / Améliorations locales et autres redevances prélevées

Local ID Code Code d'identification	Description	Year of Expiry Année d'expiration	Annual Charge Montant annuel
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TOTAL PAYABLE AS AT DATE OF CERTIFICATE / SOLDE À LA DATE DU CERTIFICAT: \$15,420.12

The penalty / interest rate on past due taxes and arrears is **1.250 % per month.**

La pénalité / le taux d'intérêt est de **1.250 % par mois** sur les taxes en souffrance et les arrérages.

(SEE BACK FOR IMPORTANT INFORMATION)

(VOIR AU VERSO POUR RENSEIGNEMENTS IMPORTANTS)

FOR THE TREASURER OR TAX COLLECTOR
POUR LE TRÉSORIER OU LE PERCEPTEUR DES TAXES

City of Ottawa, Revenue Services

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E-mail: revenue@ottawa.ca
Web site: ottawa.ca

Ville d'Ottawa, Services des recettes

100, promenade Constellation, 4e étage est
Ottawa ON K2G 6J8
Tél.: 613-580-2444 Téléc.: 613-580-2457
ATS: 613-580-2401
Courriel: revenue@ottawa.ca
Site web: ottawa.ca

Important Information

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2. Adjustments authorized by statute not applied to the Collector's Roll at the date of certification may be added subsequently without further notice and may include:
 - a. Additional taxes and adjustments levied and made under the Assessment Act, R.S.O. 1990, c.A31; and
 - b. Tax adjustments, tax apportionments, local improvement charges, and any other charges made under the Municipal Act.
3. The information on this certificate is based on payments tendered being honoured by the bank upon which they are drawn.
4. Any credit balance appearing on this certificate is not verified and no adjustment should be made unless the credit balance is verified in writing as an overpayment.

I hereby certify this statement shows the current year's taxes and all arrears of taxes (prior years) against the above land.

Informations importantes

Dans les 30 jours suivant la délivrance d'un certificat d'impôts foncier, le demandeur peut obtenir une mise à jour verbale de l'état du rôle d'imposition pertinent.

Ce certificat a été préparé conformément aux dispositions de l'article 352 de la Loi de 2001 sur les municipalités L.R.O. 2001, chapitre 25, et peut être assujéti aux dispositions suivantes :

1. Pénalité/intérêt a été calculé à la date de réception de ce certificat; les paiements reçus après la fin du mois ou après la date d'échéance peuvent être soumis à des pénalités/frais d'intérêt supplémentaires;
2. Les rajustements autorisés par la loi qui n'ont pas été appliqués au rôle du percepteur à la date de certification peuvent être ajoutés par la suite sans avis préalable et peuvent inclure :
 - a. des taxes et rajustements supplémentaires imposés et perçus en vertu de la Loi sur l'évaluation foncière, L.R.O. 1990, chapitre A31;
 - b. des rajustements fiscaux, répartitions fiscales, taxes d'améliorations locales et tous autres frais imposés en vertu de la Loi sur les municipalités.
3. Les informations figurant sur ce certificat reposent sur le principe que les paiements effectués seront honorés par la banque où se trouve le compte sur lequel ils sont tirés.
4. Tout solde créditeur figurant sur ce certificat n'est pas vérifié, et aucun rajustement ne devrait être fait à moins que le solde créditeur ne soit vérifié par écrit en tant que versement excédentaire.

J'atteste par la présente que ce relevé indique les impôts de l'année en cours et tous les arriérés d'impôt (années précédentes) pour le terrain indiqué ci-dessus.

**TAX CERTIFICATE / CERTIFICAT DE TAXES
CITY OF OTTAWA / VILLE D'OTTAWA**



Roll Number / Numéro du Rôle: 0614.120.825.00302.0000

Owner(s) / Propriétaire(s)
ONASSA CORPORATION

Street Address / Address Municipale:

300 NELSON MANDELA CRT

Legal / Légale:

PLAN 4M1487 LOT 6

IRREG

1.00AC 199.66FR D

Issued To / Envoyer à:

FOGLER RUBINOFF LLP
SCOTIA PLAZA
2400-40 KING ST W PO BOX 215
TORONTO ON
M5H 3Y2

Certificate Number / Numéro de certificat: 420706

Tax Certificate Fee / Frais de certificat de taxes: \$ 74.00

Certified as at / Certifié en date du: MAY/MAI 11, 2026

Your Reference / Votre référence: 223289

Remarks / Remarques

2026 VUT DECLARATION NOT REQUIRED

Pending Fees / Frais en suspens

STATEMENT OF TAX ARREARS / ÉTAT D'ARRÉRAGES DE TAXES

Year Année	Taxes Outstanding Taxes impayées	Interest Outstanding Intérêt impayé	Other Charges Autres frais	Balance Outstanding Solde dû
2025	\$4,303.36	\$674.68	\$29.70	\$5,007.74
2024	\$4,235.15	\$1,303.35	\$28.20	\$5,566.70
2023+	\$4,168.93	\$1,912.01	\$26.70	\$6,107.64
Prior Year Tax Levy / Taxes prélevées année précédente: \$4,303.36				Total Arrears / total des arrérages: \$16,682.08

STATEMENT OF CURRENT TAXES / ÉTAT DES TAXES COURANTES

Taxes Levied Taxes prélevées	Penalty Added Pénalité imposée	Total including Penalty Total, pénalité comprise	Payments/Adjustments Paiements/Ajustements	Total Payable Montant total à payer
\$2,151.69	\$53.92	\$2,205.61	\$10.20	\$2,215.81

Due Dates and Instalment Amounts / Dates d'échéance et versements

Interim Taxes / Provisaires	MAR/MARS 19, 2026	\$2,151.69
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Local Improvements and Other Charges Levied / Améliorations locales et autres redevances prélevées

Local ID Code Code d'identification	Description	Year of Expiry Année d'expiration	Annual Charge Montant annuel
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TOTAL PAYABLE AS AT DATE OF CERTIFICATE / SOLDE À LA DATE DU CERTIFICAT: \$18,897.89

The penalty / interest rate on past due taxes and arrears is **1.250 % per month.**

La pénalité / le taux d'intérêt est de **1.250 % par mois** sur les taxes en souffrance et les arrérages.

(SEE BACK FOR IMPORTANT INFORMATION)

(VOIR AU VERSO POUR RENSEIGNEMENTS IMPORTANTS)

FOR THE TREASURER OR TAX COLLECTOR
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Web site: ottawa.ca

Ville d'Ottawa, Services des recettes

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2. Les rajustements autorisés par la loi qui n'ont pas été appliqués au rôle du percepteur à la date de certification peuvent être ajoutés par la suite sans avis préalable et peuvent inclure :
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 - b. des rajustements fiscaux, répartitions fiscales, taxes d'améliorations locales et tous autres frais imposés en vertu de la Loi sur les municipalités.
3. Les informations figurant sur ce certificat reposent sur le principe que les paiements effectués seront honorés par la banque où se trouve le compte sur lequel ils sont tirés.
4. Tout solde créditeur figurant sur ce certificat n'est pas vérifié, et aucun rajustement ne devrait être fait à moins que le solde créditeur ne soit vérifié par écrit en tant que versement excédentaire.

J'atteste par la présente que ce relevé indique les impôts de l'année en cours et tous les arriérés d'impôt (années précédentes) pour le terrain indiqué ci-dessus.

APPENDIX “D”

STATUTORY DECLARATION

CANADA	)	IN THE MATTER OF the purchase by
	)	Cars 4 Cost Plus 499 Inc. of Lots 6, 7 and 8,
CITY OF OTTAWA	)	Plan 4M-1472, Ottawa (the “ Property ”) from
PROVINCE OF ONTARIO	)	Onassa Corporation (the “ Vendor ”)
	)	
TO WIT:	)	

I, Michael Ryan O’Connor, of the City of Ottawa, in the Province of Ontario, **MAKE OATH AND SAY THAT:**

1. I am the President of Cars 4 Cost Plus 499 Inc.
2. On May 27, 2026, Cars 4 Cost Inc. entered into an agreement of purchase and sale (the “**APS**”) to purchase the Property from the Vendor. I personally signed the APS, on behalf of the Purchaser.
3. Cars 4 Cost Inc. does not exist and was inadvertently described as the Purchaser in the APS. The Purchaser in the APS should have been described as Cars 4 Cost Plus 499 Inc.
4. On behalf of Cars 4 Cost Plus 499 Inc., I hereby adopt, confirm and agree to be bound by the terms and conditions in the APS as the Purchaser.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

DECLARED remotely by)
Michael Ryan O’Connor)
stated as being located)
at the City of Ottawa,)
in the Province of Ontario,)
this 23rd day of June, 2026,)
in accordance with O. Reg 431/20,)
Administering Oath or Declaration Remotely.)

Signed by:

0E40F65B25644FD...

A Commissioner, etc.
Timothy J. Thomas

Signed by:

6B18FAEC31BF4A7...

Michael Ryan O’Connor

APPENDIX “E”

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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

REPLY AFFIDAVIT OF ITZHAK (YITZ) LEVINSON
(affirmed June 4, 2026)

I, **ITZHAK (YITZ) LEVINSON**, of the City of Toronto, in the Province of Ontario,

AFFIRM AND SAY AS FOLLOWS:

1. I am the President and founder of Hillmount Capital Inc. (“**HCI**”) and Hillmount Capital Mortgage Holdings Inc. (“**Hillmount**”) and, as such, I have knowledge of the matters to which I depose herein. Where I have relied on other sources of information, I have stated the source of my information, and I believe such information to be true.
2. I affirm this reply affidavit further to my affidavit affirmed May 13, 2026 (the “**First Levinson Affidavit**”) and my Supplemental Affidavit affirmed May 28, 2026, and in support of a motion by the Applicant for, among other things, an order (the “**Receivership Order**”) substantially in the form attached as Tab 3 to the Applicant’s Application Record.

All capitalized terms not defined herein have the meanings ascribed to them in the First Levinson Affidavit.

3. I affirm this Affidavit in reply to the Affidavit of Noel Perera sworn June 3, 2026 (the **“Perera Affidavit”**).
4. The Perera Affidavit appears focused on two factual assertions:
 - (a) that the Lots are worth more than the amount owed to Hillmount and therefore, irrespective of the ongoing defaults and maturity of the Loan, Hillmount should not be permitted to proceed in the enforcement of its rights and remedies and should simply “wait”; and
 - (b) that additional time should be granted by Hillmount to the Debtor to permit a proposed refinancing or lot sales to occur.
5. These factual assertions are not supportable. In addition, Hillmount is not prepared to forbear in the enforcement of its rights or extend its existing mortgage to accommodate an uncommitted conditional financing that, by its terms, is wholly dependent upon Hillmount agreeing to do so.

THE McLEAN APPRAISAL

6. Mr. Perera relies upon an appraisal previously prepared by McLean, Simon & Associates (Ottawa) valuing the Lots at the aggregate amount of approximately \$22.9 million (the **“McLean Appraisal”**), which is attached as Exhibit “A” to the Perera Affidavit.

7. Hillmount did not accept the McLean Appraisal when advancing the Loan, granting renewals or extensions, or in any of its dealings with the Debtor. In September 2024, after receiving the McLean Appraisal from the Debtor, I expressly advised Mr. Perera that Hillmount did not accept the valuation reflected in the McLean Appraisal and believed the values stated therein were inconsistent with actual market evidence and the lack of completed lot sales. Attached as **Exhibit “A”** is a copy of email correspondence dated September 30, 2024, and October 1, 2024 between Hillmount and Mr. Perera, wherein Mr. Perera expressly acknowledged that Hillmount did not accept the values reflected in the McLean Appraisal.
8. The current market value of the Lots can only be determined through a transparent marketing and sale process conducted by an experienced real estate broker under the supervision of a court-appointed Receiver.

THE THREE-LOT APS

9. While suggesting that certain of the Lots have a current value of approximately \$849,000 each, Mr. Perera appends as Exhibit “D” to the Perera Affidavit an agreement of purchase and sale that he signed following the commencement of this receivership application for three Lots (the “**Purported APS**”) for an aggregate purchase price of approximately \$1.35 million, equating to \$450,000 per lot.
10. The Purported APS contains a handwritten notation stating: “P.S. Buyer waiting for funds \$1.5M coming from Donato Pica”. On the face of the Purported APS, the purchaser apparently requires, and has not received, third-party funding. The identity of the purchaser is redacted.

11. If the Purported APS is with a *bona fide* purchaser who has the funds to complete a transaction at what a court-appointed Receiver (with the benefit of input from an experienced real estate broker) determines is fair market value, such a transaction can be completed following the appointment of a Receiver.

