

**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

**APPLICATION RECORD
(Volume 2 of 2)**

May 20, 2026

THORNTON GROUT FINNIGAN LLP
TD West Tower, Toronto-Dominion Centre
100 Wellington Street West, Suite 3200
Toronto, ON M5K 1K7
Tel: (416) 304-1616

D.J. Miller (LSO# 34393P)
Email: djmiller@tgf.ca

Shurabi Srikaruna (LSO #90908K)
Email: ssrikaruna@tgf.ca

Lawyers for the Applicant, Hillmount Capital
Mortgage Holdings Inc.

TO: THE SERVICE LIST

AND TO: THIS HONOURABLE COURT

**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

**SERVICE LIST
(as at May 14, 2026)**

TO:	THORNTON GROUT FINNIGAN LLP Barristers and Solicitors 100 Wellington Street West Suite 3200 Toronto, ON M5K 1K7 Fax: 416-304-1313 D.J. Miller (LSO# 34393P) Email: djmiller@tgf.ca Shurabi Srikaruna (LSO #90908K) Email: ssrikaruna@tgf.ca Lawyers for the Applicant, Hillmount Capital Mortgage Holdings Inc.
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AND TO:	<p>FOGLER, RUBINOFF LLP Ste 3000, P.O. Box 95 77 King Street West TD Centre North Tower Toronto, ON M5K1G8 Fax: (416) 941-8852</p> <p>Joseph Fried Tel: (416) 864-9700 Email: jfried@foglers.com</p> <p>Real Estate Counsel for the Applicant, Hillmount Capital Inc.</p>
AND TO:	<p>HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. 89 Tycos Drive, Suite 208 Toronto, ON M6B 1W3</p> <p>Itzhak (Yitz) Levinson Email: yitz@hillmount.ca</p> <p>Applicant</p>
AND TO:	<p>TDB RESTUCTURING LIMITED 11 King St. W., Suite 700 Toronto ON M5H 4C7</p> <p>Bryan A. Tannenbaum Tel: (416) 238-5055 Email: btannenbaum@tdbadvisory.ca</p> <p>Proposed Court-appointed Receiver</p>
AND TO:	<p>ONASSA CORPORATION 2880 Sheffield Road, Unit 3, Ottawa, Ontario, K1B 1A4</p> <p>Noel Perera Email : nperera@onassa.com</p> <p>Respondent</p>

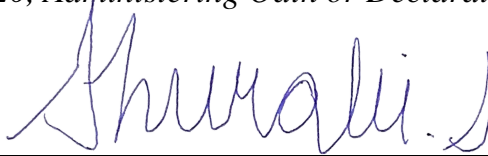
AND TO:	ONASSA CORPORATION 56 Cedarhill Drive Ottawa, ON K2R 1C5 Noel Perera Email : nperera@onassa.com Respondent
	CEDARHILL GOLF ENTERPRISES INC. 56 Cedarhill Drive Ottawa, Ontario K2R 1C5 Noel Perera Email: nperera@gpecinternational.com Respondent
	NOEL PERARA 1406 Duford Drive Orleans, ON K1E 3G8 Email: nperera@onassa.com ; nperera@gpecinternational.com Respondent
AND TO:	SCHNEIDER RUGGIERO LLP 1000-120 Adelaide Street West Toronto, ON M5H 3V1 George N. Ruggiero Tel: 416-363-2212 Email: GRuggiero@srlawpractice.com Lawyers for the Respondent
AND TO:	9523-5685 QUEBEC INC. 4890 Ch. Circle Montreal QC H3W 1Z7 Secured Creditor
AND TO:	2250505 ONTARIO INC. O/A Safe Harbour Global Capital, 75 Toronto ON M9W 6L9 Secured Creditor

AND TO:	BUSINESS DEVELOPMENT BANK OF CANADA 55 Metcalfe Street Ottawa ON K1P 6L5 Sean Skaarup Tel: (343) 550-2308 Email: Sean.SKAARUP@bdc.ca Secured Creditor
AND TO:	DEPARTMENT OF JUSTICE (CANADA) Ontario Regional Office 120 Adelaide Street West, Suite 400 Toronto, ON M5H 1T1 Email: AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca
AND TO:	MINISTER OF FINANCE INSOLVENCY UNIT 6th Floor, 33 King Street West Oshawa, ON L1H 8H5 Insolvency Unit Email: insolvency.unit@ontario.ca
AND TO:	CANADA REVENUE AGENCY 1 Front Street West Toronto, ON M5J 2X6 Pat Confalone Email: pat.confalone@cra-arc.gc.ca Tel: (416) 954-6514 Fax: (416) 964-6411
AND TO:	OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY CANADA 151 Yonge Street, 4th Floor Toronto, ON M5C 2W7 Email: osbservice-bsfservice@ised-isde.gc.ca

Email List

djmiller@tgf.ca; ssrikaruna@tgf.ca; jfried@foglers.com; yitz@hillmount.ca;
btannenbaum@tdbadvisory.ca; nperera@onassa.com; nperera@gpecinternational.com;
GRuggiero@srlawpractice.com; Sean.SKAARUP@bdc.ca;
AGC-PGC.Toronto-Tax-Fiscal@justice.gc.ca; insolvency.unit@ontario.ca;
pat.confalone@cra-arc.gc.ca; osbservice-bsfservice@ised-isde.gc.ca;

This is Exhibit "Q" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

GUARANTEE

THIS INDENTURE made on the 27th day of July, 2022.

BY:

NOEL PERERA

hereinafter called the “Guarantor”,

IN FAVOUR OF:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

hereinafter called the “Lender”.

WHEREAS Hillmount Capital Inc. on behalf of the Lender issued a Commitment Letter in favour of Onassa Corporation (hereinafter called the “**Borrower**”) dated June 3, 2022, as same may be further amended or replaced, and as assigned (collectively, the “**Commitment Letter**”), respecting the provision of financing for the property consisting of **26 Lots, Onassa Springs Subdivision, Ottawa, Ontario and further described on Schedule "A" annexed hereto** (collectively, the “**Property**”), secured by, inter alia, a mortgage in favour of the Lender in the principal sum of up to **SIX MILLION FIVE HUNDRED DOLLARS (\$6,500,000.00)** respecting the Property (the “**Mortgage**”);

AND WHEREAS, for good and valuable consideration, the Guarantor has agreed to guarantee the due payment and performance of the obligations of the Borrower to the Lender under or pursuant to the Security Documents;

AND WHEREAS capitalized but undefined terms used herein shall have the meanings ascribed thereto in the Mortgage.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT, in consideration of the Lender making the Loan and the sum of ONE DOLLAR (\$1.00) of lawful money of Canada now paid by the Lender to the Guarantor (the receipt and sufficiency of which is hereby acknowledged by the Guarantor), the Guarantor does hereby covenant and agree with the Lender, as principal debtor and not as surety and, if more than one guarantor, on a joint and several basis, that it will pay or cause to be paid to the Lender all monies payable under or pursuant to the Mortgage and the Security Documents as and when same fall due, as well as all damages, costs, legal costs as between a solicitor and his own client, charges and expenses which may become due or payable to the Lender pursuant to the Security Documents or enforcement thereof, and that the Guarantor will well and truly observe and perform all of the covenants, terms and conditions of the Security Documents to be observed and performed by the Borrower (all of which promises to pay, observe and perform being hereinafter collectively referred to as the “**Liabilities**”);

AND, in furtherance of the foregoing:

1. The Guarantor hereby undertakes and agrees to indemnify and hold harmless the Lender from and against any and all liability, loss, harm, damage or expense, including legal fees on a solicitor and client basis, which it may suffer, incur or sustain by reason of the default of the Borrower under the Security Documents or any of them.
2. As between the Guarantor and the Lender, the Guarantor is and shall continue to be liable

as a principal debtor, notwithstanding the bankruptcy of the Borrower or any act in connection with this guarantee, any agreement between the Lender and the Borrower or any security held by the Lender, whereby the Guarantor would otherwise be released or exonerated from its obligations under this guarantee including, without limitation, the granting of time or other indulgences to the Borrower, the giving up, discharging, releasing, abandoning, modification, variation, exchange, renewal, assigning, or abstinence from perfecting or taking advantage of any security given or to be given to the Lender by the Borrower or the Guarantor, in whole or in part, the discharge of any part or parts of or acceptance of any composition or arrangement or realization upon any security given or to be given to the Lender by the Borrower or the Guarantor, or any neglect or omission with respect to any security given to the Lender by the Borrower or the Guarantor. No release of the Borrower or any other thing whatsoever whereby the Guarantor as surety only would or might have been released shall in any way modify, alter, vary or in any way prejudice the Lender or affect the liability of the Guarantor in any way under this covenant, which shall continue and be binding on the Guarantor, and as well after as before maturity of the Mortgage and both before and after default and judgment, until the Liabilities are fully paid and satisfied.