THE DORR PROPOSAL

12. Mr. Perera also relies upon a proposed refinancing (the “**DORR Proposal**”) involving DORR Capital Corporation (“**DORR Capital**”).
13. As of the date of affirming this affidavit, Hillmount has not seen a commitment letter from Dorr Capital. Based on Exhibit “E” to the Perera Affidavit, Dorr Capital has provided the Debtor’s counsel with certain high-level terms in the form of an email. In any event, the DORR Proposal is contingent and uncertain.
14. The DORR Proposal is premised and conditional upon Hillmount agreeing to extend the term of its Mortgage for at least a further twelve months. Hillmount is not prepared to do so.
15. The Loan has already been the subject of renewals, amendments and multiple extensions. The Debtor has repeatedly advised Hillmount that refinancing was imminent and that repayment would occur shortly. Those representations have not resulted in repayment.

FACTUAL MISSTATEMENTS

16. Certain statements in the Perera Affidavit are inconsistent with the contemporaneous correspondence exchanged between Hillmount and Mr. Perera.

17. Mr. Perera states at paragraph 8 of the Perera Affidavit that Hillmount obtained a first mortgage against the property owned by Cedarhill Golf Enterprises Inc. (the “**Cedarhill Property**”) and the Lots in 2021. That is not correct. Attached as **Exhibit “B”** is a copy of Hillmount’s January 15, 2021, commitment relating to the Cedarhill Loan (the “**Cedarhill Commitment**”), which provided for a second-ranking mortgage over the Cedarhill Property and a second-ranking mortgage over the Lots. The Cedarhill Commitment further contemplated that Hillmount’s mortgage would be registered behind Meridian Credit Union’s (“**Meridian’s**”) existing first mortgage against the Lots. It was only later when Hillmount refinanced Meridian’s loans that it became the first mortgagee under the Mortgage described in the First Levinson Affidavit.
18. Attached as Schedule “D” to the Cedarhill Commitment is a schedule of the Lots that was provided to and accepted by Mr. Perera as part of the Cedarhill Commitment. The schedule assigns values to the lots ranging from approximately \$400,000 to \$475,000 per lot, for an aggregate value of approximately \$11.85 million. These values were accepted by Mr. Perera in January 2021 as confirmed by his signature on the document and are materially lower than the per-lot values now asserted in the Perera Affidavit.
19. Mr. Perera suggests at paragraph 13, that the sales and paydown milestones contained in the Renewal were not feasible in the market at that time. These sales and paydown milestones were based on what Mr. Perera proposed to Hillmount in negotiating the Renewal, and were not unilaterally imposed by Hillmount. Contrary to paragraph 15 of the Perera Affidavit, the Extensions provided by Hillmount to the Debtor were done on the basis of constant representations by Mr. Perera of imminent refinancing as described the First Levinson Affidavit.

CONCLUSION

20. The Debtor's position remains substantially the same as it has been throughout the history of the Loan. The Debtor requests additional time to pursue refinancing and future sales. Hillmount has granted extensions and renewals and provided every opportunity for the Debtor to repay its indebtedness to Hillmount. It has not done so.
21. The Mortgage has matured, the Defaults remain outstanding and no refinancing capable of repaying Hillmount in full exists.
22. I make this affidavit in support of the application brought by Hillmount for the proposed Receivership Order and for no other improper purpose.

AFFIRMED before me, by **ITZHAK (YITZ) LEVINSON**, in the City of Toronto in the Province of Ontario this 4th day of June, 2026 in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely*.

Commissioner for Taking Affidavits
(or as may be)

ITZHAK (YITZ) LEVINSON

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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

**REPLY AFFIDAVIT OF ITZHAK
(YITZ) LEVINSON**
(affirmed June 4, 2026)

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Holdings Inc.

APPENDIX “F”

ONASSA SPRINGS

PHASE 1B

THIS AGREEMENT OF PURCHASE AND SALE made 27 day of May ~~2025~~ 2026

BETWEEN:

ONASSA CORPORATION

(Hereinafter called the "Vendor")

AND:

Cars 4 Cost Inc.

(Hereinafter called the "Purchaser")

WITNESSES THAT in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the Purchaser hereby agrees to purchase and the Vendor hereby agrees to sell the Lands as hereinafter described on the Closing Date on the terms and conditions hereinafter set forth for the Purchase Price.

ARTICLE 1

INTERPRETATION

1.1 **Definitions.** In this Agreement the terms defined in this Section 1.1 shall have the following meanings:

"**Agreement**" means this agreement together with all schedules hereto and all instruments supplemental hereto or an amendment or confirmation hereof, and the expressions "hereof", "herein", "hereto", "hereunder", and "hereby", and similar expressions, refer to this agreement.

"**Architectural Review Committee**" means a committee of one or more members appointed by the Vendor, at the Vendor's sole discretion, whose function is to control the exterior design and location of all Units, accessory buildings and fencing to be constructed in the subdivision.

"**Business Day**" means any day except Saturday, Sunday or any civic or statutory holiday.

"**Closing**" means the completion of the sale and purchase of the Lands by the delivery of the transfer and the payment of the Purchase Price on the Closing Date.

"**Closing Date**" mean July 1 2026, or such other date or time as the Vendor and Purchaser shall mutually agree in writing.

"**Damages**" means:

- (i) any damage to the Services and, without limiting the generality of the foregoing, including damage to street hardware, water boxes or house connections, whether arising from earth, debris or other foreign or contaminated matter entering into the Services or from destruction or partial destruction of all or any part of the Services, however caused;

- (ii) any damage done to any lot or block on the Plan of Subdivision, whether from earth, debris or other foreign matter being deposited thereon, including damage done to the landscaping required pursuant to the Subdivision Agreement including without limitation grading, sodding and tree/bush planting; and
- (iii) the total cost incurred or to be incurred for restoring the Services and any lot or block on the Plan of Subdivision to the condition that existed prior to such damage, including but not limited to the clearing of roadways of earth, debris or other foreign matter.

"Deposit" means the monies paid under subparagraph 2.1(a).

"Engineer" means the Vendor's site engineer or the engineer retained by the Vendor to act on its behalf for the purpose of this Agreement.

"Land" or **"Lands"** means those lands shown as Lot 6, 7, 8 on Plan 4M-1487, also referred to as Lot 1472 on the Vendor's Lot Layout Sketch - Phases 1A & 1B, reduced copies of which are attached hereto as Schedules "A" and "A-1", respectively. *(Package deal for 3 lots)*

"Land Titles Office" means the Land Registry Office for the Land Titles Division of OttawaCarleton (No. 4) where the title records for the Lands are registered.

"Municipality" means the City of Ottawa.

"Plan of Subdivision" means the plan of subdivision registered in the Land Title Office as No. 4M-1487.

"Prime Rate" means the prime commercial lending rate of The Bank of Nova Scotia in the City of Ottawa.

"Purchase Price" means the sum of One Million Three hundred & fifty Dollars \$1,350,000 Thousand THST
(\$1,350,000)

"Purchaser's Solicitor" means the solicitor set out on page 12, subject to paragraph 7.6, or any other such solicitor as is appointed by the Purchaser from time to time and written notice of which is provided to the Vendor in accordance with paragraph 8.6.

"Purchaser's Subdivision Obligations" means those obligations set out in paragraph 6.1.

"Services" means all works, improvements or installations required to be performed by the Subdivision Agreement or any related agreement for installation or maintenance of services and any other required agreements whether in favour of the Municipality or any utility, which includes municipal or other services installed or to be installed in, over, under, on or within the road, rights of way and easements by the Vendor or by any other person or corporation, including local or regional municipalities or other authorities. Without limiting the generality of the foregoing, Services include any of the following that are required to be installed pursuant to the Subdivision Agreement or this Agreement, namely: survey bars (standard iron bars); landscaping; streets; watermain; temporary or permanent roads; street signs; street lighting and all appurtenances relating to any of the foregoing; underground hydro services; gas lines; telephone and cable telephone transmission lines or any other installation effected for the purpose of public utilities but excluding the Purchaser's Subdivision Obligations.

"Subdivision Agreement" means the agreement entered into with the Municipality for installation of municipal services for the subdivision in which the Lands are situated, and registered on title to the Lands as Instrument No. OC1470226.

"Unit" means a detached residential dwelling designed to accommodate one family.

"Vendor's Solicitor" means the firm of Gowling, Lafleur, Henderson LLP or any other such solicitor as is appointed by the Vendor from time to time and written notice of which is provided to the Purchaser in accordance with paragraph 8.6.

1.2 **Canadian Dollars.** All amounts referred to in this Agreement are stated in Canadian currency unless otherwise provided.

1.3 **Extended Meanings.** Unless the context otherwise requires, words importing the singular include the plural and vice versa and words importing gender include all genders. The Agreement and its acceptance is to be read with all changes of gender or number required by the context.

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1.4 **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties, and there are no warranties, representations or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, amendment, waiver or termination of this Agreement will be binding, unless executed in writing by the parties. Without limiting the generality of the foregoing, the Purchaser specifically acknowledges that any representations made by the Vendor's sales staff are not binding on the Vendor.

1.5 **Headings.** The insertion of headings is included solely for convenience and reference and is not intended to affect the construction or interpretation of this Agreement nor are the headings intended to be full or accurate descriptions of the contents hereof.

1.6 **Schedules.** The following are the schedules attached to and forming part of the Agreement and are deemed to be part hereof:

Schedule "A"	-	Reduced copy of Plan 4M- 1487 1472
Schedule "A-1"	-	Lot Layout Sketch for Phases 1A and 1B
Schedule "B"	-	Covenants, Restrictions, Acknowledgements
Schedule "B-1"	-	Notices to Purchasers (Municipal Requirements)

Capitalized terms in the Schedules to this Agreement shall have the meaning ascribed to them in the main body of this Agreement unless otherwise defined in a particular Schedule in which case such terms shall have the meaning ascribed to them in that particular Schedule but only as it relates to that particular Schedule.

1.7 **Governing Law.** This Agreement will be governed by the laws of the Province of Ontario and the laws of Canada applicable therein.

1.8 **Invalidity of Provisions.** Save and except for any provisions or covenants contained herein which are fundamental to the subject matter of this Agreement (including, without limitation, those that relate to the payment of monies), the invalidity or unenforceability of any provision or covenant hereof or herein contained will not affect the validity or enforceability of any other provision or covenant hereof or herein contained and any invalid provision or covenant will be deemed to be severable. Each provision and covenant hereof or herein contained will be separately valid and enforceable to the fullest extent permitted by law.

ARTICLE 2

FINANCIAL

2.1 **Purchase Price.** The Purchase Price shall be payable as follows:

- \$25,000.00
- (a) a deposit in the amount of 25% the Purchase Price payable to the Vendor upon execution of this Agreement by the Purchaser, to be credited toward the Purchase Price on Closing; and
 - (b) the balance of the Purchase Price, subject to adjustments, to be paid in cash or by certified cheque to the Vendor on Closing.

2.2 **Deposit.** In the event the purchase transaction contemplated herein is not completed by the Purchaser solely by reason of the default by the Purchaser of its obligations hereunder, the Deposit shall be forfeited to the Vendor in addition to, and without prejudice to, any other remedy available to the Vendor. In all other cases, if the purchase transaction contemplated herein is terminated or otherwise not completed, the Deposit will be immediately returned to the Purchaser without interest, deduction or set-off.

2.3 **Adjustments.** Realty taxes shall be apportioned and allowed to the Closing Date, the Closing Date itself to be apportioned to the Purchaser. In the event the Lands are not separately assessed on Closing, the Vendor shall be entitled to estimate the amount of realty taxes for the year in which the Closing occurs and to adjust as if such amount had been paid in full, whether or not such taxes have yet been paid. The Vendor shall pay all taxes for which a credit is given to the Vendor in the statement of adjustments when they come due. Both Vendor and Purchaser shall readjust taxes, if necessary. The

Vendor shall receive a credit in the statement of adjustments with respect to any real estate transaction levy surcharge payable to the Law Society of Upper Canada in relation to this transaction.

2.4 **Harmonized Sales Tax.** Harmonized Sales Tax is in addition to the Purchase Price and shall be paid by the Purchaser to the Vendor on Closing.

2.5 **Payment of Fees and Development Charges.** With regard to any Unit to be constructed on the Land, the Purchaser is solely responsible for paying all building permit fees and levies, Rideau Valley Conservation Authority fees, and all development charges by whomsoever or howsoever charged under any legislation and/or by-laws prior to the *Development Charges Act*, R.S.O. 1990 Chap. D.9, as amended, or charged subsequent to and under the authority of the said *Development Charges Act* or any other legislation. Without restricting the generality of the foregoing, the charges payable by the Purchaser shall include the Municipality, any hydro authority and all Ottawa-Carleton District School Board charges payable under or through the authority and instrumentality of the said *Development Charges Act*. The Vendor agrees that the Purchaser may obtain a deferral of all or any levies at the Purchaser's expense.