3. The Guarantor shall continue to remain liable on any guarantee, covenant and agreement notwithstanding:
 - (i) Any extension of time or extensions of time from time to time which may be given by the Lender(s) to the Borrower for payment, observance, performance or fulfilment of any liabilities, indebtedness, agreements or obligations hereby guaranteed and the Guarantor hereby covenants and agrees with the Lender that payment shall be made in accordance with such extension or extensions of time and that if payments are not made in accordance with such extension or extensions of time the Guarantor shall make or cause to be made the payments in accordance with such extension of time;
 - (ii) Realization of any securities now or hereafter held by the Lender; and
 - (iii) Doing or omitting to do any other act, matter or thing whatsoever with relation to the Liabilities hereby guaranteed or any security or securities now or hereafter held in respect thereof or any part of same.

The Liabilities of the Guarantor shall continue and be binding on the Guarantor, and as well after as before default and after as before maturity of the Mortgage, until the Indebtedness are fully paid and satisfied.

4. Any account settled or stated by or between the Lender and the Borrower or admitted by or on behalf of the Borrower may be adduced by the Lender and shall in that case be accepted by the Guarantor as conclusive evidence that the balance or amount thereof thereby appearing is due by the Borrower to the Lender.
5. The Guarantor will not at any time claim to be subrogated in any manner to the position of the Lender and will not claim the benefit of any security at any time held by the

Lender.

6. The Lender shall not be bound to exhaust its recourses against the Borrower before requiring payment from the Guarantor and the Lender may enforce all available remedies and realize upon securities held or any part thereof in the order that it may determine.
7. Any change or changes in the name of the Borrower shall not affect or in any way limit or lessen the liability of the Guarantor hereunder.
8. The Guarantor agrees that:
 - a. The covenants of the Guarantor hereunder shall continue for the full term of the Mortgage including any renewal thereof, unless a release in writing has been authorized by the Lender and shall be binding upon the successors and permitted assigns of the Guarantor;
 - b. It is the intention of the parties that if for any reason the Borrower has no legal existence and is or becomes under no legal obligation to discharge the monies secured by the Mortgage or if any monies owing by the Borrower to the Lender become irrecoverable from the Borrower by operation of law or for any reason whatsoever, this covenant and the covenants, agreements and obligations of the Guarantor contained herein shall nevertheless be binding upon the Guarantor as principal debtor until such time as the Indebtedness owing by the Borrower to the Lender have been paid in full and the liabilities secured by the Mortgage have been discharged.
 - c. This covenant shall be in addition to and not in substitution for any other guarantees or other securities which the Lender may now or hereafter hold in respect of the monies secured by the Mortgage and the Lender shall be under no obligation to marshal in favour of the Guarantor any other covenants or other securities or any monies or other assets which the Lender may be entitled to receive or may have a claim upon; and no loss of or in respect of or unenforceability of any other covenants or other securities which the Lender may now or hereafter hold in respect of the monies secured by the Mortgage and the Security Documents whether occasioned by the fault of the Lender or otherwise shall in any way limit or lessen the Guarantor's liability;
 - d. The Guarantor agrees that the Lender shall not be obliged to make any demand upon, or take any proceedings, or action against the Borrower or any other person before pursuing its rights against the Guarantor pursuant hereto. In the event that Lender in its absolute discretion makes demand upon the Guarantor, the Guarantor shall be held and be bound to the Lender directly as principal debtor in respect of the payment of the amounts hereby guaranteed; and
 - e. The Guarantor shall not raise, in any proceedings concerning the enforcement of the Security Documents or this Guarantee, any defences relating to any alleged invalidity or unenforceability of any of the Security Documents, or any of the

provisions thereof. This provision may be pleaded by the Lender as an estoppel in any such proceedings.

9. Should the Lender receive from the Guarantor a payment or payments in full or on account of its liability under this guarantee, the Guarantor shall not be entitled to claim repayment against the Borrower or the Borrower's estate until the Lender's claims against the Borrower have been paid in full and in case of the liquidation, winding up or bankruptcy of the Borrower (whether voluntary or compulsory) or any composition with creditors or scheme of arrangements, the Lender shall have the right to rank for its full claim and receive all dividends or other payments in respect thereof until its claim has been paid in full, and the Guarantor shall continue liable up to the amount guaranteed (less any payments made by the Guarantor) for any balance which may be owing to the Lender on any of its securities and/or the retention thereof by the Lender, such valuation and/or retention shall not, as between the Lender and the Guarantor, be considered as a purchase of such security or as payment or satisfaction or reduction of the Borrower's liability to the Lender or any part thereof.
10. The Guarantor shall make payments to the Lender of the amount of the liability of the Guarantor hereunder forthwith after demand therefor made in writing, and such demand shall be deemed to have been effectually made when an envelope containing it addressed to the Guarantor at the last address of any of the Guarantor known to the Lender is sent by registered mail and the liability of the Guarantor shall bear interest at the same rate.
11. The Guarantor shall, at its sole cost and expense, at any time and from time to time, prepare or cause to be prepared, and provide to the Lender upon the Lender's request: (a) such financial statements and reports concerning the Guarantor for such periods of time as the Lender may designate; (b) any other information concerning the Guarantor's business, financial condition or affairs as the Lender may request; and (c) copies of any and all tax returns and reports of or relating to the Guarantor as the Lender may from time to time request. The Guarantor hereby intentionally and knowingly waives any and all rights and privileges it may have not to divulge or deliver said tax returns, reports and other information that are requested by the Lender hereunder or in any litigation in which the Lender may be involved relating directly or indirectly to the Borrower or to the Guarantor. The Guarantor further agrees immediately to give written notice to the Lender of any adverse change in a Guarantor's financial condition and of any condition or event that constitutes an event of default under this Guarantee.
12. The Guarantor hereby represents and warrants that: (a) it is in the Guarantor's direct interest to assist the Borrower in procuring credit, because the Guarantor is an affiliate of the Borrower, furnishes goods or services to the Borrower, purchases or acquires goods or services from the Borrower, and/or otherwise has a direct or indirect corporate or business relationship with the Borrower; (b) this Guarantee has been duly and validly authorized, executed and delivered and constitutes the binding obligation of the Guarantor, enforceable in accordance with its terms; and (c) the execution and delivery of this Guarantee does not violate or constitute a default under any order, judgment, decree, instrument or agreement to which the Guarantor is a party or by which it or its property are affected or bound. No action or proceeding brought or instituted under this guarantee

and no recovery in pursuance thereof shall be a bar or defence to any further action or proceeding which may be brought under this guarantee by reason of any further default or defaults hereunder and/or in payment of the debts and liabilities of the Borrower referred to herein.

13. There are no representations, collateral agreements or conditions with respect to this instrument or affecting the liability of the Guarantor hereunder, other than as contained herein and no modification of this guarantee shall be effective unless the same be in writing and signed by the Guarantor and by the Lender.
14. All Indebtedness and liability, present and future, of the Borrower to the Guarantor are hereby assigned to the Lender and postponed to the repayment of the Mortgage and all monies received by the Guarantor in respect thereof shall be received in trust for the Lender, the whole without limiting or lessening the liabilities of the Guarantor under this guarantee and this assignment and postponement is independent of the said guarantee and shall remain in full effect until repayment in full to the Lender of the Mortgage notwithstanding that the liabilities of the Guarantor under the said guarantee may have been discharged or terminated, the Guarantor acknowledges the assignment to the Lender as set forth herein shall not impose upon the Lender any obligation to do anything to realize on the assigned debts and claims or to ensure that those debts or claims do not become statute barred by the operation of law relating to limitation of actions or otherwise.
15. The Guarantor acknowledges and agrees that the Lender may make a claim or demand payment hereunder notwithstanding any limitation period regarding such claim or demand set forth in the Limitations Act, 2002 (Ontario) or under any other applicable law with similar effect and, to the maximum extent permitted by applicable law, any limitations periods set forth in such act or applicable law are hereby explicitly excluded or, if excluding such limitations periods is not permitted by such act or applicable law, are hereby extended to the maximum limitation period permitted by such act or applicable law. For greater certainty, the Guarantor acknowledges and agrees that this Guarantee is a "business agreement" as defined under Section 22 of the Limitations Act, 2002 (Ontario).
16. The Guarantor's guarantee hereunder shall be on a joint and several basis with the Borrower and any other guarantor of the Liabilities not named herein, if any.
17. This Guarantee shall be read and construed with all changes of gender and number of the party or parties referred to in each case as required by the context. This Guarantee shall be governed by and interpreted in accordance with the laws of the Province of Ontario and the parties hereto hereby attorn to the jurisdiction of the Province of Ontario.
18. The Guarantor acknowledges receipt of this Guarantee, the Commitment Letter, the Mortgage, the Standard Charge Terms and all other Security Documents.


This Guarantee, together with all rights, entitlements, duties and obligations arising from the same, shall extend to, be binding upon and enure to the benefit of the parties hereto and their

respective heirs, legal personal representatives, successors and assigns.

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF the Guarantor has executed this Guarantee.