ARTICLE 3

CONDITIONS

3.1 **Purchaser's Conditions.** This Agreement may be terminated by the Purchaser by written notice delivered to the Vendor not later than 5:00 p.m. on the 10th day following execution of the Agreement by both parties, in each of the following events:

- (a) The Purchaser fails to satisfy himself that the condition of the Lands is suitable to permit the construction of the Unit contemplated by the Purchaser, of which the Purchaser shall be the sole judge; and/or
- (b) The Purchaser fails to obtain satisfactory financing for the purchase of the Lands.

3.2 **Termination.** Upon the Vendor's receipt of the termination notice from the Purchaser pursuant to paragraph 3.1 above, this Agreement shall be null and void and the Vendor shall return the Deposit to the Purchaser without interest or deduction.

3.3 **Effect of No Termination.** If no written notice of termination is received within the time limit set out in paragraph 3.1 above, then the Purchaser's Conditions shall be deemed waived by the Purchaser and this Agreement shall be firm and binding.

ARTICLE 4

PURCHASER'S EXAMINATION

4.1 **Inspection.** The Purchaser and his employees, contractors and agents may enter upon the Land upon obtaining permission from the Vendor, which permission shall not be unreasonably withheld, for the purpose of carrying out, solely at the Purchaser's expense, such survey work, soil tests, engineering tests and any other work of inspection as the Purchaser may consider necessary; provided that prior to the Closing Date, the Purchaser shall be liable for any damage resulting to the Land or adjacent property as a result of any acts of the Purchaser, his employees, contractors and agents in connection with the foregoing. The Purchaser shall provide the Vendor with a written request for permission to enter the Land five (5) Business Days prior to the date upon which the Purchaser wishes to enter the Land.

4.2 **No Reliance.** The Purchaser declares that in making this offer to purchase the Land, the Purchaser has either inspected and investigated the Land or that, not having so inspected, the Purchaser is willing to assume and does assume all risk of conditions existing on the Land. The Purchaser also declares that in making this offer to purchase, the Purchaser did not and does not rely upon statements made by, or upon information provided by the Vendor, or any of its servants or agents, respecting the nature or configuration of the Land.

4.3 **Title Search.** The Purchaser is to be allowed ten (10) days prior to the Closing Date to examine the title at his own expense and shall not call for the production of any title, deed, abstract of title, survey, or proof of evidence of title other than those in the Vendor's possession or under its control. If, within that time, any valid objection to the title is made in writing to the Vendor, which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objection, be null and void, and the Deposit shall be returned by the Vendor without interest or deduction and the Vendor shall not be liable for any costs or damages. The Vendor shall not be required to produce evidence of compliance with

the Subdivision Agreement or any of the easements, covenants or restrictions to which the Lands are subject and the Purchaser shall satisfy himself with respect to same.

ARTICLE 5

VENDOR'S OBLIGATIONS

- 5.1 **Installation of Services.** Unless otherwise provided in this Agreement, the Vendor will at its own expense install the Services to the Lands to the point where the street right-of-way meets the Lands.
- 5.2 **Final Grade Control Plan.** The Vendor shall provide to the Purchaser copies of the final approved grade control plan for the Land set by the Engineer and approved by the Municipality.
- 5.3 **Construction Liens.** In performance of the Services, the Vendor shall comply with the *Construction Lien Act* of Ontario and will hold back all required amounts for such period or periods of time as provided therein.

ARTICLE 6

PURCHASER'S OBLIGATIONS

6.1 **Purchaser's Obligations.** The Purchaser shall accept all obligations imposed under the Subdivision Agreement relating to the Lands, including without limitation, the following, the cost, supply and installation of which shall be the obligations of the Purchaser (the "**Purchaser's Subdivision Obligations**");

- (a) to supply and install all equipment and other requirements within the Lands relating to the provision of water service;
- (b) to supply and install a sanitary disposal system;
- (c) to supply and install any underground wiring or other works required for any utility such as hydro, gas, telephone, and cablevision connecting the Unit to the primary service installed by the utility to where the street right-of-way meets the Lands or to an easement on the Lands if the primary service happens to be located on an easement on the Lands itself;
- (d) to supply and install any meters to be connected to the Unit;
- (e) to grade, landscape, sod, plant trees and/or shrubs and to provide driveways and an access culvert for the Unit up to the public roadway in accordance with the final grade control plan referenced in paragraph 5.2 above and the landscaping plan approved by the Municipality;
- (f) to install on the Lands or boundaries thereof, any berms, fencing, planting or similar installations required under the Subdivision Agreement and/or any municipal, regional or provincial regulation.

6.2 **Engineering Approval.** Before commencement of construction, the Purchaser agrees to submit to the Municipality and the Engineer for approval, plot and grading plans. The approval of the Engineer shall be deemed to have been given if: (a) the plot or grading plans comply with the requirements of the Municipality and written approval from the Municipality has been received and a copy delivered to the Vendor; or (b) within ten (10) Business Days from being requested to do so, the Engineer has neither given an approval or refused to do so.

6.3 **Design Controls.**

- (a) The Purchaser hereby acknowledges and agrees that:
 - (i) the Unit to be erected on the Lands is intended to conform and to continue to conform to the highest standard of design, integrity, quality of workmanship and maintenance, and the Purchaser and the Vendor hereby covenant and agree for themselves, their heirs, executors, administrators, successors and assigns, to abide by the covenants, restrictions and acknowledgements set forth in Schedule "B" attached hereto and forming part of this Agreement insofar as such covenants, restrictions and acknowledgements relate to the Purchaser's and the Vendor's respective obligations. The Purchaser agrees to execute any and all

documents requested by the Vendor, its successors and assigns, to ensure the continuation and preservation of the covenants, restrictions and acknowledgements herein;

- (ii) if the Purchaser owns or purchases property abutting the Lands (the "**Abutting Lands**"), the design and construction of the Unit on the Abutting Lands must not be substantially similar to the design and construction of the Unit on the Lands. The Architectural Review Committee shall determine what shall be considered "substantially similar" in its sole discretion.

6.4 **Architectural Review Committee.** The Purchaser, his builder, designer, architect or duly authorized representative, shall submit concept plans, including drawing plans, elevations and sections (the "**Concept Plans**"), for the Unit, accessory buildings and any fencing to be constructed on the Land, to the Architectural Review Committee for preliminary approval by the Architectural Review Committee. Once the Concept Plans have been approved by the Architectural Review Committee, the Purchaser shall submit working drawings (the "**Working Drawings**") for the Unit, accessory buildings and fencing to be constructed on the Land to the Architectural Review Committee for review and approval prior to:

- (a) commencing any construction on the Land; and
- (b) submitting the Working Drawings to the Municipality for approval.

The Architectural Review Committee shall have ten (10) Business Days to approve or deny the Concept Plans and the Working Drawings after they are submitted by the Purchaser. The purpose of such review and approval is to ensure that the design and construction of each Unit in the subdivision conforms to the highest standards and that the concept of a luxury development is maintained. The Purchaser acknowledges that in addition to obtaining the approval of the Architectural Review Committee pursuant to this Section 6.4, the Purchaser must also comply with any and all government requirements with respect to the construction of the Unit, the accessory buildings and the fencing on the Land. Neither the Vendor nor the Architectural Review Committee shall have any responsibility for ensuring that such government requirements are complied with by the Purchaser's Concept Plans or Working Drawings or that the Purchaser's Concepts Plans or Working Drawings are accurate, complete or suitable.

6.5 **Gated Community.** The Purchaser acknowledges and accepts that:

- (a) it is the Vendor's present intention to obtain approval from the Municipality, if possible, to convert some, or all, of the subdivision, and other adjoining lands owned by the Vendor, into a gated community (the "**Community**"). If approval for the Community is obtained and the Lands are part of the subdivision which is to be included in the Community, the Purchaser shall be responsible for its proportionate share of all reasonable expenses related to the Community, including, but not limited to, 24 hour security expenses and the costs of repairing and maintaining the Community enclosures, the entrance and any related features, which shall be collected by way of annual fees (the "**Fees**") payable to Onassa Corporation or its heirs, executors, administrators, successors and assigns (the "**Community Administrator**").
- (b) the Purchaser shall pay Fees to the Community Administrator within 90 days of delivery of written notice to the Purchaser by the Community Administrator of the Fees then due and owing, but in any event not later than December 31 of any given year (the "**Fee Due Date**").
- (c) if the Purchaser does not pay Fees to the Community Administrator by the Fee Due Date the Purchaser hereby irrevocably authorizes and directs the Community Administrator, and its counsel, to register a Charge on title to the Lands in favour of the Community Administrator in the amount of the Fees then due and owing plus a One Thousand Dollar (\$1,000.00) administration fee plus a reasonable amount for legal fees and disbursements likely to be incurred by the Community Administrator in registering and discharging the Charge.
- (d) he shall insert this clause in any agreement of purchase and sale for the Land and shall obtain the written agreement of any subsequent transferee of the Lands to be bound by the terms of this paragraph 6.5. The Purchaser shall remain liable for Fees until such time as said written agreement is delivered to the Community Administrator.

6.6 **Building Permit.** The Purchaser shall not apply for or receive any building permit prior to having received the approval of the Architectural Review Committee pursuant to paragraph 6.4.

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6.7 **Covenants, Restrictions and Acknowledgements.** The Purchaser acknowledges and agrees that all covenants restrictions and acknowledgments contained in Schedule "B" shall be covenants running with the Land for the benefit of the lands within the Plan of Subdivision of which the Lands form a part, and regardless of the form of expression (positive or negative) shall be considered restrictive covenants enforceable by the Vendor against the Purchaser and his successors in title.

6.8 **Reconveyance to Vendor.** In the event that construction of a Unit on the Lands has not been commenced by three years from Closing, the Vendor has the absolute right, but not the obligation, for an unlimited period after three years have elapsed since the Closing to require the reconveyance of the Lands to the Vendor on payment by the Vendor to the Purchaser of the Purchase Price under this Agreement less the land transfer tax, legal fees and other closing costs incurred by the Vendor in conjunction with the reconveyance. For the purpose of the Vendor's right to require the reconveyance of the Lands pursuant to this paragraph 6.8, the Purchaser's obligation to commence construction of the Unit shall be deemed satisfied if a building permit has been issued for a Unit on the Lands which has been approved by the Architectural Review Committee and complies with the design controls set out in Schedule "B", paragraphs 1.1 to 1.7, and pursuant to which building permit a foundation, framing, roof, and windows and exterior doors have been constructed on the Lands. The Purchaser shall not have a right to advertise or market for sale the lot without the expressed written consent of the Vendor, and such consent may be arbitrarily withheld at the Vendor's sole discretion. No signs whatsoever may be erected on the lot before or during construction of the house. Purchaser shall not be permitted to sell the lot without first erecting a house in their name and occupying the residence. No lot flipping will be permitted.

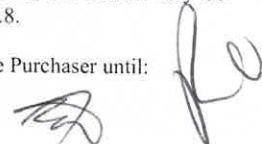
6.9 **Neat and Tidy Condition.** The Purchaser shall keep the Land properly groomed and cut the grass on a regular basis. Without limiting the generality of the foregoing, during the course of the Purchaser's construction, the Purchaser shall keep the Land in a neat, tidy and safe condition. The Purchaser will not permit any waste, garbage, debris, building materials, implements, supplies or excavation material to be located on the Lands that might constitute a danger, nuisance or an unsightly condition to any person using the Lands or Abutting Lands. The Purchaser will secure any excavations and shall comply with any reasonable request made by the Vendor in respect of the appearance, safety or the general condition of the Lands during the course of the Purchaser's construction. The Purchaser agrees with the Vendor that no builder marketing signs shall be placed on the Lands and that no structure of a temporary character, including, without limitation, a trailer, a mobile home, a modular home, a tent, a shack, or any other temporary out-building, shall be constructed or installed on the Lands at any time. If the Purchaser fails to comply with any of the obligations set out in this Section 6.9 the Vendor may effect such compliance on behalf of the Purchaser, the cost of which shall be paid to the Vendor by the Purchaser upon demand and, until paid, shall bear interest at a rate of 10%, calculated and compounded annually, provided the Vendor gives the Purchaser ten (10) days written notice of its intention to perform the work necessary to effect such compliance on behalf of the Purchaser.

6.10 **Sale of Land.** The Purchaser shall not sell the Land prior to the construction of a fully completed Unit in accordance with the design criteria set out in Schedule "B", paragraphs 1.1 to 1.7, without having first obtained the Vendor's consent in writing, which consent may be arbitrarily withheld, and in any event any such conveyance shall be subject to the condition that such subsequent purchaser shall enter into an agreement, in writing, with the same terms, conditions, obligations and undertakings of the Purchaser under this Agreement.

6.11 **Security for Purchaser's Obligations.** On Closing, the Purchaser shall provide to the Vendor's Solicitor the following:

- (a) the sum of Ten Thousand Dollars (\$10,000.00) or, in lieu thereof, a Ten Thousand Dollar (\$10,000.00) renewable letter of credit in favour of the Vendor in a form to be approved by the Vendor from a Canadian chartered bank (the "**Security**"). Such cash or letter of credit will be retained by the Vendor's Solicitor and applied towards any loss for which the Purchaser is liable to the Vendor pursuant to this Agreement;
- (b) an executed acknowledgement and direction with respect to a transfer of the Lands to the Vendor to be held in escrow until:
 - (i) a building permit has been issued for a Unit on the Lands which has been approved by the Architectural Review Committee and complies with the design controls set out in Schedule "B", paragraphs 1.1 to 1.7, and pursuant to which building permit a foundation has been constructed on the Lands, at which time the acknowledgement and direction shall be returned to the Purchaser; or
 - (ii) three years after Closing, at which time if construction of a Unit on the Lands has not been commenced as set out in paragraph 6.8 above, the Lands may be reconveyed to the Vendor in accordance with paragraph 6.8.

6.12 **Release of Purchaser's Security.** The Security shall not be released to the Purchaser until:



- (a) The Purchaser has complied with all of its obligations with respect to the Land pursuant to this Agreement; and
- (b) The Vendor is satisfied with an inspection of the Lands; and
- (c) The Purchaser provides the Vendor with:
 - (i) a final occupancy permit for the Lands issued by the Municipality; and
 - (ii) a City of Ottawa Building Services Report on Compliance, the contents of which are satisfactory to the Vendor in the Vendor's sole discretion;

OR

- (d) the Vendor has been released from all of its obligations under the Subdivision Agreement and the full amount of the security posted by the Vendor pursuant to the Subdivision Agreement has been released to the Vendor.

6.13 **Temporary Easement.** Until such time as the Vendor has been released of all its obligations under the Subdivision Agreement, the Lands shall be subject to a temporary easement in favour of the Vendor, its employees, consultants, agents and representatives, for all purposes in connection with the Vendor fulfilling its obligations pursuant to the Subdivision Agreement. This temporary easement shall be registered on title to the Lands on, or prior to, Closing.

6.14 **Undertaking Not to Damage.** The Purchaser undertakes not to damage any Services associated with the Lands being purchased hereunder, including but not limited to watermains, fire hydrants, hydro, gas, cable, television, telephone, roads, or other similar installations adjoining the Lands. During the period of construction on the Lands, the Purchaser will take precautions to prevent damage to Services either by himself, his agents, contracts, trades and subtrades and such other action as the Vendor may deem requisite.

6.15 **Purchaser to Remedy Damages.** In the event that the Vendor determines that there are Damages for which the Purchaser is responsible in accordance with this Agreement, the Vendor shall notify the Purchaser of such Damages and the Purchaser shall remedy such Damages within a reasonable time as specified by the Vendor. In the event that the Purchaser fails or neglects to remedy the Damages within the time specified by the Vendor, the Vendor may, in its sole discretion, remedy the Damages and charge the cost thereof plus 10% to the Purchaser. In the event that the Purchaser fails to pay to the Vendor the cost of the Damages within ten (10) Business Days of receipt of the invoice, such amount shall bear interest at the Prime Rate and such amount plus accrued interest shall be added to any additional amount owing to the Vendor. The Vendor may call upon the Purchaser to pay such amount within thirty (30) days of making a demand, failing which the Vendor may call for payment from the Vendor's Solicitor out of the monies held in trust or for a drawing of the amount owing under the letter of credit, either of which is provided pursuant to paragraph 6.11(a).

6.16 **Road Allowance.** The Purchaser will not use nor permit any party for whom he is in law responsible to use roads and road allowances within the subdivision in any manner which would interfere with or cause disruption to road construction, the installation of the Services or snow removal or the normal use and maintenance of the roads. The roads must be kept clear to provide safe and easy access for all purchasers, sales staff, potential buyers, residents and emergency vehicles. Construction materials and equipment, garbage, mud, earth, sand, gravel, excavating, fill and cement must be scrapped off by the Purchaser at the Purchaser's cost as required by site conditions or as required by the Engineer. The Vendor will provide, at its own discretion, road sweeping and flushing at its own cost. However, if in the Vendor's sole opinion, the road cleaning is required as a result of the Purchaser's operation or the acts of those for whom the Purchaser is in law responsible, such costs will be paid by the Purchaser.

6.17 **Survey Bars.** The Purchaser must not damage or remove any survey bar, and if any such bar is damaged or removed by the Purchaser or by those for whom the Purchaser is in law responsible, or their vehicles, materials or equipment, and if replacement of such bar is necessary, the Purchaser will pay the cost to have the bar replaced by an Ontario Land Surveyor assigned by the Vendor.

6.18 **Compliance With Agreements and By-Laws.** The Purchaser will observe and comply with the Subdivision Agreement and all other agreements relating to public utilities and municipal services and all by-laws affecting the Land.

ARTICLE 7

CLOSING ARRANGEMENTS

7.1 **Transfer.** The transfer shall be prepared by the Vendor's Solicitor at a cost to the Purchaser of \$175.00 plus Harmonized Sales Tax and shall be messaged electronically to the Purchaser's Solicitor for review and approval. The Purchaser agrees to notify the Vendor's Solicitor at least ten (10) days prior to the Closing Date as to the manner in which the Purchaser will be taking title and the Purchaser's address for service. If the Purchaser's Solicitor fails to give such notification, the Vendor's Solicitor shall be entitled to prepare the transfer to the Purchaser as described in this Agreement and, if there is more than one Purchaser, the transfer will show them as joint tenants and insert as the Purchaser's address for service the address set out in this Agreement.

7.2 **Title.** On Closing the Purchaser agrees to accept title to the Land subject to the following:

- (a) the Subdivision Agreement and any other municipal agreements provided same are in good standing and that all security required to be posted thereunder has been provided to the Municipality;
- (b) all easements and rights in the Land which now or which may hereafter be required for the installation and maintenance of the Services provided same do not materially impair the Purchaser's ability to build the Unit on the Land;
- (c) the covenants, restrictions and acknowledgments set forth in Schedule "B" attached hereto, which shall be registered on title, and any further covenants, restrictions or acknowledgments arising out of this Agreement and/or the requirements of any governmental authority;
- (d) any restrictions, conditions or covenants that run with the land, provided same have been complied with;
- (e) any registered mortgage provided that the mortgagee is a Canadian chartered bank, trust company, credit union or insurance company and that on Closing the Vendor provides to the Purchaser a signed statement from such mortgagee as to the amount required to obtain a discharge (or partial discharge) of the mortgage, together with a direction executed by the Vendor authorizing the Purchaser to pay that amount to the mortgagee out of the balance on closing and an undertaking from the Vendor's Solicitor to obtain and register a discharge (or partial discharge as the case may be) to release the mortgage from the title to the Lands within a reasonable period of time after Closing; and
- (f) any registered private mortgage provided that on Closing the Vendor provides the Purchaser with evidence that such mortgagee has authorized the Vendor's Solicitor to register a discharge (or partial discharge) of said mortgage, together with a DRA signed by the Vendor's Solicitor listing the discharge of said mortgage immediately following the transfer to the Purchaser and the Purchaser's mortgage, if any.

The Vendor shall not be required to produce evidence of compliance with any of the aforementioned easements, agreements, restrictions, conditions or covenants and the Purchaser shall satisfy himself with respect to same.

7.3 **Purchaser's Acknowledgement.** The Purchaser acknowledges and consents to those matters detailed in Schedule "B-1" attached hereto and entitled "Notices to Purchasers (Municipal Requirements)".

7.4 **Electronic Registration.** The parties agree that this transaction will be closed using electronic registration and that it shall be conducted in accordance with the unamended terms of the Document Registration Agreement (the "DRA") in effect on the date of acceptance of this Agreement as adopted by the Joint Law Society of Upper Canada - Ontario Bar Association Committee on Electronic Registration of Title Documents, with Schedule "A" listing the Transfer, any mortgage(s) in favour of the Purchaser, followed by the discharge of any private mortgages. It is agreed that the DRA shall be amended to provide that the Vendor's Solicitor shall be entitled to release funds received from the Purchaser to the Vendor upon the Vendor's Solicitor obtaining confirmation that partial discharge(s) of any private mortgages have been registered. Closing of the transaction shall occur before 5:00 p.m. on the Closing Date. The Purchaser agrees to abide by, and to instruct the Purchaser's Solicitor to abide by, the closing procedures set forth for electronic registration in the said Document Registration Agreement.

7.5 **Access After Closing.** The Vendor or persons authorized by the Vendor shall have the right to enter upon the Lands after Closing at all reasonable hours in order to make inspections and do any work thereon which the Vendor may deem necessary.

7.6 **Purchaser's Solicitor.** In the event that the Purchaser has not identified the Purchaser's Solicitor on page 12 hereof, the Purchaser undertakes to advise the Vendor in writing of such solicitor forthwith after execution of this Agreement. In the event the Purchaser changes such solicitor during the currency of this Agreement, the Purchaser shall inform the Vendor forthwith.

ARTICLE 8

MISCELLANEOUS

8.1 **Non-Merger.** The Vendor and the Purchaser agree that the requirement that the Vendor comply with the provisions of the Subdivision Agreement or any of the terms or conditions of this Agreement that are not fulfilled at the Closing Date shall survive the delivery and registration of the transfer of the Land. The requirement of the Purchaser to perform any of the obligations set out in this Agreement does not merge on Closing but shall survive the delivery and registration of the transfer of the Land.

8.2 **Assignment.** The Purchaser shall not assign this Agreement without the prior written consent of the Vendor which consent may be unreasonably withheld.

8.3 **Easements and/or Rights-Of-Way.** The Purchaser will after Closing and the conveyance of the Lands upon the request of and at the expense of the Vendor, grant any easements or rights in, over or within the Lands required for the installation and maintenance of the Services, provided same do not unreasonably restrict the construction of the Unit on the Lands. The Purchaser will not transfer title to the Lands without obtaining a similar agreement in favour of the Vendor from the transferee of the Purchaser.

8.4 **Planning Act.** This Agreement will be effective to create an interest in the Lands only if the subdivision control provisions of the *Planning Act*, R.S.O. 1990 Chap. P13, as amended, are complied with by the Vendor on or before Closing.

8.5 **Tender.** The parties agree that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's Solicitor has:

- (i) delivered all closing documents to the Purchaser's Solicitor;
- (ii) advised the Purchaser's Solicitor, in writing, that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
- (iii) has completed all steps required by the Teraview Electronic Registration System in order to complete the transaction that can be performed or undertaken by the Vendor's Solicitor without the cooperation or participation of the Purchaser's Solicitor, and specifically, when the "completeness signatory" for the Transfer has been electronically "signed" by the Vendor's Solicitor.

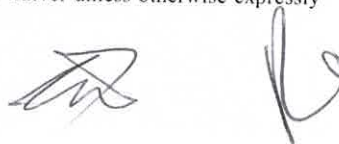
without the necessity of personally attending upon the Purchaser or the Purchaser's Solicitor with the closing documents, and without any requirement to have an independent witness evidence the foregoing.

8.6 **Notices.** Any notice required may be made upon the Vendor at P.O. Box 9532, Station T, Ottawa, Ontario K1G 3V2 or to the Vendor's Solicitor at 160 Elgin Street, Suite 2600, Ottawa, Ontario, K1P 1C3 and to the Purchaser at the Purchaser's address as shown in this Agreement or care of the Purchaser's Solicitor.

Each of the foregoing will be entitled to specify a different address by giving written notice as aforesaid to the other. Any such notice, if sent by e-mail or telecopy, will be deemed to have been given on the day of delivery if such day of delivery is a Business Day, or, if not, on the next Business Day following the day on which the notice was so sent or, if delivered by personal delivery, will be deemed to have been given on the day of delivery if a Business Day or, if not a Business Day, on the Business Day next following the day of delivery.

8.7 **Time of Essence.** Time will be of the essence of this Agreement.

8.8 **Waiver.** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision nor will any such waiver constitute a continuing waiver unless otherwise expressly provided.



8.9 **Force Majeure.** In the event that the Vendor or the Purchaser is not able to complete any matters that it is required to do pursuant to the within Agreement as a result of factors beyond its control, then the Vendor or the Purchaser shall be relieved from the time limits as herein set forth and shall have an extension of time to perform any matters which it cannot do as a result of matters beyond its control.

8.10 **Confidentiality/Non-Disclosure.** The parties hereto agree and the Purchaser specifically acknowledges that all of the terms and conditions of this Agreement are confidential in nature. The parties covenant that at all times they shall keep all of the information relating to the terms and conditions of this Agreement strictly private and confidential. The parties hereto shall not disclose the terms of this Agreement to any other third party save and except in the course of discussing and revealing same in a professional capacity with their bank or lending institution, engineers, solicitors and other similar necessary professional persons or corporations retained by them in connection with the transaction.