WITNESS:

DocuSigned by:


7A305E2C83E2443...
 Name: *(print)*
 as to the signature of Noel Perera

)
)
 DocuSigned by:


A337B202D9E740C...
) Noel Perera
)

This is Exhibit "R" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

Ontario Search Results

ID 2957280

Search Type [BD] Business Debtor

Your Ref No. B5C292D9-1230-44BB-9

Liens : 7 Pages : 22

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Printed : 29APR2026 11:20 AM

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SEARCH : BD : ONASSA CORPORATION

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02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION

OCN :

04 ADDRESS : 2880 SHEFFIELD DRIVE, SUITE 3
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
9523-5685 QUEBEC INC.

09 ADDRESS : 4890 CH. CIRCLE
CITY : MONTREAL PROV: QC POSTAL CODE: H3W 1Z7
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 X X X X X
YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 ALL PRESENT AND AFTER ACQUIRED PROPERTY, USED IN CONNECTION WITH,
14 SITUATE AT, OR ARISING FROM THE OWNERSHIP, DEVELOPMENT, USE OR
15 DISPOSITION OF THE LANDS AND PREMISES MUNICIPALLY KNOWN AS ONASSA
16 AGENT: KRB LAWYERS

17 ADDRESS : 100-310 MIWATE PRIVATE
CITY : OTTAWA PROV: ON POSTAL CODE: K1R 0E2

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
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03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
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GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 SPRINGS SUBDIVISION, OTTAWA, ONTARIO (PIN 04631 0449 (LT), 04631 0441
14 (LT), 04631 0450 (LT), 04631 0442 (LT), 04631 0440 (LT), 04631 0439
15 (LT), 04631 0437 (LT), 04631 0435 (LT), 04631 0432 (LT), 04631 0430

16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
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03 BUS NAME:

OCN :

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CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
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GENERAL COLLATERAL DESCRIPTION

13 (LT), 04631 0438 (LT), 04631 0436 (LT), 04631 0434 (LT), 04631 0431
14 (LT), 04631 0429 (LT), 04631 0502 (LT), 04631 0501 (LT), 04631 0500
15 (LT), 04631 0476 (LT), 04631 0469 (LT), 04631 0470 (LT), 04631 0471

16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:

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OCN :
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CITY : PROV: POSTAL CODE:
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09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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12

GENERAL COLLATERAL DESCRIPTION
13 (LT), 04631 0472 (LT), 04631 0473 (LT), 04631 0474 (LT), 04631 0475
14 (LT))
15

16 AGENT:
17 ADDRESS :
CITY : PROV: POSTAL CODE:



PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:27
ACCOUNT : 009233-0001 FAMILY : 2 OF 7 ENQUIRY PAGE : 5 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522455769 EXPIRY DATE : 01DEC 2028 STATUS :
01 CAUTION FILING : PAGE : 001 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251201 1352 1590 7350 REG TYP: P PPSA REG PERIOD: 3
02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION

OCN :
04 ADDRESS : 2880 SHEFFIELD DRIVE, SUITE 3
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
9523-5685 QUEBEC INC.

09 ADDRESS : 4890 CH. CIRCLE
CITY : MONTREAL PROV: QC POSTAL CODE: H3W 1Z7
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE X X MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 ALL OF THE DEBTORS RENTS AND LEASES ARISING FROM THE OWNERSHIP OF
14 THOSE CERTAIN LANDS AND PREMISES LOCATED IN ONASSA SPRINGS
15 SUBDIVISION, OTTAWA, ONTARIO (PIN 04631 0449 (LT), 04631 0441 (LT),
16 AGENT: KRB LAWYERS
17 ADDRESS : 100-310 MIWATE PRIVATE
CITY : OTTAWA PROV: ON POSTAL CODE: K1R 0E2

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:28
ACCOUNT : 009233-0001 FAMILY : 2 OF 7 ENQUIRY PAGE : 6 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522455769 EXPIRY DATE : 01DEC 2028 STATUS :
01 CAUTION FILING : PAGE : 002 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251201 1352 1590 7350 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 04631 0450 (LT), 04631 0442 (LT), 04631 0440 (LT), 04631 0439 (LT),
14 04631 0437 (LT), 04631 0435 (LT), 04631 0432 (LT), 04631 0430 (LT),
15 04631 0438 (LT), 04631 0436 (LT), 04631 0434 (LT), 04631 0431 (LT),

16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:29
ACCOUNT : 009233-0001 FAMILY : 2 OF 7 ENQUIRY PAGE : 7 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522455769 EXPIRY DATE : 01DEC 2028 STATUS :
01 CAUTION FILING : PAGE : 003 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251201 1352 1590 7350 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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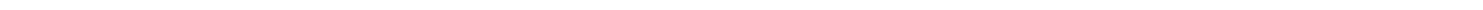
12

GENERAL COLLATERAL DESCRIPTION

13 04631 0429 (LT), 04631 0502 (LT), 04631 0501 (LT), 04631 0500 (LT),
14 04631 0476 (LT), 04631 0469 (LT), 04631 0470 (LT), 04631 0471 (LT),
15 04631 0472 (LT), 04631 0473 (LT), 04631 0474 (LT), 04631 0475 (LT))

16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:



PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:29
ACCOUNT : 009233-0001 FAMILY : 3 OF 7 ENQUIRY PAGE : 8 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522930564 EXPIRY DATE : 17DEC 2029 STATUS :
01 CAUTION FILING : PAGE : 001 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251217 1337 1590 0004 REG TYP: P PPSA REG PERIOD: 4
02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION

OCN :
04 ADDRESS : 2880 SHEFFIELD ROAD, UNIT 3
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
2250505 ONTARIO INC.

09 ADDRESS : O/A SAFE HARBOUR GLOBAL CAPITAL, 75
CITY : TORONTO PROV: ON POSTAL CODE: M9W 6L9
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 X X X X X X X
YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 GENERAL SECURITY AGREEMENT, GENERAL ASSIGNMENT OF RENTS AND OTHER
14 SECURITY DOCUMENTS RELATING TO 26 SERVICED RESIDENTIAL LOTS KNOWN AS
15 ONASSA SPRINGS LOCATED ON THE LANDS BEING LEGALLY DESCRIBED AS LOTS 1
16 AGENT: SCHNEIDER RUGGIERO SPENCER MILBURN LLP
17 ADDRESS : 1000-120 ADELAIDE STREET WEST
CITY : TORONTO PROV: ON POSTAL CODE: M5H 3V1

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:30
ACCOUNT : 009233-0001 FAMILY : 3 OF 7 ENQUIRY PAGE : 9 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522930564 EXPIRY DATE : 17DEC 2029 STATUS :
01 CAUTION FILING : PAGE : 002 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251217 1337 1590 0004 REG TYP: REG PERIOD:

02 IND DOB : IND NAME:
03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS : INTERNATIONAL BLVD., SUITE 101
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 TO 4, 6 TO 14, 21 AND 22, PLAN 4M-1472, AND LOTS 1 TO 8, 32 TO 34,
14 PLAN 4M-1487, IN THE CITY OF OTTAWA, AND BEING PINS 04631-0429 (LT)
15 TO 04631-0432 (LT), 04631-0434 (LT) TO 04631-0442 (LT), 04631-0449

16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:31
ACCOUNT : 009233-0001 FAMILY : 3 OF 7 ENQUIRY PAGE : 10 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 522930564 EXPIRY DATE : 17DEC 2029 STATUS :
01 CAUTION FILING : PAGE : 003 OF 3 MV SCHEDULE ATTACHED :
REG NUM : 20251217 1337 1590 0004 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :
04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION
13 (LT), 04631-0450 (LT), 04631-0469 (LT) TO 04631-0476 (LT), 04631-0500
14 (LT) TO 04631-0502 (LT), RESPECTIVELY

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16 AGENT:
17 ADDRESS :
CITY : PROV: POSTAL CODE:



PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:31
ACCOUNT : 009233-0001 FAMILY : 4 OF 7 ENQUIRY PAGE : 11 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 681715791 EXPIRY DATE : 26SEP 2047 STATUS :
01 CAUTION FILING : PAGE : 001 OF 001 MV SCHEDULE ATTACHED :
REG NUM : 20120926 1146 1862 8695 REG TYP: P PPSA REG PERIOD: 25
02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION

OCN :

04 ADDRESS : 2880, SHEFFIELD DRIVE, SUITE 3 AND 4
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME: ONASSA CORPORATION

OCN :

07 ADDRESS : 56, CEDARHILL DRIVE
CITY : OTTAWA PROV: ON POSTAL CODE: K2R 1C5

08 SECURED PARTY/LIEN CLAIMANT :
BUSINESS DEVELOPMENT BANK OF CANADA

09 ADDRESS : 55 METCALFE STREET
CITY : OTTAWA PROV: ON POSTAL CODE: K1P 6L5
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10	YEAR	MAKE									
	X	X	X	X	X						

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GENERAL COLLATERAL DESCRIPTION