8.11 **Non-Registration.** The Purchaser shall not register this Agreement or any notice thereof.

8.12 **Irrevocable.** This Agreement when executed by the Purchaser shall constitute an offer to purchase irrevocable for a period of ten (10) days from the date of execution by the Purchaser and upon execution by the Vendor shall constitute a binding agreement of purchase and sale subject to the condition(s) contained herein. If not executed and delivered by the Vendor, such offer shall be null and void and the Deposit shall be returned in full without interest.

8.13 **Successors and Assigns.** Except as herein expressly provided, this Agreement shall extend to, be binding upon and enure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

8.14 **Privacy.** For the purposes of this paragraph, "Personal Information" shall mean any information, recorded in any form, about the Purchaser, or from which the identity of the Purchaser may be inferred or determined, other than publicly available information.

The Purchaser agrees and consents that the Vendor may collect, use and disclose Personal Information of the Purchaser, whether provided by the Purchaser or created by the Vendor, for the purposes of:

- (i) providing the Lands to the Purchaser;
- (ii) maintaining an on-going relationship with the Purchaser after the Closing Date, which may include providing information about products or services offered by the Vendor, its affiliates and other reputable organizations;
- (iii) meeting any legal and regulatory requirements; and
- (iv) such other purposes consistent with (i), (ii) and (iii) above.

8.15 **Facsimile.** The parties agree that signatures made and forwarded by facsimile transmission shall be deemed to be original signatures for the purposes of this transaction.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF the Purchaser has executed this Agreement this 27 day of May, 2026

Witness

[Signature]
Purchaser

Jan 19/76
Date of Birth

Witness

Purchaser

Date of Birth

IN WITNESS WHEREOF the Vendor has executed this Agreement by the hand of its authorized signing officer this 27 day of May, 2026

ONASSA CORPORATION

Per: [Signature]

I have authority to bind the Corporation.

PURCHASER'S ADDRESS

6104 Perth St.
Richmond Ont.

Telephone:

613 302 5105

Fax:

E-mail:

PURCHASER'S SOLICITOR

Tim Thomas

VENDOR'S SOLICITOR

SR Law
1000-120 Adelaide Street West
Toronto, ON M5H 3V1

Attention: George Ruggiero

Tel: (416) 363-2211

Fax: (416) 363-0645

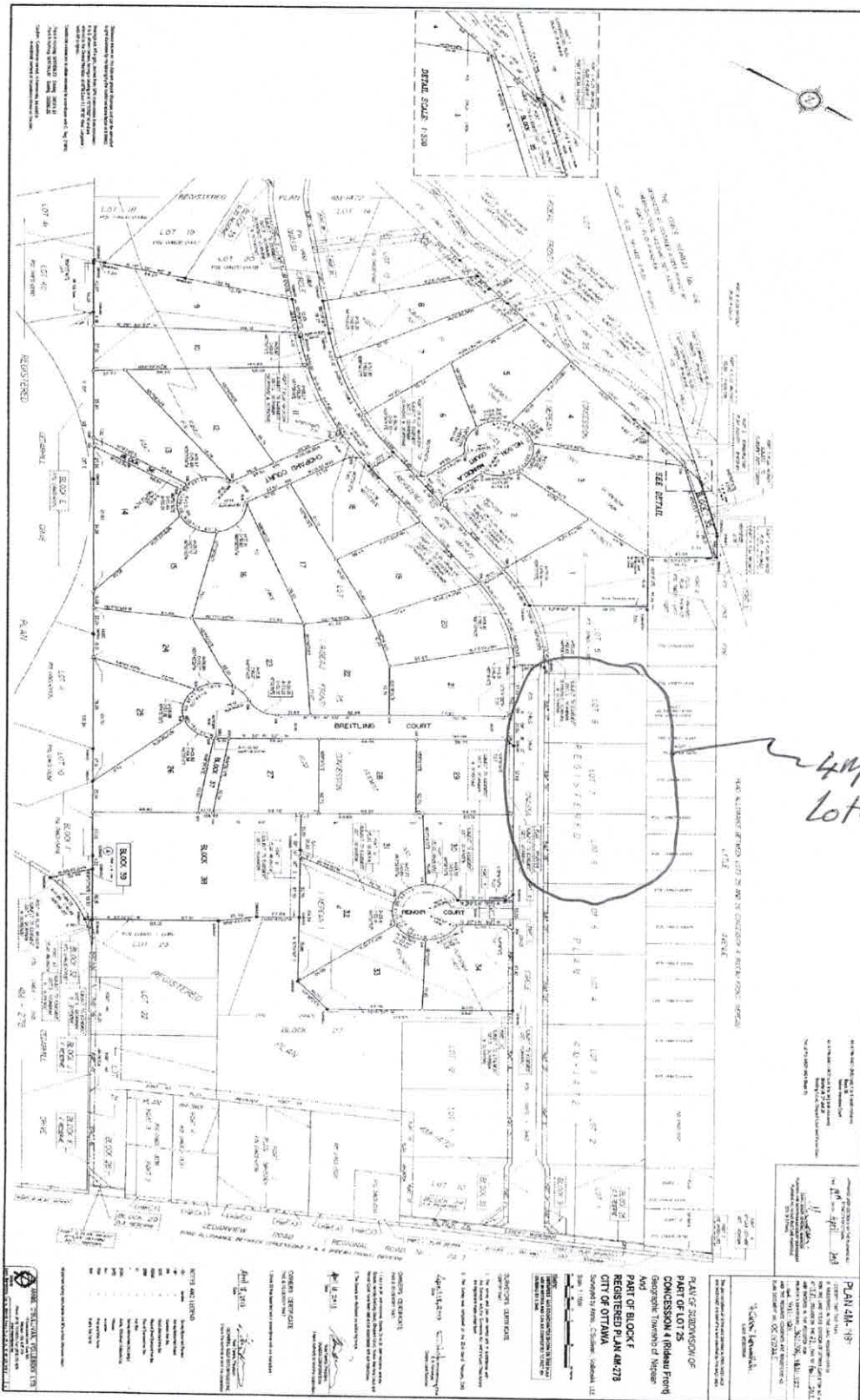
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5/10/13

[Signature]

P.S. Buyer waiting for funds \$1.5M coming from Sorato Pica [Signature]

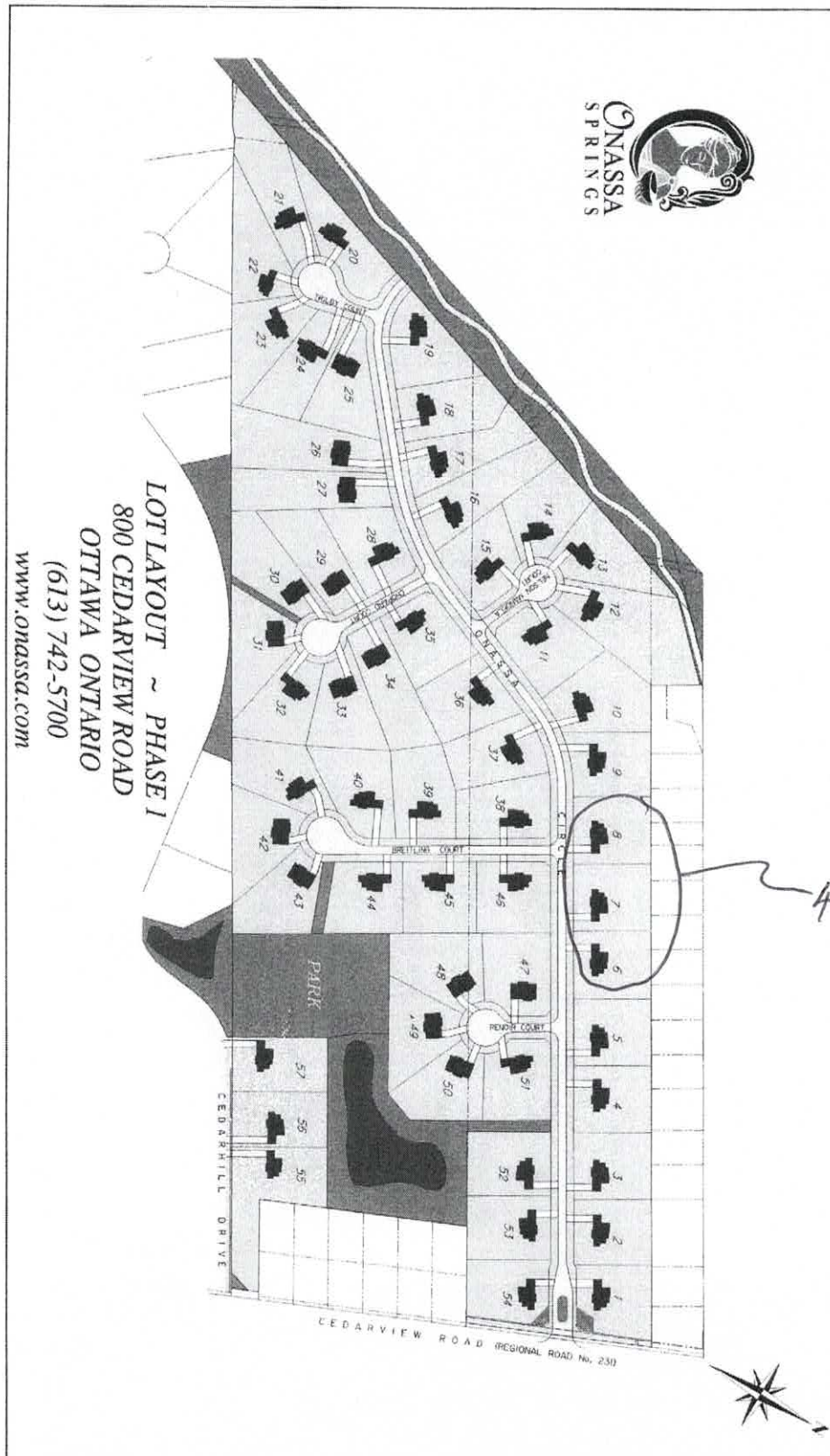
SCHEDULE "A"

PLAN 4M-1487 - PHASE 1B



SCHEDULE "A-1"

LOT LAYOUT SKETCH - PHASES 1A & 1B



4M-1472
Lot 6, 7, 8

[Handwritten signature]

SCHEDULE "B"

COVENANTS, RESTRICTIONS, ACKNOWLEDGMENTS

For the benefit of all lands within Plan 4M-1472 and all the lands within the plan of subdivision registered in the Land Titles Division of Ottawa-Carleton (No. 4) at Ottawa as No. 4M-1487, (the "**Plan of Subdivision**") of which the lands (the "**Lands**") described in the attached Application to Annex Restrictive Covenants form part, including all lands dedicated to the City of Ottawa and owned by the City of Ottawa for municipal streets and parks and other public lands within Plan 4M-1472 and Plan 4M-1487:

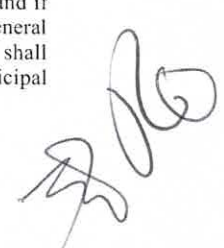
1. **Design and Construction**

With respect to the development of the Lands, the Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that:

- 1.1 No structures shall be erected, altered, placed or permitted to remain on the Lands except one single family detached residential dwelling not exceeding two storeys in height and designed to accommodate one family (the "**Unit**"), a private passenger car garage pertaining thereto, and only such auxiliary storage buildings as allowed under the City of Ottawa zoning by-laws for residential properties and excluding any buildings erected for the purpose of commercial storage.
- 1.2 No dwelling shall be constructed or maintained on the Lands having less than ³⁰⁰⁰~~2000~~ sq. ft. of habitable finished areas, excluding basement and garage areas.
- 1.3 Garages on the Lands must be of sufficient size to hold at least three (3) cars although should not be overly prominent in relation to the house. Detached garages are permitted as well.
- 1.4 Notwithstanding the provisions of the City of Ottawa zoning by-laws, the following finishes, structures and uses are prohibited:
 - (a) exterior wood and/or vinyl and/or metal, wall siding, and/or siding of similar composite material such as staccato board or Hardee plank and/or other like manufactured siding or cladding; exterior surfaces shall be predominantly brick, stucco or a natural stone unless approved in writing by Onassa Corporation or its heirs, executors, administrators, successors and assigns ("**Onassa Corporation**");
 - (b) carports; and
 - (c) other buildings or structures accessory to the dwelling unless approved in writing by Onassa Corporation.
- 1.5 All Units, buildings, improvements and structures from time to time erected on the Lands shall be constructed with new building material and where possible, shall be painted and/or stained and maintained in good shape or repair at all time.
- 1.6 The footings of all buildings shall be constructed above the normal water table to prevent moisture problems in basements and to minimize the demand on the sump pump system.
- 1.7 The exterior of the Unit shall be completed within one year from commencement of construction. All plans and specifications of any such Unit including the sewage disposal system, and its location on the Lands shall at all times conform to the covenants contained herein and the municipal regulations governing environmental or other health considerations existing at the time of such construction.