13 GENERAL SECURITY AGREEMENT

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16 AGENT: CYBERBAHN

17 ADDRESS : 400-333 BAY STREET
CITY : TORONTO PROV: ON POSTAL CODE: M5H 2R2

PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:32
ACCOUNT : 009233-0001 FAMILY : 4 OF 7 ENQUIRY PAGE : 12 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 681715791

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 001 MV SCHED: 20120926 1156 1862 8700
21 REFERENCE FILE NUMBER : 681715791
22 AMEND PAGE: NO PAGE: X CHANGE: B RENEWAL REN YEARS: 4 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: ONASSA CORPORATION

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE

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16 NAME : CYBERBAHN
17 ADDRESS : 400-333 BAY STREET
CITY : TORONTO PROV : ON POSTAL CODE : M5H 2R2

PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:33
ACCOUNT : 009233-0001 FAMILY : 4 OF 7 ENQUIRY PAGE : 13 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 681715791

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20231025 1550 2611 5245
21 REFERENCE FILE NUMBER : 681715791
22 AMEND PAGE: NO PAGE: CHANGE: B RENEWAL REN YEARS: 06 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: ONASSA CORPORATION

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE

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16 NAME : BDC (AC - 066738-01 LA#1030)
17 ADDRESS : 81 BAY STREET, SUITE 3700
CITY : TORONTO PROV : ON POSTAL CODE : M5J 0E7

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:33
ACCOUNT : 009233-0001 FAMILY : 5 OF 7 ENQUIRY PAGE : 14 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 769609251 EXPIRY DATE : 02FEB 2027 STATUS :
01 CAUTION FILING : PAGE : 001 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20210202 1134 1590 3067 REG TYP: P PPSA REG PERIOD: 2
02 IND DOB : IND NAME:
03 BUS NAME: CEDARHILL GOLF ENTERPRISES INC.

OCN :

04 ADDRESS : 56 CEDARHILL DRIVE
CITY : OTTAWA PROV: ON POSTAL CODE: K2R 1C5
05 IND DOB : IND NAME:
06 BUS NAME: ONASSA CORPORATION

OCN :

07 ADDRESS : 3-2880 SHEFFIELD ROAD
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4

08 SECURED PARTY/LIEN CLAIMANT :
HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

09 ADDRESS : 89 TYCOS DRIVE, SUITE 208
CITY : TORONTO PROV: ON POSTAL CODE: M6B 1W3
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 X X X X X
YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 ASSIGNMENT OF RENTS AND INCOME, AND SECURITY AGREEMENTS CREATING A
14 SECURITY INTEREST IN ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY
15 OF THE DEBTOR LOCATED AT, ON, USED IN CONNECTION WITH, RELATING TO OR
16 AGENT: FOGLER, RUBINOFF LLP (210358 JF/LR - 56 CEDARHILL)
17 ADDRESS : 77 KING STREET WEST, SUITE 3000 PO BOX 9
CITY : TORONTO PROV: ON POSTAL CODE: M5K 1G8

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:34
ACCOUNT : 009233-0001 FAMILY : 5 OF 7 ENQUIRY PAGE : 15 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 769609251 EXPIRY DATE : 02FEB 2027 STATUS :
01 CAUTION FILING : PAGE : 002 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20210202 1134 1590 3067 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 DERIVED FROM THE PROPERTIES MUNICIPALLY KNOWN AS 56 CEDARHILL DRIVE,
14 OTTAWA, ONTARIO AND 28 LOTS IN ONASSA SUBDIVISION, ONTARIO.

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16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:



PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:34
ACCOUNT : 009233-0001 FAMILY : 5 OF 7 ENQUIRY PAGE : 16 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 769609251

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 01 OF 001 MV SCHED: 20230126 1048 1590 8519
21 REFERENCE FILE NUMBER : 769609251
22 AMEND PAGE: NO PAGE: CHANGE: B RENEWAL REN YEARS: 2 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: CEDARHILL GOLF ENTERPRISES INC.

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE

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16 NAME : FOGLER, RUBINOFF LLP (JF/LR HILLM GENERAL 193602)
17 ADDRESS : 77 KING STREET WEST, SUITE 3000 PO BOX 9
CITY : TORONTO PROV : ON POSTAL CODE : M5K 1G8

PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:35
ACCOUNT : 009233-0001 FAMILY : 5 OF 7 ENQUIRY PAGE : 17 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 769609251

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20250108 1755 1902 3677
21 REFERENCE FILE NUMBER : 769609251
22 AMEND PAGE: NO PAGE: CHANGE: B RENEWAL REN YEARS: 02 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: CEDARHILL GOLF ENTERPRISES INC.

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE

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16 NAME : FOGLER, RUBINOFF LLP (JF/JL) (193602-HILLMOUNT- 56 CEDARHILL DRIVE (C
17 ADDRESS : 77 KING STREET WEST, SUITE 3000
CITY : TORONTO PROV : ON POSTAL CODE : M5K 1G8

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:36
ACCOUNT : 009233-0001 FAMILY : 6 OF 7 ENQUIRY PAGE : 18 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 785679273 EXPIRY DATE : 10AUG 2027 STATUS :
01 CAUTION FILING : PAGE : 001 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20220810 1015 1590 5356 REG TYP: P PPSA REG PERIOD: 3
02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION

OCN :

04 ADDRESS : 3-2880 SHEFFIELD DRVIE
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:

08 SECURED PARTY/LIEN CLAIMANT :
HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

09 ADDRESS : 89 TYCOS DRIVE, SUITE 208
CITY : TORONTO PROV: ON POSTAL CODE: M6B 1W3
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 X X X X X
YEAR MAKE MODEL V.I.N.

11

12

GENERAL COLLATERAL DESCRIPTION

13 ASSIGNMENT OF RENTS AND INCOME, AND SECURITY AGREEMENT(S) CREATING A
14 SECURITY INTEREST IN ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY
15 OF THE DEBTOR LOCATED AT, ON, USED IN CONNECTION WITH, RELATING TO OR
16 AGENT: FOGLER, RUBINOFF LLP (JF/LR 223289 HILLM 26 LOTS ONASSA)
17 ADDRESS : 77 KING STREET WEST, SUITE 3000 PO BOX 9
CITY : TORONTO PROV: ON POSTAL CODE: M5K 1G8

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:36
ACCOUNT : 009233-0001 FAMILY : 6 OF 7 ENQUIRY PAGE : 19 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 785679273 EXPIRY DATE : 10AUG 2027 STATUS :
01 CAUTION FILING : PAGE : 002 OF 2 MV SCHEDULE ATTACHED :
REG NUM : 20220810 1015 1590 5356 REG TYP: REG PERIOD:
02 IND DOB : IND NAME:
03 BUS NAME:

OCN :

04 ADDRESS :
CITY : PROV: POSTAL CODE:
05 IND DOB : IND NAME:
06 BUS NAME:

OCN :

07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :

09 ADDRESS :
CITY : PROV: POSTAL CODE:
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE

10 YEAR MAKE MODEL V.I.N.

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GENERAL COLLATERAL DESCRIPTION

13 DERIVED FROM THE 26 LOTS, ONASSA SPRINGS SUBDIVISION, OTTAWA, ONTAR
14 AND SECURITY AGREEMENTS RESPECTING DEPOSITS AND CASH SECURITY.

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16 AGENT:

17 ADDRESS :
CITY : PROV: POSTAL CODE:

PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:37
ACCOUNT : 009233-0001 FAMILY : 6 OF 7 ENQUIRY PAGE : 20 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 785679273

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20250710 1314 1901 4784
21 REFERENCE FILE NUMBER : 785679273
22 AMEND PAGE: NO PAGE: CHANGE: B RENEWAL REN YEARS: 02 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: ONASSA CORPORATION

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

09 ADDRESS :
CITY : PROV : POSTAL CODE :
CONS. MV DATE OF NO FIXED
GOODS INVTRY EQUIP ACCTS OTHER INCL AMOUNT MATURITY OR MAT DATE

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16 NAME : ESC CORPORATE SERVICES LTD. (223289-HILLMOUNT- ONASSA SPRINGS SUBDIVI
17 ADDRESS : 445 KING STREET WEST, SUITE 400
CITY : TORONTO PROV : ON POSTAL CODE : M5V 1K4

PSSME02 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 1C REGISTRATION - SCREEN 1 11:17:37
ACCOUNT : 009233-0001 FAMILY : 7 OF 7 ENQUIRY PAGE : 21 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

00 FILE NUMBER : 785994291 EXPIRY DATE : 22AUG 2027 STATUS :
01 CAUTION FILING : PAGE : 001 OF 1 MV SCHEDULE ATTACHED :
REG NUM : 20220822 1002 1590 6798 REG TYP: P PPSA REG PERIOD: 3
02 IND DOB : IND NAME:
03 BUS NAME: ONASSA CORPORATION OCN :
04 ADDRESS : 3-2880 SHEFFIELD DRIVE
CITY : OTTAWA PROV: ON POSTAL CODE: K1B 1A4
05 IND DOB : IND NAME:
06 BUS NAME: OCN :
07 ADDRESS :
CITY : PROV: POSTAL CODE:
08 SECURED PARTY/LIEN CLAIMANT :
HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.
09 ADDRESS : 89 TYCOS DRIVE, SUITE 208
CITY : TORONTO PROV: ON POSTAL CODE: M6B 1W3
CONS. MV DATE OF OR NO FIXED
GOODS INVTRY. EQUIP ACCTS OTHER INCL AMOUNT MATURITY MAT DATE
10 YEAR MAKE X X MODEL V.I.N.
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12
GENERAL COLLATERAL DESCRIPTION
13 A SECURITY AGREEMENT CREATING INTEREST IN MONIES HELD AS AN INTEREST
14 RESERVE FOR INTEREST DUE ON THE LOAN FROM THE SECURED PARTY TO THE
15 DEBTOR.
16 AGENT: FOGLER, RUBINOFF LLP 9223289 JF/LR HILLM 26 LOTS ONNASSA)
17 ADDRESS : 77 KING STREET WEST, SUITE 3000 PO BOX 9
CITY : TORONTO PROV: ON POSTAL CODE: M5K 1G8

PSSME04 PERSONAL PROPERTY SECURITY REGISTRATION SYSTEM 04/29/2026
CCCL369 DISPLAY 2C REGISTRATION - SCREEN 1 11:17:38
ACCOUNT : 009233-0001 FAMILY : 7 OF 7 ENQUIRY PAGE : 22 OF 22
FILE CURRENCY : 28APR 2026
SEARCH : BD : ONASSA CORPORATION

FILE NUMBER 785994291

PAGE TOT REGISTRATION NUM REG TYPE
01 CAUTION : 001 OF 1 MV SCHED: 20250710 1314 1902 4966
21 REFERENCE FILE NUMBER : 785994291
22 AMEND PAGE: NO PAGE: CHANGE: B RENEWAL REN YEARS: 02 CORR PER:
23 REFERENCE DEBTOR/ IND NAME:
24 TRANSFEROR: BUS NAME: ONASSA CORPORATION

25 OTHER CHANGE:
26 REASON:
27 /DESCR:
28 :
02/05 IND/TRANSFEE:
03/06 BUS NAME/TRFEE:

OCN:

04/07 ADDRESS:
CITY: PROV: POSTAL CODE:
29 ASSIGNOR:

08 SECURED PARTY/LIEN CLAIMANT/ASSIGNEE :

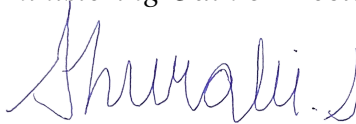
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16 NAME : ESC CORPORATE SERVICES LTD. (223289-HILLMOUNT- ONASSA SPRINGS SUBDIVI
17 ADDRESS : 445 KING STREET WEST, SUITE 400
CITY : TORONTO PROV : ON POSTAL CODE : M5V 1K4

END OF REPORT

This is Exhibit "S" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

PRIORITY AGREEMENT

THIS AGREEMENT dated August 17, 2022.

AMONG:

BUSINESS DEVELOPMENT BANK OF CANADA, with a business centre at
50 O'Connor Street, Suite 1100, Ottawa, ON K1P 5E1

("BDC")

AND:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.,
89 Tycos Drive, Suite 208, Toronto, ON, M6B 1W3

(the "Lender")

AND:

ONASSA CORPORATION
2880 Sheffield Road, Unit #3, Ottawa, ON K1B 1A4

(the "Customer")

WHEREAS:

A. The Customer has granted or agreed to grant to BDC security interests in all of the Customer's present and after-acquired personal property to secure present and future debts and obligations of the Customer to BDC;

B. The Customer has granted or agreed to grant to the Lender security interests in all of the Customer's present and after-acquired personal property to secure present and future debts and obligations of the Customer to the Lender;

C. The parties hereto have agreed to enter into this agreement in order to set out the respective priorities of the BDC Security and the Lender Security;

NOW THEREFORE in consideration of the premises and other good and valuable consideration, the parties hereto covenant and agree as follows:

ARTICLE 1 - CONSENT

1.01 BDC hereby acknowledges its consent to the creation and issue by the Customer to the Lender of the Lender Security (as hereinafter defined) and to the incurring by the Customer of the indebtedness evidenced thereby.

- 1.02 The Lender hereby acknowledges its consent to the creation and issue by the Customer to BDC of the BDC Security (as hereinafter defined) and to the incurring by the Customer of the indebtedness evidenced thereby.

ARTICLE 2 - INTERPRETATION

- 2.01 The preamble hereto forms an integral part of this Agreement.
- 2.02 In this Agreement, the following terms shall have the following meanings:
- (a) "BDC Security" means all registered security interests now or hereafter held by BDC in any or all of the Customer's present and after acquired personal property to secure present and future debts and obligations of the Customer to BDC;
 - (b) "Lender Security" means all registered security interests now or hereafter held by the Lender in any or all of the Customer's present and after acquired personal property to secure present and future debts and obligations of the Customer to the Lender;
 - (c) "PPSA" means the applicable *Personal Property Security Act*; and
 - (d) "Secured Parties" means BDC and the Lender, and a "Secured Party" means either one of them, and each of their respective successors and permitted assigns.

ARTICLE 3 - PRIORITIES

- 3.01 The BDC Security is hereby postponed and subordinated to the security constituted by the Lender Security with respect to all of the Customer's present and after acquired personal property, to the extent of the Customer's indebtedness to the Lender from time to time, together with all accrued interest thereon and all costs, charges and expenses incurred by the Lender in connection therewith.
- 3.02 The subordinations and postponements herein shall apply in all events and circumstances regardless of:
- (a) the date of execution, attachment, registration or perfection of any security interest held by BDC or the Lender; or
 - (b) the date of any advance or advances made to the Customer by BDC or the Lender; or
 - (c) the date of default by the Customer under any of the BDC Security or the Lender Security or the dates of crystallization of any floating charges held by BDC or the Lender; or
 - (d) any priority granted by any principle of law or any statute, including the PPSA; or
 - (e) any modification, extension, renewal, replacement, supplement or restatement of the BDC Security or the Lender Security.
- 3.03 Any proceeds, including, without limitation, any insurance proceeds received by the Customer or by BDC or the Lender in respect of the collateral charged by the BDC Security or the Lender Security shall be dealt with according to the preceding provisions hereof as though such proceeds were paid or payable as proceeds of realization of the collateral for which they compensate subject to subparagraphs (a), (b) and (c):

- (a) The Lender's priorities herein shall not extend to any payments against the Customer's indebtedness to BDC received by BDC in the ordinary course of business and prior to written notice of the Customer's default from the Lender.
 - (b) BDC's priorities herein shall not extend to any payments against the Customer's indebtedness to the Lender received by the Lender in the ordinary course of business and prior to written notice of the Customer's default from BDC. For greater certainty, BDC shall have no claim against the partial discharge amounts required to be paid by the Customer to the Lender in connection with any Sold Lots (as hereinafter defined) whether before or after any defaults by the Customers under the BDC Security or the Lender Security,
 - (c) With the exception of monies deposited in any accounts designated as trust accounts by the Customer for the benefit of BDC, BDC shall not be entitled, notwithstanding anything to the contrary in this Agreement, to make a claim against any monies which are deposited in or disbursed from any account of the Customer maintained with the Lender, except for monies deposited therein after the time the Lender has received written notice from BDC that it is enforcing the BDC Security against the Customer and which are not subject to the security interest and priority of the Lender as set out and agreed to in this Agreement.
- 3.04 If any of the BDC Security or the Lender Security is claimed or found by a trustee in bankruptcy or a court of competent jurisdiction to be unenforceable, invalid, unregistered or unperfected, then the foregoing provisions of this Article 3 shall not apply to such security to the extent that such security is so found to be unenforceable, invalid, unregistered or unperfected as against a third party unless the Secured Party shall be diligently contesting such a claim and has provided the other party with a satisfactory indemnity.
- 3.05 Each of the parties hereto shall permit any of the other parties hereto and their employees, agents and contractors, access at all reasonable times to any property and assets of the Customer upon which it has a prior charge or security interest in accordance with the terms hereof and to permit such other party to remove such property and assets from the premises of the Customer at all reasonable times without interference, provided that such other party shall promptly repair any damage caused to the premises by the removal of any such property or assets.
- 3.06 If any person, other than BDC and the Lender, shall have a valid claim, right or interest in or to any of the present or after-acquired personal property of the Customer which is subject to all or any part of the BDC Security or the Lender Security, as the case may be, in priority to or on a parity with one of the Secured Parties but not in priority to or on a parity with the other Secured Party, then this Agreement shall not apply so as to diminish the rights (as such rights would have been but for this Agreement) of such other Secured Party to such property or the proceeds thereof.
- 3.07 Nothing in this Agreement affects the priority of any security over the Customer's real property interests held by BDC or the Lender. The real property interests of the Customer are excluded from the operation of this agreement.
- 3.08 This Agreement is not intended to affect the priority of any third party claims and no such parties may benefit from anything contained herein.
- 3.09 Nothing in this Agreement shall affect the priority of purchase money security interests (as defined in the PPSA) hereafter acquired by BDC or the Lender in specific equipment of the Customer. As between the parties, where either BDC or the Lender finances the acquisition of equipment by the Customer, BDC or the Lender will be entitled to a purchase money security interest whether they advance their funds before or after the Customer has paid for the equipment and whether or not the funds are paid directly to the vendor so long as the funds are advanced in connection with the acquisition by the Customer of rights in such equipment.