2. **Damage to Subdivision Works**

The Transferee, for himself, his heirs executors, administrators, successors and assigns, covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action or the lack of any action whatsoever on the part of the Transferee, the General Manager, Planning and Growth Management may serve notice to the Transferee to have the damage repaired and if such notification be without effect for a period of two clear days after such notice, the General Manager, Planning and Growth Management may cause the damage to be repaired and shall recover the costs of the repair plus the Management Fee, under Section 427, of the Municipal Act, 2001 in like manner as municipal taxes.



3. **Commencement of Construction**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will not commence construction of any buildings unless,

- (a) a building permit has been issued;
- (b) all requirements with respect to underground Works, road base granulars and first lift of asphalt have been carried out on the Roads on which the subject lot fronts;
- (c) the Road on which the subject lot fronts has been connected by Roads which are, at a minimum, at a similar stage of completion to the overall City Road network; and
- (d) the whole or such portion of the mass earth moving or general grading deemed necessary by the General Manager, Planning and Growth Management has been completed and approved.

4. **Roof Leaders & Sump Pump Hoses**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to insert a clause in all agreements of purchase and sale requiring that the purchaser direct roof leaders and sump pump hoses to a sufficiently large pervious area, all of which shall be to the satisfaction of the General Manager, Planning and Growth Management.

5. **Grading and Drainage**

The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the Transferee shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan, and with the written consent of the General Manager, Planning and Growth Management. Furthermore, the Transferee shall maintain the approved grading and drainage plan, and any corrective Works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five days of receipt of a written notice from the City of Ottawa or the City of Ottawa may complete the Works at the Transferee's expense.

Furthermore, the Transferee agrees that the City of Ottawa may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the City of Ottawa in performing any restoration work shall be paid to the City of Ottawa by the owner of the lands upon which such restoration work was performed, such payments to be made within 30 days of demand therefore by the City of Ottawa and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the Municipal Act, 2001 and collected in like manner as municipal taxes.

6. **Prohibited Tree Types**

The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the transferee will not plant poplar, alder, aspen, willow, elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (i.e. Silver and Manitoba) or other species as may be determined by the General Manager, Planning and Growth Management within the lands to which this Transfer/Deed applies nor adjacent lands in the transferee's ownership. Tree planting in proximity to buildings will be in accordance with the approved landscaping/streetscaping plan, geotechnical report and the City of Ottawa's "Trees and Foundation Strategy in Areas of Sensitive Marine Clay" policy, where applicable.

7. **No Dumping**

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that "No Dumping" of any material (including snow, grass cuttings, construction debris and landscape waste) is permitted on vacant lots or on adjacent lands.

8. **Setback Requirements**

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds and decks are building appurtenances and shall meet the minimum setback requirements established in the City of Ottawa's Zoning By-law(s).

9. **Access from Private Property to Public Property and No Gates**

The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that gates are not permitted in the fences.

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10. **Proximity to Active Lighted Sports, Recreation and Leisure Facilities - Lots 26, 27, 31 and 32**
The Transferee of Lots 26, 27, 31 and 32 for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that adjacent parkland designated under the Subdivision Agreement and/or already existing may have active lighted sports, recreation and leisure facilities installed.
11. **Tree Planting and Conservation Plan**
The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that each lot is to be developed in accordance with the findings and recommendations of the detailed tree planting and conservation plan. The Transferee further acknowledges being advised of his obligation to implement the specific tree saving measures applicable to the lot he is purchasing, through all offers of purchase and sale and agreements, to the satisfaction of the City of Ottawa.
12. **Blasting**
The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that should blasting become necessary as part of the development of the lot, sufficient notice shall be given when and where blasting will be occurring to those neighbouring residents who may be impacted by that activity.
13. **Lot Layout Plan**
The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that his lot is to be developed in accordance with the final lot layout plan as approved by the City of Ottawa and the Rideau Valley Conservation Authority showing the location of the development envelope and private sewage system.
14. **Indoor Noise Control Features in accordance with the Noise Assessment & Control Onassa Springs Development Ottawa, Ontario prepared by Gradient Microclimate Engineering Inc., Report 10-043-Rev6-Final dated June 5, 2012, on Lots 1, 2, 3, 4, 5, 6, 7, 8, 33 and 34.**
The Transferee of Lots 1, 2, 3, 4, 5, 6, 7, 8, 33 and 34 for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised that sound levels due to increasing (road) traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the City of Ottawa's and the Ministry of the Environment's noise criteria.

The Transferee further acknowledges being advised that his dwelling unit shall be fitted with a forced air heating system and ducting, etc., sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City's and the Ministry of the Environment's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)

The Transferee covenants with the transferor that the above clause, verbatim, shall be included in all subsequent Agreements of Purchase and Sale and Deeds conveying the lands described herein, which covenant shall run with the said lands and is for the benefit of the owner of the adjacent road.
15. **Septic Systems**
The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised of the following:
- (a) each lot shall be serviced by an on-site sewage system designed and constructed in accordance with Part 8 of the Ontario Building Code, R.S.O. 1996, as amended;
 - (b) the design of the sewage system shall be completed by a qualified designer, recognized as such under the Ontario Building Code and the design should give ample consideration to the utilization of the best available technologies for the treatment and subsurface dispersal of sanitary sewage;
 - (c) raised leaching beds may be required as per Part 8 of the Ontario Building Code. The design of septic leaching beds should be carried out on a lot by lot basis with test holes excavated to confirm the actual subsurface conditions as the area of the proposed leaching beds; and

- (d) the sewage disposal system should be inspected regularly and the Transferee should follow a sewage system management program to minimize the risk of failure and impact to the groundwater. The Transferee should consult the guides entitled "Septic System Do's and Don'ts" and "Septic Smart" which are available from the Landowner Resource Centre and the City of Ottawa.

16. **On-Site Sewage System Design**

The Transferee for himself, his heirs, executors, administrators, successors and assigns acknowledges being advised the on-site sewage system design for each lot may require a clay liner as per the recommendation in the Hydrogeological Report dated June 21, 2007 section 5.5. If required, the clay liner shall have a minimum compacted thickness of 150 millimetres and shall extend over the entire contact area stipulated under Table 8.7.4.1.A as required by Sentence 8.7.4.2 of the Ontario Building Code.

17. **Maintenance of Fences**

The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that the Transferee shall maintain the fences along the boundary of the Lands which he owns to the satisfaction of the City and the Rideau Valley Conservation Authority.

18. **Ottawa-Carleton District School Board**

The Transferee acknowledges that school accommodation pressures exist in the Ottawa-Carleton District School Board schools designated to serve this development, which pressures are currently being addressed by the utilization of portable classrooms and/or by directing students to schools outside their community.

19. **Miscellaneous**

The Transferee acknowledges and agrees that:

- 19.1 the failure of Onassa Corporation to enforce the strict performance of any of the covenants, restrictions or acknowledgements contained herein shall not operate as a waiver of any such covenants, restrictions or acknowledgements, and no waiver by Onassa Corporation of any of the covenants, restrictions or acknowledgements contained herein shall, of itself, constitute a waiver of any previous or subsequent breach of such covenants, restrictions or acknowledgements;
- 19.2 the lots and blocks on the Plan of Subdivision, once purchased under these covenants, may not be re-subdivided;
- 19.3 no part of the Lands shall be used as a camping ground or to park, keep or maintain a trailer as defined in the Ontario Municipal Act;
- 19.4 no animals, livestock or poultry of any kind shall be raised, kept or bred on any part of the Lands. Dogs, cats and household pets are permitted provided they are not kept for the purpose of sale or boarding;
- 19.5 no external television, radio or other antennae, or large satellite dishes shall be permitted on the Lands nor on any dwelling or structure situated thereon. Any satellite dish shall be a maximum of 24" in diameter;
- 19.6 no solar panels shall be permitted on the Lands or any dwelling or structure thereon, that is visible from a public street; and
- 19.7 all drying of clothes by line, rack, or otherwise shall be prohibited unless concealed from the view of the public and adjacent or adjoining land owners.

20. **Temporary Easement**

Until such time as Onassa Corporation has been released of all its obligations under the Subdivision Agreement, the Lands shall be subject to a temporary easement in favour of Onassa Corporation, its employees, consultants, agents and representatives, for all purposes in connection with Onassa Corporation fulfilling its obligations pursuant to the Subdivision Agreement.

21. **No Objection / Opposition**

The Transferee agrees not to oppose or object to, whether before the primary approving agency or before any body on appeal or reference, any Official Plan amendments or draft plan of subdivision, condominium or rezoning, committee of adjustment or land division committee applications or any other applications to governing bodies or authorities of any kind whatsoever, brought by Onassa Corporation, its affiliates or related corporations with regard to any approval,

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development or redevelopment of lands it currently owns and which abut or which are located in the vicinity of the Plan of Subdivision.

22. **Subsequent Owners**

Prior to any conveyance of any part of the Lands by the Transferee, the Transferee shall obtain the agreement in writing of the prospective new owner to be bound by the covenants contained in paragraphs (1) to (22) inclusive.

For the purposes of these Covenants, Restrictions, Acknowledgements, the Transferee shall mean the registered owner of a lot or block within the Plan of Subdivision and the heirs, executors, administrators, successors and assigns of such registered owner. The provisions are to be read with all changes in gender or in number as required by the context.

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SCHEDULE "B-1"

NOTICES TO PURCHASERS (MUNICIPAL REQUIREMENTS)

1. The Purchaser acknowledges having been advised of all development charges related to the lot/block he or she is purchasing including development charges already paid and development charges that may be payable in the future.
2. The Purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the General Manager, Planning and Growth Management.
3. The Purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.
4. The Purchaser acknowledges that school accommodation pressures exist in the Ottawa-Carleton School Board schools designated to serve this Subdivision, and that at the present time this problem is being addressed by the utilization of portable classrooms at local schools and/or by directing students to schools outside the community.
5. The Purchaser acknowledges and agrees that postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.
6. The Purchaser of any lot or block fronting on a street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with, and reviewed a plan showing the proposed locations, type, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The Purchaser hereby acknowledges signing a copy of the said plan as confirmation that he has reviewed the plan and is aware of the contents of the plan. The said plan shall form part of the purchase and sale agreement. The Purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the Municipality's approval process.
7. The Purchaser of any lot or block hereby acknowledges being advised of:
 - (a) An approved Composite Utility Plan;
 - (b) General plan of services required to be provided by the Vendor pursuant to the Subdivision Agreement for the lot or block;
 - (c) The proposed location of possible bus shelters and pads and paved passenger standing areas at bus stops;
 - (d) The proposed location for the community mailboxes within the Subdivision;
 - (e) The proposed driveway location;
 - (f) The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot;
 - (g) The proposed grading and drainage plan for the lot or block, and understands that it is the responsibility of the Purchaser to maintain the proposed drainage patterns;
 - (h) The proposed location of the potential bus routes including temporary bus routes;
 - (i) The approved Official Plan designation for the Subdivision;
 - (j) The location and types of trees; and
 - (k) The zoning of the existing development and potential development lands within the Subdivision and within two kilometers of the limits of the Subdivision.
8. The Purchaser further acknowledges and agrees not to install a pool or landscaping prior to Final Acceptance of grading by the Municipality.