- 3.10 BDC and the Customer further covenant and agree with the Lender that BDC shall not challenge, contest or bring into question the validity, priority or perfection of the Lender Security or any enforcement action taken by the Lender or any servicer or agent under or in respect of the Lender Security against the Customer or against all or any part of the personal property of the Customer.
- 3.11 In connection with the sale of lots by the Customer (each a "Sold Lot"), until the Lender Security has been paid in full and has been discharged, BDC will release and discharge the BDC Security from that part of the property of the Customer relating to the Sold Lot, without any payment being made to BDC. BDC agrees to execute and deliver such partial discharges of the BDC Security as may be requested by the Lender forthwith upon request, to the solicitors for the Lender and/or the solicitors for the Customer, irrevocably authorizing them to discharge the part of the BDC Security affecting the Sold Lot, provided that the Lender's Security is, contemporaneously, being partially discharged against the Sold Lot.

ARTICLE 4 - COVENANTS OF THE CUSTOMER

- 4.01 The Customer hereby confirms to and agrees with BDC and the Lender that so long as any of the indebtedness of the Customer to BDC and the Lender remains outstanding, it shall stand possessed of its assets so charged for BDC and for the Lender in accordance with their respective interests and priorities as herein set out.

ARTICLE 5- GENERAL

- 5.01 From time to time upon request therefor BDC and the Lender may advise each other of the particulars of the indebtedness and liability of the Customer to each other and all security held by each therefor.
- 5.02 BDC and the Lender each agree that, except as required by law, it will not transfer or assign any of its security from the Customer without first obtaining from the proposed assignee or transferee an agreement to be bound by the provisions of this Agreement.
- 5.03 Prior to making any demand for payment on the Customer or proceeding to enforce its security, BDC or the Lender, as the case may be, shall provide notice of such demand or enforcement to the other of them, provided, however, that neither shall be liable for any accidental omission to provide the said notice.
- 5.04 Any notice required or permitted to be given pursuant to this Agreement shall be in writing and shall be addressed and delivered to the parties hereto as follows:

for BDC:

50 O'Connor Street, Suite 1100
Ottawa, ON K1P 5E1

Fax: (613) 995-9045

Attention: The Manager

for the Lender:

89 Tycos Drive, Suite 208,
Toronto, ON, M6B 1W3

Attention:

- 5.05 Each of the Customer, BDC and the Lender shall do, perform, execute and deliver all acts, deeds and documents as may be necessary from time to time to give full force and effect to the interests of this Agreement; provided however, that no consent of the Customer shall be necessary to any amendment of the terms hereof by BDC and the Lender unless the interests of the Customer are directly affected thereby.
- 5.06 This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and shall be effective as of the formal date hereof. The execution and delivery of this Agreement by facsimile transmission or electronic mail (including DocuSign) shall be as effective and binding on the undersigned hereto as if this Agreement were executed and delivered in the original.
- 5.07 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
- 5.08 This Agreement shall be governed by and construed in accordance with the laws of the province in which the business centre of the BDC is located as described on page 1.

IN WITNESS WHEREOF the parties hereto have executed this Agreement under the hand(s) of their duly authorized officer(s) on the date first above written.

BUSINESS DEVELOPMENT BANK OF CANADA

By its authorized signatories

→



PRINT Name: Miguel Rodrigues, AVP BRU

→



PRINT Name: Lori Matson, Director BRU

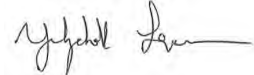
PRINT Date: August 17, 2022

We have the authority to bind the Corporation.

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

By its authorized signatory

→



PRINT Name: Yitz Levinson

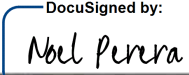
PRINT Date: August 17, 2022

I have the authority to bind the Corporation.

ONASSA CORPORATION

By its authorized signatory

→

DocuSigned by:


PRINT Name: Noel Perera

PRINT Date: 8/18/2022

I have the authority to bind the Corporation.

This is Exhibit "T" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

Maria Magni

From: Noel Perera <nperera@onassa.com>
Sent: December 19, 2025 5:44 PM
To: Yitz Levinson; Sharon Woolf
Cc: Diane Falcione
Subject: RE: Your first and second mortgages on property owned by Onassa
Attachments: Onassa Funding Confirmation

Hi Yitz, Sharon, and Diane

Thank you the email. Nice to hear from you. Are you in Canada and are you available for a call sometime I wonder?

I have attached the confirmation from the new lender Yitz that I have just got.

Thank you and have a great weekend.

Noel

From: Yitz Levinson
Sent: December-19-25 3:50 PM
To: nperera@onassa.com; Sharon Woolf
Cc: Diane Falcione
Subject: RE: Your first and second mortgages on property owned by Onassa

Thanks Noel

Please make sure we receive the letter today and please send the letter to everyone on this email.

thx

Yitz Levinson, CPA, CA, CIRP
President
Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 222
M: 416-562-6844
Broker, FSRA License #10453

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From: Noel Perera <nperera@onassa.com>
Sent: December 19, 2025 11:43 AM
To: Sharon Woolf <sharon@hillmount.ca>
Cc: Yitz Levinson <yitz@hillmount.ca>; nperera@onassa.com
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon

Good morning! I trust all is well with you and you are looking forward to the holidays.

I saw your previous email and I have already requested a letter from the new Lender. I should get it this afternoon and I will forward it immediately.

Thank you very much.

Noel

From: Sharon Woolf <sharon@hillmount.ca>
Sent: December-19-25 11:17 AM
To: 'nperera@onassa.com' <nperera@onassa.com>
Cc: Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Noel,

I spoke to Yitz and we need that letter today. Our understanding was that we would be paid out before the new year and we need the letter confirming the commitment has been extended.

Please do not hesitate to contact me if you wish to discuss.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Sharon Woolf
Sent: December 19, 2025 9:42 AM
To: 'nperera@onassa.com' <nperera@onassa.com>
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Noel,

We will need something today showing that the lender is still on board and has agreed to extend the closing date, since you were supposed to pay out today.

I am attaching the most recent extension. On the last page you will find an arrears statement showing what's owing including outstanding fees. There will be discharge fees and legal fees on closing.

I will be away next week but will be checking my email.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Noel Perera <nperera@onassa.com>
Sent: December 18, 2025 11:38 PM
To: Sharon Woolf <sharon@hillmount.ca>
Cc: nperera@onassa.com
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon

Good evening.

Thank you for the email.

We are not closing Dec 19th as planned but I should know tomorrow the new closing date. I will get you the letter and dates as well.

Are you working next week as well?

If you can please can you give me the pay out for the first and second mortgages approximately as of Dec 30/2025? I know there are some fees due as well and put all in so I know what the amounts are? An official statement for payment can be issued by you to the lawyers when the closing date is confirmed.

Thank you

Noel

From: Sharon Woolf <sharon@hillmount.ca>
Sent: December-18-25 4:55 PM
To: 'nperera@onassa.com' <nperera@onassa.com>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Hi Noel,

I wanted to reach out because the refinance was supposed to happen this week, but we have not heard from you or your lawyer. Please provide an update.

If the loan is not being paid out until January, we will need a letter this week from the new lender extending the commitment closing date to January.

Please feel free to contact me should you have any questions.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 227

FSRA Brokerage License #10453

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From: Noel Perera <nperera@onassa.com>

Sent: November 25, 2025 6:54 PM

To: Sharon Woolf <sharon@hillmount.ca>

Cc: nperera@onassa.com

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon

Good evening.

Sorry I missed the question. I went to a new insurance company that greatly reduced my price and told me not to waste money getting a \$5M liability on vacant land. So that is why it is at \$2M. I do not have any other policy.

I trust that is acceptable to you.

Noel

From: Sharon Woolf <sharon@hillmount.ca>

Sent: November-25-25 5:25 PM

To: 'nperera@onassa.com' <nperera@onassa.com>

Subject: RE: Your first and second mortgages on property owned by Onassa

Importance: High

Hi Noel,

Thank you for the signed extension. I asked the following question in my previous email:

The insurance you provided on the last extension (see attached) showed that the limit for the CGL was reduced from \$5MM to \$2MM. Do you have an umbrella policy in addition to the CGL? If yes, please send us a copy. Please advise.