9. The Purchaser acknowledges having been provided with a copy of the Conservation Handbook describing the natural attributes of the subdivision and the importance of good stewardship practices to ensure the long-term health and sustainability of the wetlands and woodlots.
10. The Purchaser acknowledges and agrees that he or she shall grade, landscape and install erosion control measures on any portion of the Lands or adjacent lands in possession of the Purchaser which have been filled or where the natural vegetation has been disturbed which, in the opinion of the Director of Planning, City of Ottawa, is creating a nuisance, hazard and/or eyesore.
11. The Purchaser acknowledges and agrees that he or she shall erect or affix municipal number signs, illuminated or otherwise, in such locations and of such a size, design and colour as submitted to and approved by the Fire Chief of the Municipality prior to the occupancy of the Unit, and any such numbering shall be visible from the street during both day and night.
12. The Purchaser acknowledges and agrees that he or she shall develop the Lands in accordance with the report entitled 'Terrain Analysis and Hydrogeology Study - Proposed Residential Developments Part of Lots 22, 23, 24 & 25, Concession 4 RF, Nepean' prepared by John D. Patterson and Associates Ltd., report number G8808-12, dated June 21, 2007, and the addenda attached thereto. The Purchaser acknowledges that the site specific recommendations presented in an addendum to the said report will be contained in the Subdivision Agreement.
13. The Purchaser acknowledges that the watercourses on the Plan of Subdivision contain fish habitat and that in accordance with s. 35 of the *Fisheries Act*, no person shall undertake any activity in, on or near waters containing fish habitat that may result in the harmful alteration, disruption or destruction of fish habitat.
14. The Purchaser acknowledges and agrees that no gates in fences, or access, from private property to park property shall be permitted without the express permission of the General Manager, Planning and Growth Management.
15. Where the stone dust pathway approaches, abuts or encroaches on the Lands, the Purchaser may relocate the path at his cost and in consultation with, and to the satisfaction of the Director, Parks and Recreation.
16. The Purchaser acknowledges having been advised, and agrees to advise all prospective builders, that the Municipality requires all locations of construction and sales offices to be approved in advance of their installation so as to ensure that the locations will not conflict with the traffic on the Road and that adequate parking facilities are provided. Such locations and parking shall be to the satisfaction of the General Manager, Planning and Growth Management.
17. The Purchaser acknowledges that the information he has been advised of in this Schedule "B-1" is subject to change through the Municipality's approval process.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a large, flowing 'P' and 'W'.

CONFIDENTIAL APPENDIX 1

Confidential Appendix 1
to the First Report of the Court-appointed Receiver,
TDB Restructuring Limited

CBRE Memorandum

(to be filed with Court subject to a request for sealing order)

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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

Proceedings commenced at Ottawa, Ontario

**FIRST REPORT OF THE RECEIVER,
TDB RESTRUCTURING LIMITED**

THORNTON GROUT FINNIGAN LLP
TD West Tower, Toronto-Dominion Centre
100 Wellington Street West, Suite 3200
Toronto, ON M5K 1K7
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Email: ssrikaruna@tgf.ca

Lawyers for the Court-appointed Receiver, TDB
Restructuring Limited.

TAB 3

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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	)	MONDAY, THE 29TH
	)	
JUSTICE C. MACLEOD	)	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.

ON READING the First Report of the Receiver dated June 23, 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 Certificate of Service of Shurabi Srikaruna dated June 23, 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

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.

SEALING

12. **THIS COURT HEREBY REQUESTS** 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.

Schedule “A” – Form of Receiver’s Certificate

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

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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	)	MONDAY, THE 29TH
	)	
JUSTICE C. MACLEOD	)	DAY OF JUNE, 2026

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

Per: _____

Name:

Title:

**SCHEDULE “A”
LEGAL DESCRIPTION OF THE REAL PROPERTY
OVER WHICH THE RECEIVER WAS APPOINTED**

PIN No. 04631-0429 (LT)

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

Municipally known as 106 Onassa Circle, Ottawa Ontario

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

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-

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

Municipally known as 111 Onassa Circle, Ottawa Ontario

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)

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

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,

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

SCHEDULE “B” – LEGAL DESCRIPTION OF THE PURCHASED ASSETS

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, 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, Lot 6, 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, Lot 7, 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, Lot 8, Ottawa Ontario

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

300 Nelson Mandela Court, Ottawa, ON Lot 6, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0474 (LT)

226 Nelson Mandela Court, Ottawa, ON Lot 7, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0475 (LT)

232 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0476 (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	2025/12/02	NO ASSGN RENT GEN		9523-5685 QUEBEC INC.	C
8.	OC2907622	2026/06/11	APL COURT ORDER		TDB RESTRUCTURING LIMITED	C

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

**300 Nelson Mandela Court, Ottawa, ON Lot 6, Plan 4M1487; City of Ottawa ~ PIN No.
04631-0474 (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.	OC1444542	2013/01/11	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	C
4.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C
5.	4M1487	2013/04/23	PLAN SUBDIVISION			C
6.	OC1470226	2013/04/23	NO SUB AGREEMENT		ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
7.	OC1470235	2013/04/23	NOTICE	\$1	ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
8.	4R27019	2013/04/25	PLAN REFERENCE			C

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
9.	OC1479296					
10.	REMARKS: NO EXPIRY DATE	2013/05/23	APL ANNEX REST COV			C
11.	OC1479476	2013/05/24	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C
12	OC1479483					

226 Nelson Mandela Court, Ottawa, ON Lot 7, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0475 (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			C
3.	OC1444536	2013/01/11	TRANSFER EASEMENT	\$1		C
4.	OC1444542	2013/01/11	TRANSFER EASEMENT	\$1	THE CORPORATION OF THE CITY OF NEPEAN	C
5.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1		C

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
6.	4M1487	2013/04/23	PLAN SUBDIVISION		CITY OF OTTAWA	C
7.	OC1470226	2013/04/23	NO SUB AGREEMENT			C
8.	OC1470235	2013/04/23	NOTICE	\$1	CITY OF OTTAWA	C
9.	4R27019	2013/04/25	PLAN REFERENCE			C
10.	OC1479296 REMARKS: NO EXPIRY DATE	2013/05/23	APL ANNEX REST COV			C
11.	OC1479483	2013/05/24	TRANSFER EASEMENT	\$2	HYDRO OTTAWA LIMITED	C
12	OC1479507 REMARKS: PLANNING ACT STATEMENTS	2013/05/24	TRANSFER EASEMENT	\$1		C

232 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0476 (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

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
2.	NS88336 REMARKS: SKETCH ATTACHED	1980/06/13	AGREEMENT		THE CORPORATION OF THE CITY OF NEPEAN	C
3.	OC1444536	2013/01/11	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	C
4.	OC1444542	2013/01/11	TRANSFER EASEMENT	\$1	CITY OF OTTAWA	C
5.	OC1448684	2013/01/25	TRANSFER EASEMENT	\$1	HYDRO OTTAWA LIMITED	C
6.	4M1487	2013/04/23	PLAN SUBDIVISION			C
7.	OC1470226	2013/04/23	NO SUB AGREEMENT		ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
8.	OC1470235	2013/04/23	NOTICE		ONASSA CORPORATION CEDARHILL GOLF ENTERPRISES INC.	C
9.	OC1470237 REMARKS: OC1433484 TO OC1470235	2013/04/23	POSTPONEMENT		CITY OF OTTAWA	C
10.	4R27019	2013/04/25	PLAN REFERENCE			C

	REG. NUM	Date	Instrument Type	Amount	Parties To	Cert/C HKD
11.	OC1479296 REMARKS: NO EXPIRY DATE	2013/05/23	APL ANNEX REST COV			C
12	OC1479483	2013/05/24	TRANSFER EASEMENT	\$2	BELL CANADA	C
13.	OC1479507	2013/05/24	TRANSFER EASEMENT	\$1	ROGERS COMMUNICATIONS INC.	C

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.**

- and -

ONASSA CORPORATION

Applicant

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 Applicant,
Hillmount Capital Mortgage Holdings Inc.

TAB 4

Court File No. — CV-26-00104135-0000

ONTARIO
SUPERIOR COURT OF JUSTICE
(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 —) ~~WEEKDAY~~MONDAY, THE ~~#~~29TH
)
JUSTICE — C. MACLEOD) DAY OF ~~MONTH~~JUNE, ~~20YR~~2026

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

~~PLAINTIFF~~ Applicant

~~Plaintiff~~

- and -

ONASSA CORPORATION

~~DEFENDANT~~ Respondent

~~Defendant~~

APPROVAL AND VESTING ORDER

~~THIS MOTION, made by [RECEIVER'S NAME] in its capacity as the Court-appointed receiver (the "Receiver") of the undertaking, property and assets of [DEBTOR] (the "Debtor") for an order approving the sale transaction (the "Transaction") contemplated by an agreement of purchase and sale (the "Sale Agreement") between the Receiver and [NAME OF PURCHASER] (the "Purchaser") dated [DATE] and appended to the Report of the Receiver dated [DATE] (the "Report"), and vesting in the Purchaser the Debtor's right, title and interest in and to the assets~~

~~described in the Sale Agreement (the "Purchased Assets"), was heard this day at 330 University Avenue, Toronto, Ontario.~~

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.

ON READING the First Report of the Receiver dated June 23, 2026, the receivership order dated June 9, 2026 (the "**Receivership Order**") and on hearing the submissions of counsel for the Receiver, ~~[NAMES OF OTHER PARTIES APPEARING]~~ and such other parties listed on the counsel slip, no one appearing for any other person on the service list, although ~~properly~~duly served as it appears from the ~~affidavit of [NAME] sworn [DATE]~~Lawyer's Certificate of Service of Shurabi Srikaruna dated June 23, 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

~~⁺ This model order assumes that the time for service does not need to be abridged. The motion seeking a vesting order should be served on all persons having an economic interest in the Purchased Assets, unless circumstances warrant a different approach. Counsel should consider attaching the affidavit of service to this Order.~~

3. ~~1. THIS COURT ORDERS AND DECLARES~~ that the Transaction is hereby approved,² and that the ~~execution~~ Receiver's ratification and adoption of the Sale Agreement, originally executed by the ~~Receiver~~³ Debtor, is hereby authorized and approved, with such ~~minor~~ amendments as the Receiver may deem ~~necessary~~ 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 the protections, releases, exculpations and limitations of liability afforded to the Receiver pursuant to the Receivership Order or applicable law.

5. ~~2. THIS COURT ORDERS AND DECLARES~~ that, upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as **Schedule "A"** hereto (the ~~"Receiver's"~~ "Receiver's Certificate"), all of the ~~Debtor's~~ 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~~⁴ shall vest absolutely in the Purchaser, free and clear of and from any and

²~~In some cases, notably where this Order may be relied upon for proceedings in the United States, a finding that the Transaction is commercially reasonable and in the best interests of the Debtor and its stakeholders may be necessary. Evidence should be filed to support such a finding, which finding may then be included in the Court's endorsement.~~

³~~In some cases, the Debtor will be the vendor under the Sale Agreement, or otherwise actively involved in the Transaction. In those cases, care should be taken to ensure that this Order authorizes either or both of the Debtor and the Receiver to execute and deliver documents, and take other steps.~~

⁴~~To allow this Order to be free-standing (and not require reference to the Court record and/or the Sale Agreement), it may be preferable that the Purchased Assets be specifically described in a Schedule.~~

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"⁵) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice [NAME] MacLeod dated [DATE] 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 ~~permitted encumbrances, easements and restrictive covenants~~ 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. ~~3.~~ **THIS COURT ORDERS** that, upon the registration in the Land Registry Office for the ~~[Registry Division of {LOCATION} of a Transfer/Deed of Land in the form prescribed by the Land Registration Reform Act duly executed by the Receiver]~~ Land Titles Division of ~~{LOCATION}~~ Ottawa-Carleton #04 of an Application for Vesting Order in the form prescribed by the *Land Titles Act* ~~and/or the Land Registration Reform Act~~⁶, the Land Registrar is hereby directed to enter the Purchaser as the owner of the ~~subject real property~~ Purchased Assets identified in **Schedule "B"** hereto (~~the "Real Property"~~) in fee simple, and is hereby directed to delete and expunge from title to the ~~Real Property~~ Purchased Assets all of the Claims listed in **Schedule "C"** hereto.

⁵The "Claims" being vested out may, in some cases, include ownership claims, where ownership is disputed and the dispute is brought to the attention of the Court. Such ownership claims would, in that case, still continue as against the net proceeds from the sale of the claimed asset. Similarly, other rights, titles or interests could also be vested out, if the Court is advised what rights are being affected, and the appropriate persons are served. It is the Subcommittee's view that a non-specific vesting out of "rights, titles and interests" is vague and therefore undesirable.

⁶Elect the language appropriate to the land registry system (Registry vs. Land Titles).

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. ~~4.~~ **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the ~~net proceeds~~⁷ 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~~ 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 sale⁸, 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. ~~5.~~ **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the ~~Receiver's~~ Receiver's Certificate, ~~forthwith~~ as soon as practicable after delivery thereof.

~~6. THIS COURT ORDERS that, pursuant to clause 7(3)(c) of the Canada Personal Information Protection and Electronic Documents Act, the Receiver is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Company's records pertaining to the Debtor's past and current employees, including personal information of those employees listed on Schedule "●" to the Sale Agreement. 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 the Debtor.~~

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

⁷ ~~The Report should identify the disposition costs and any other costs which should be paid from the gross sale proceeds, to arrive at "net proceeds".~~

⁸ ~~This provision crystallizes the date as of which the Claims will be determined. If a sale occurs early in the insolvency process, or potentially secured claimants may not have had the time or the ability to register or perfect proper claims prior to the sale, this provision may not be appropriate, and should be amended to remove this crystallization concept.~~

- (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. ~~8. THIS COURT ORDERS AND DECLARES that the Transaction is exempt from the application of the *Bulk Sales Act* (Ontario).~~ 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.