Thank you,

Sharon Woolf**Director, Fund Administration | Agent Level 2**

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Noel Perera <nperera@onassa.com>**Sent:** November 24, 2025 5:16 PM**To:** Sharon Woolf <sharon@hillmount.ca>**Subject:** RE: Your first and second mortgages on property owned by Onassa

Hi Sharon
Good evening.

Thank you for your kind indulgence. Yes you are right that I will be paying out the city taxes with the \$10.8M loan I am getting. I have attached the signed extension Sharon.

Have a great evening.

Noel

From: Sharon Woolf <sharon@hillmount.ca>**Sent:** November-24-25 4:42 PM**To:** 'nperera@onassa.com' <nperera@onassa.com>**Subject:** RE: Your first and second mortgages on property owned by Onassa

Hi Noel,

Further to our conversation, being behind on your property taxes is a default of the loan. We will accept the extension agreement since you have advised that you will be paying us out with the new loan by the maturity date of the extension. Please send me the signed extension.

Thank you,

Sharon Woolf**Director, Fund Administration | Agent Level 2**

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Sharon Woolf
Sent: November 19, 2025 2:26 PM
To: nperera@onassa.com
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Hi Noel,

Further to Yitz's email, attached please find the extension agreement for Onassa Springs Subdivision. Please ensure we receive the signed agreement as well as the required documentation outlined on the second page **by no later than November 25, 2025.**

The insurance you provided on the last extension (see attached) showed that the limit for the CGL was reduced from \$5MM to \$2MM. Do you have an umbrella policy in addition to the CGL? If yes, please send us a copy.

If you have any questions, please let me know.

Thank you,

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Yitz Levinson <yitz@hillmount.ca>
Sent: November 18, 2025 4:09 PM
To: nperera@onassa.com; Sharon Woolf <sharon@hillmount.ca>
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa

Noel

Sharon is preparing that extension.

Are you still on track to pay us out? Please give us an update?

A couple of question on the commitment.

1. Did you pay the monetization cost?
2. What is the co-investment right?

Yitz Levinson, CPA, CA, CIRP

President

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 222

M: 416-562-6844

Broker, FSRA License #10453

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From: Noel Perera <nperera@onassa.com>

Sent: October 27, 2025 12:06 PM

To: Yitz Levinson <yitz@hillmount.ca>; Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>;
nperera@onassa.com

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Yitz

Good morning.

Thank you for the email. I trust you had a good weekend.

I have attached the signed commitment from Safe Harbour Global.

I asked for extra funds against the \$6M and the \$2.15M payouts as I definitely want to not run out of funds at closing.

Kindly let me know if you can allow me until Jan 30/2026 and I will do my very best to close Dec 19/2025.

Thank you very much for your kind consideration.

Noel

From: Yitz Levinson <yitz@hillmount.ca>

Sent: October-27-25 5:49 AM

To: nperera@onassa.com; Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Noel

Please send us the commitment . It's very normal to send that for our consideration of your email below.

Yitz Levinson, CPA, CA, CIRP

President

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 222

M: 416-562-6844

Broker, FSRA License #10453

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From: Noel Perera <nperera@onassa.com>

Sent: October 26, 2025 9:52 PM

To: Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Yitz, Sharon and Gary,

Good evening. I trust you all had a good weekend.

I have attached the HST info showing filings up to date as requested.

I have been working over the weekend and trying to bring my payout of Hillmount matter to a conclusion. Currently they have given me December 19/2025 as a target date to close but requested me to ask you for mid to end of January but they will do their best to close earlier. Given Dec 19/2025 it is just before Christmas and in case something does not come together like last time, may I respectfully request an extension until Friday January 30/2026 please? I have arranged to pay the extra money at closing and I will keep paying the regular payment I have been making on both mortgages assuming you will allow me to do so.

I am also available for a phone call anytime you wish as well. If you gave me 5 to 10 minutes notice with a text message I will free myself for the call.

Have a great evening.

Thank you and I look forward to hearing from you.

Noel

From: Sharon Woolf <sharon@hillmount.ca>

Sent: October-24-25 2:04 PM

To: 'nperera@onassa.com' <nperera@onassa.com>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Importance: High

Hi Noel,

Further to your conversation with Gary, we are still waiting on the expected discharge date of the mortgage. The extension expires on October 31st and the mortgage must be paid off by then.

As per the signed extension, we also require the following documentation:

1. A copy of the property insurance policy indicating that it has been renewed and listing the Mortgagee as mortgagee and loss payee.
2. A property tax bill or certificate indicating that the property's realty taxes are current. Failure to provide the tax confirmation may result in a tax certificate being ordered. The cost of the certificate will be included in your discharge statement.
3. Confirmation that the company is current on any deemed trust filings and remittances (i.e. HST, source deductions and WSIB, if applicable).
4. A copy of the most recent financials for Onassa Corporation

If you have any questions, please let me know.

Thank you,

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 227

FSRA Brokerage License #10453

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From: Noel Perera <nperera@onassa.com>

Sent: October 16, 2025 8:01 PM

To: Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>; nperera@onassa.com

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon and Yitz

I had just finished writing an email to Yitz and then I saw Sharon's email with that attached extension documents.

I have signed the extension and attached them here. I did not date it as the date to complete is past. So I was not sure what to do. I am happy to do whatever you think is the best. Anyway, I have at least sent the signed version to you.

Also please note that the \$500 shown for the returned payment I already paid and sent the proof to Gary. So perhaps you can adjust that at the appropriate time.

I also paid the Oct 1/2025 payment + the \$1000 extra for the returned payment fee for Oct 1/2025 as well since I did not ask Gary on time. I have attached the payment confirmation just for the rest of the teams info. Gary already got this.

I had previously agreed to the additional extension charges by email with Hillmount I believe. However, I had not sent the signed document only because I was waiting for the firm closing date from the company that is going to pay out Hillmount and give me a new mortgage. I thought it would be more appropriate for me to wait and advise you and then sign whatever documents you required. Sorry if my strategy has caused you any inconvenience. I am following up with the new lender to get the firm closing date, and will advise you as soon as I know. I am not happy they did not close on Sept 30/2025 as they had agreed to.

I believe you had agreed to allow me to pay the extra charges on closing and I appreciate that very much.

By trying to be truthful and honest I think I have hurt myself and I am sorry that you were not able to allow me to continue with Hillmount. If I knew all that has happened I would have much rather have taken the extension you offered.

Thank you and have a great evening.

Noel
613 294 6635

From: Sharon Woolf <sharon@hillmount.ca>

Sent: October-16-25 3:46 PM

To: 'nperera@onassa.com' <nperera@onassa.com>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Importance: High

Noel,

The mortgage on Onassa matured and is in default. We need the attached extension signed and returned to my attention by no later than 2PM tomorrow or we will have no choice but to refer this matter to our lawyer. I trust you understand the urgency of this matter and will act accordingly and on a timely basis to avoid additional fees and charges.

Thank you,

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
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From: Noel Perera <nperera@onassa.com>
Sent: October 10, 2025 3:12 PM
To: Sharon Woolf <sharon@hillmount.ca>
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon
Good afternoon.

Thank you for the email. I am diligently pursuing the new lender for the closing date. I have not got it yet. He told me he is expecting to give that to me today but I have not heard yet and so before you left for the day I wanted to reply you with an update. I just texted him to ask him. I will keep you updated.

I am hoping to get the Oct 1 payments next week. I will you Gary updated on this as well and I will also pay the extra \$1000 for the return fee as I did not request early enough. I sure expected the new lender would close on Sept 30 as expected. Again I am very sorry I got blind sided on that thus delaying my payment to you.

Have a great Thanksgiving and I will be in touch soon.

Thank you
Noel

From: Sharon Woolf <sharon@hillmount.ca>
Sent: October-09-25 1:58 PM
To: 'nperera@onassa.com' <nperera@onassa.com>
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Hi Noel,

Have you finalized the payout date? Please let us know when the mortgage will be paid out.

I also believe that Gary reached out and that we have not received the October 1st payments yet.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 227

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From: Noel Perera <nperera@onassa.com>

Sent: October 6, 2025 10:58 PM

To: Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon

Thank you for the email.

If you say that the extension fees were not paid at the time then I believe you. I do recall that at closing there was more funds being held back for some reason (may be an interest reserve perhaps). Anyway, if you checked with accounting and they are saying the extension fees were not fully collected then I will accept that. I was confused as it showed a minus amount. So I thought it was showing as being paid. Anyway, I will go with your interpretation Sharon. All good.

I am hoping to find out tomorrow when both your mortgages will be paid out. It was supposed to be Sept 30th and shortly before that I learned from the new lender that was not possible. Anyway, I will keep you posted. I am also working on getting the Oct 1 payments made soon and just sent an email to Gary as well on this.

Have a great evening and I will be in touch very soon.