SEALING

12. THIS COURT HEREBY REQUESTS 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. ~~9. 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.

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~~2~~

[Different first page setting changed from on in original to off in modified.]

DOCSTOR: 4204927A14

Schedule "A" – Form of Receiver's Certificate

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

**ONTARIO
SUPERIOR COURT OF JUSTICE
(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

)

MONDAY, THE 29TH

JUSTICE C. MACLEOD

)

DAY OF JUNE, 2026

)

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

~~**PLAINTIFF**~~ Applicant

~~Plaintiff~~

- and -

ONASSA CORPORATION

Respondent

~~**DEFENDANT**~~

~~Defendant~~

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to ~~an~~the Order of ~~the~~ Honourable ~~[NAME OF JUDGE]~~ Justice MacLeod of the Ontario Superior Court of Justice (Commercial List) (the ~~"Court"~~) dated ~~[DATE OF ORDER], [NAME OF RECEIVER]~~ June 9, 2026 (the "Appointment Order"), TDB Restructuring Limited was appointed as the receiver (the ~~"Receiver"~~) ~~of the undertaking, property and assets of [DEBTOR] (the "Debtor").~~ "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.

BC. Pursuant to an Approval and Vesting Order of the Court dated [DATE] June 29, 2026 the Court approved the agreement of purchase and sale made as of [DATE OF AGREEMENT] (the “May 27, 2026, as amended, between the Debtor and Cars 4 Cost Plus 499 Inc. (the “Purchaser”) (the “Sale Agreement”)) ~~between~~, as ratified and adopted by the Receiver [Debtor] and [NAME OF PURCHASER] (the “Purchaser”) on behalf of the Debtor, authorized the Receiver to complete the Transaction contemplated thereby, and provided for the vesting in the Purchaser of the ~~Debtor’s~~ 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 ~~as set out in section 1 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, terms with initial capitals have the meanings set out in the Sale Agreement.~~

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 ~~section 1 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 _____ [TIME] on _____ [DATE].

~~{NAME OF RECEIVER}~~, TDB Restructuring Limited, solely in its capacity as Receiver of the ~~undertaking, property and assets of {DEBTOR}~~ Property, and not in its personal capacity

Per: _____

Name:

Title:

SCHEDULE "A"
LEGAL DESCRIPTION OF THE REAL PROPERTY
OVER WHICH THE RECEIVER WAS APPOINTED

<u>PIN</u>	<u>No.</u>	<u>04631-0429</u>	<u>(LT)</u>
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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

Municipally known as 106 Onassa Circle, Ottawa Ontario

<u>PIN</u>	<u>No.</u>	<u>06431-0430</u>	<u>(LT)</u>
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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

<u>PIN</u>	<u>No.</u>	<u>04631-0431</u>	<u>(LT)</u>
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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 N 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

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-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

Municipally known as 111 Onassa Circle, Ottawa Ontario

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)

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, RIDEAUFONT, 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 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, RIDEAUFRONT, 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, RIDEAUFRONT, 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, RIDEAUFRONT, 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, PART 11 PL

4R26071 AS IN CR557035; SUBJECT TO AN EASEMENT IN GROSSOVER 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

~~Schedule~~ SCHEDULE “B” – ~~Purchased Assets~~ LEGAL DESCRIPTION OF THE PURCHASED
ASSETS

Revised: January 21, 2014

~~Schedule C—Claims to be deleted and expunged from title to Real Property~~

**~~Schedule D — Permitted Encumbrances, Easements and Restrictive Covenants
related to the Real Property~~**

**~~(unaffected by the Vesting Order
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, 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, Lot 6, 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, Lot 7, 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, Lot 8, Ottawa Ontario

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

300 Nelson Mandela Court, Ottawa, ON Lot 6, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0474 (LT)

226 Nelson Mandela Court, Ottawa, ON Lot 7, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0475 (LT)

232 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0476 (LT)

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

<u>8.</u>	<u>OC2907622</u>	<u>2026/06/11</u>	<u>APL COURT</u> <u>ORDER</u>		<u>TDB</u> <u>RESTRUCTURING</u> <u>LIMITED</u>	<u>C</u>
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**SCHEDULE “D” – PERMITTED ENCUMBRANCES ON THE
PURCHASED ASSETS
(UNAFFECTED BY THE VESTING ORDER)**

**300 Nelson Mandela Court, Ottawa, ON Lot 6, Plan 4M1487; City of Ottawa ~ PIN No.
04631-0474 (LT)**

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>1.</u>	<u>CR642031</u>	<u>1973/10/26</u>	<u>AGREEMENT</u>		<u>THE CORPORATION OF THE TOWNSHIP OF NEPEAN</u>	<u>C</u>
<u>2.</u>	<u>NS88336</u> <u>REMARKS: SKETCH ATTACHED</u>	<u>1980/06/13</u>	<u>AGREEMENT</u>		<u>THE CORPORATION OF THE CITY OF NEPEAN</u>	<u>C</u>
<u>3.</u>	<u>OC1444542</u>	<u>2013/01/11</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>	<u>CITY OF OTTAWA</u>	<u>C</u>
<u>4.</u>	<u>OC1448684</u>	<u>2013/01/25</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>	<u>HYDRO OTTAWA LIMITED</u>	<u>C</u>
<u>5.</u>	<u>4M1487</u>	<u>2013/04/23</u>	<u>PLAN SUBDIVISION</u>			<u>C</u>
<u>6.</u>	<u>OC1470226</u>	<u>2013/04/23</u>	<u>NO SUB AGREEMENT</u>		<u>ONASSA CORPORATION</u> <u>CEDARHILL GOLF ENTERPRISES INC.</u>	<u>C</u>
<u>7.</u>	<u>OC1470235</u>	<u>2013/04/23</u>	<u>NOTICE</u>	<u>\$1</u>	<u>ONASSA CORPORATION</u> <u>CEDARHILL GOLF ENTERPRISES INC.</u>	<u>C</u>
<u>8.</u>	<u>4R27019</u>	<u>2013/04/25</u>	<u>PLAN REFERENCE</u>			<u>C</u>

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>9.</u>	<u>OC1479296</u>					
<u>10.</u>	<u>REMARKS: NO EXPIRY DATE</u>	<u>2013/05/23</u>	<u>APL ANNEX REST COV</u>			<u>C</u>
<u>11.</u>	<u>OC1479476</u>	<u>2013/05/24</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>	<u>HYDRO OTTAWA LIMITED</u>	<u>C</u>
<u>12</u>	<u>OC1479483</u>					

226 Nelson Mandela Court, Ottawa, ON Lot 7, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0475 (LT)

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>1.</u>	<u>CR642031</u>	<u>1973/10/26</u>	<u>AGREEMENT</u>		<u>THE CORPORATION OF THE TOWNSHIP OF NEPEAN</u>	<u>C</u>
<u>2.</u>	<u>NS88336</u> <u>REMARKS: SKETCH ATTACHED</u>	<u>1980/06/13</u>	<u>AGREEMENT</u>			<u>C</u>
<u>3.</u>	<u>OC1444536</u>	<u>2013/01/11</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>		<u>C</u>
<u>4.</u>	<u>OC1444542</u>	<u>2013/01/11</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>	<u>THE CORPORATION OF THE CITY OF NEPEAN</u>	<u>C</u>
<u>5.</u>	<u>OC1448684</u>	<u>2013/01/25</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>		<u>C</u>

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>6.</u>	<u>4M1487</u>	<u>2013/04/23</u>	<u>PLAN SUBDIVISION</u>		<u>CITY OF OTTAWA</u>	<u>C</u>
<u>7.</u>	<u>OC1470226</u>	<u>2013/04/23</u>	<u>NO SUB AGREEMENT</u>			<u>C</u>
<u>8.</u>	<u>OC1470235</u>	<u>2013/04/23</u>	<u>NOTICE</u>	<u>\$1</u>	<u>CITY OF OTTAWA</u>	<u>C</u>
<u>9.</u>	<u>4R27019</u>	<u>2013/04/25</u>	<u>PLAN REFERENCE</u>			<u>C</u>
<u>10.</u>	<u>OC1479296</u> <u>REMARKS: NO EXPIRY DATE</u>	<u>2013/05/23</u>	<u>APL ANNEX REST COV</u>			<u>C</u>
<u>11.</u>	<u>OC1479483</u>	<u>2013/05/24</u>	<u>TRANSFER EASEMENT</u>	<u>\$2</u>	<u>HYDRO OTTAWA LIMITED</u>	<u>C</u>
<u>12</u>	<u>OC1479507</u> <u>REMARKS: PLANNING ACT STATEMENTS</u>	<u>2013/05/24</u>	<u>TRANSFER EASEMENT</u>	<u>\$1</u>		<u>C</u>

232 Onassa Circle, Ottawa, ON Lot 8, Plan 4M1487; City of Ottawa ~ PIN No. 04631-0476
(LT)

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>1.</u>	<u>CR642031</u>	<u>1973/10/26</u>	<u>AGREEMENT</u>		<u>THE CORPORATION OF THE TOWNSHIP OF NEPEAN</u>	<u>C</u>

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C HKD</u>
<u>2.</u>	<u>NS88336</u> <u>REMARKS:</u> <u>SKETCH</u> <u>ATTACHED</u>	<u>1980/06/13</u>	<u>AGREEMENT</u>		<u>THE</u> <u>CORPORATION OF</u> <u>THE CITY OF</u> <u>NEPEAN</u>	<u>C</u>
<u>3.</u>	<u>OC1444536</u>	<u>2013/01/11</u>	<u>TRANSFER</u> <u>EASEMENT</u>	<u>\$1</u>	<u>CITY OF OTTAWA</u>	<u>C</u>
<u>4.</u>	<u>OC1444542</u>	<u>2013/01/11</u>	<u>TRANSFER</u> <u>EASEMENT</u>	<u>\$1</u>	<u>CITY OF OTTAWA</u>	<u>C</u>
<u>5.</u>	<u>OC1448684</u>	<u>2013/01/25</u>	<u>TRANSFER</u> <u>EASEMENT</u>	<u>\$1</u>	<u>HYDRO OTTAWA</u> <u>LIMITED</u>	<u>C</u>
<u>6.</u>	<u>4M1487</u>	<u>2013/04/23</u>	<u>PLAN</u> <u>SUBDIVISION</u>			<u>C</u>
<u>7.</u>	<u>OC1470226</u>	<u>2013/04/23</u>	<u>NO SUB</u> <u>AGREEMENT</u>		<u>ONASSA</u> <u>CORPORATION</u> <u>CEDARHILL GOLF</u> <u>ENTERPRISES INC.</u>	<u>C</u>
<u>8.</u>	<u>OC1470235</u>	<u>2013/04/23</u>	<u>NOTICE</u>		<u>ONASSA</u> <u>CORPORATION</u> <u>CEDARHILL GOLF</u> <u>ENTERPRISES INC.</u>	<u>C</u>
<u>9.</u>	<u>OC1470237</u> <u>REMARKS:</u> <u>OC1433484 TO</u> <u>OC1470235</u>	<u>2013/04/23</u>	<u>POSTPONEMENT</u>		<u>CITY OF OTTAWA</u>	<u>C</u>
<u>10.</u>	<u>4R27019</u>	<u>2013/04/25</u>	<u>PLAN</u> <u>REFERENCE</u>			<u>C</u>

	<u>REG. NUM</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Amount</u>	<u>Parties To</u>	<u>Cert/C</u> <u>HKD</u>
<u>11.</u>	<u>OC1479296</u> <u>REMARKS:</u> <u>NO EXPIRY</u> <u>DATE</u>	<u>2013/05/23</u>	<u>APL ANNEX</u> <u>REST COV</u>			<u>C</u>
<u>12</u>	<u>OC1479483</u>	<u>2013/05/24</u>	<u>TRANSFER</u> <u>EASEMENT</u>	<u>\$2</u>	<u>BELL CANADA</u>	<u>C</u>
<u>13.</u>	<u>OC1479507</u>	<u>2013/05/24</u>	<u>TRANSFER</u> <u>EASEMENT</u>	<u>\$1</u>	<u>ROGERS</u> <u>COMMUNICATIONS</u> <u>INC.</u>	<u>C</u>

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.

- and -

ONASSA CORPORATION

Applicant

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)

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Summary report: Litera Compare for Word 11.10.1.2 Document comparison done on 2026-06-23 6:19:26 PM	
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Intelligent Table Comparison: Active	
Original filename: approval-and-vesting-order-EN.doc	
Modified DMS: iw://tgf.cloudimanage.com/CLIENT/20398855/5	
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<u>Add</u>	266
Delete	124
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	6
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	396

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.**

- and -

ONASSA CORPORATION

Applicant

Respondent

Court File No. CV-26-00104135-0000

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

Proceedings commenced at Ottawa, Ontario

MOTION RECORD
Returnable June 29, 2026

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