Thank you

Noel

From: Sharon Woolf <sharon@hillmount.ca>

Sent: October-06-25 10:01 AM

To: 'nperera@onassa.com' <nperera@onassa.com>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Importance: High

Hi Noel,

I had an opportunity to review the file and to discuss with Yitz. When the deal closed you were going to be short so Hillmount agreed to defer some of our fees so you could get more funds on closing. As per the signed trust summary (see attached), the balance of Hillmount's fees were due in October 2023. Accounting has checked and the fee was never paid and is therefore still owing. I have also attached the email you sent to your lawyer on the day of closing confirming the final numbers including the deferred fee with the trust summary attached.

In terms of the extension fee, that is the fee that is charged for short-term open extensions.

I understand that the October 1st interest payments for Onassa and Cedarhill did not clear. These payments need to be made current.

If you have any additional questions, please let me know.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
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From: Noel Perera <nperera@onassa.com>

Sent: October 1, 2025 3:28 PM

To: Sharon Woolf <sharon@hillmount.ca>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon

Thank you for the em and answers.

1. In respect of the \$50K shown as a commitment fee deferral, I see the “-50,000” along with the “-7500” as being paid as the numbers shown add up to the \$6,000,000 advance. So I am unclear Sharon why you say it is not paid. It seems it was taken off the advance of \$6 million. Am I wrong? Kindly can you clarify? Thank you.
2. I understand your position on item 2. I feel 71.4% more than \$5833 is expensive and was hoping Yitz might give me a small reduction and that is why I asked. If I had renewed the 12 months and given the 30 days notice, I think I would not have had this extra charge? I was being honest, open and transparent, and was hoping I won't be penalized for that. Anyway, excuse me for speaking from my heart. Whatever you decide I will live with. I truly appreciate working with your whole

team. They are reliable and professional. So please do not take offence to anything I am asking. If I don't ask then that is not fair too as you cannot read my mind. 😊

3. On item 3 below, may be I was thinking about the other mortgage payment then. No worries. Sorry.
4. I have written a note to Yitz as well on a potential new second mortgage for some funds. Anyway, rest assured that I will sign and send what you need soon Sharon. We will make all this work out for sure.

Thank you.
Noel

From: Sharon Woolf <sharon@hillmount.ca>
Sent: September-30-25 2:45 PM
To: 'nperera@onassa.com' <nperera@onassa.com>
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Noel,

I was able to discuss your questions with Yitz. Please see my responses below in red.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
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From: Noel Perera <nperera@onassa.com>
Sent: September 29, 2025 9:27 PM
To: Sharon Woolf <sharon@hillmount.ca>
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa

Hi Sharon
Good afternoon.

Thank you for the email.

I spoke with Yitz yesterday about this and his email to me.

Speaking to Yitz I understand now that Hillmount wants to be paid out and I am not able to extend the mortgage with your firm for another 12 months. I am sad about that but it is what it is.

Thank you for the short term renewal that you sent me to extend the mortgage to Oct 31 2025. I have a few questions about that as I do not understand it fully.

1. What is the \$50K commitment deferral fee shown on the last page for? - Attached Please see the signed trust summary from closing showing that there was a Commitment Fee deferral of \$50,000. This fee was never paid and is still owing.
2. I note that you want to charge me \$20K for the 2 months (Sept 1/2025 to Oct 31/2025). I wonder if this can be reduced to the monthly prorated amount of $\$70K/12 = \$5833.33/\text{month}$ please? – This is the fee for a short-term extension that is fully open.
3. I believe on Sept 1/2025 I paid part of the \$70K extension fee. Can you kindly check? – I checked with our accounting department, and no payments were made towards this fee.
4. May I please ask to leave me at the same interest rate as I am until I pay you off as that is what you had offered me for the 12 months. My cash flow is tighter than usual due to the fraud I am still dealing with. I have not got all my funds yet. I also explained in detail to Yitz the circumstances around my lawyer writing to him with the payout info and apologized for that. It was only because I was trying to live by the letter of the agreement that I am not allowed to share the Commitment Letter with anyone else. So I am hopeful that Yitz will be considerate of my circumstances and be able to give me the same rate till I pay you out. I am pushing to pay you out as soon as possible as they were supposed to do so on Sept 30th. I should know a closing date tomorrow or WED the latest I believe. – This is the rate for the short-term extension.
5. Tomorrow I will be paying the 2 x NSF fees of \$500 each for the Sept 1/2025 payment that I was too late in asking to be postponed and I will send the proof to Gary.

Thank you.

Noel

From: Sharon Woolf <sharon@hillmount.ca>

Sent: September-25-25 4:39 PM

To: 'nperera@onassa.com' <nperera@onassa.com>

Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Your first and second mortgages on property owned by Onassa

Noel,

The deadline for the attached extension passed and the mortgage has matured. Please ensure I receive the signed renewal by no later than 9AM tomorrow morning.

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Sharon Woolf
Sent: September 19, 2025 12:34 PM
To: nperera@onassa.com
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Hi Noel,

Further to Yitz's email, attached please find an extension agreement for Onassa.

Please return the signed extension and disclosure, extension fee and the required documentation outlined on the extension **on or before September 24, 2025**.

If you have any questions, please do not hesitate to contact me.

Thank you,

Sharon Woolf

Director, Fund Administration | Agent Level 2

Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 227
FSRA Brokerage License #10453

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From: Yitz Levinson <yitz@hillmount.ca>
Sent: September 19, 2025 4:55 AM
To: nperera@onassa.com
Cc: Diane Falcione <Diane@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Sharon Woolf <sharon@hillmount.ca>; nperera@onassa.com
Subject: Re: Your first and second mortgages on property owned by Onassa

Noel

The last exchange that I received was that you were gonna work on getting us that commitment. We never received the commitment.

Your lawyer indicated that your financing will happen on September 30. Not sure why you need a three month extension, but I guess you weren't successful in getting us that commitment. I will speak to Sharon and we'll see what we can get you.

Yitz Levinson
Hillmount Capital

On Sep 19, 2025, at 7:20 AM, Noel Perera <nperera@onassa.com> wrote:

Hi Diane and Yitz
Good evening.

I trust you are having a good week. I have had a very busy week. We had a site visit today for a DND job in New Brunswick. Sorry I am writing to you this late.

I paid the funds last Friday as requested Diane and I was wondering if you can kindly send me the 3 month extension Yitz said he will give me kindly and I will sign and send it back.

Have a great day.

Noel

From: Diane Falcione <Diane@hillmount.ca>
Sent: September-12-25 10:58 AM
To: Yitz Levinson <yitz@hillmount.ca>; Noel Perera <nperera@onassa.com>
Cc: Gary Spivak <gary.spivak@hillmount.ca>; Sharon Woolf <sharon@hillmount.ca>
Subject: RE: Your first and second mortgages on property owned by Onassa
Importance: High

Noel,

In order to grant you an extension on this loan (given the notice of payout below), we must receive the arrears **TODAY**.

If we receive the arrears today, we can offer you a short extension until the payout date.

We look forward to hearing from you.

Diane Falcione
Senior Manager, Mortgage Administration | Broker
Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 229

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From: Yitz Levinson <yitz@hillmount.ca>
Sent: September 12, 2025 7:09 AM
To: Noel Perera <nperera@onassa.com>
Cc: Diane Falcione <Diane@hillmount.ca>
Subject: Re: Your first and second mortgages on property owned by Onassa

Noel

You are in serious default of our mortgage. We ask for the courtesy of seeing the commitment and this is what I get.

I will send this to our legal as well.
Yitz Levinson
Hillmount Capital

On Sep 12, 2025, at 7:00 AM, George N. Ruggiero
<GRuggiero@srlawpractice.com> wrote:

Dear Yitz: as long standing lawyer acting for Noel Perera, I would advise that Noel has received and accepted an unconditional commitment letter in an amount sufficient to discharge both the first and second mortgages in your favour on Onassa's Ottawa lands. The closing date is set for no later than September 30, 2025. The terms of the commitment do not allow for distribution of same to you but I am authorized by my client to confirm the material contents of same to you. Please contact the undersigned if you have any questions or concerns.

With thanks and best regards.

George N. Ruggiero

Managing Partner

Services provided through a Professional Corporation

Toronto Office

1000-120 Adelaide Street West

Toronto, ON M5H 3V1

Direct Line: 416-363-2212

Main Line: 416-363-2211

Toll Free: 1-800-268-2111

Fax No. 416-363-0645

Email: GRuggiero@srlawpractice.com

Website: www.srlawpractice.com

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Maria Magni

From: ns@safeharbourcv.com
Sent: December 19, 2025 4:32 PM
To: nperera@onassa.com
Subject: Onassa Funding Confirmation

Noel,

RE: Onassa Corporation Loan to pay out Hillmount Capital's First and Second Mortgages

I am writing to confirm that we will be advancing funds to pay out Hillmount Capital's two mortgages named above on or before January 30, 2026.

Sincerely,

NAHEEL SULEMAN
Partner, Chief Investment Officer

Phone: 1-416-993-3037
Email: ns@safeharbourcv.com

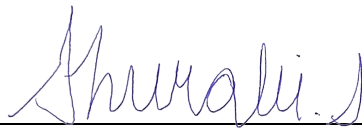


75 International Blvd, Suite 101,
Toronto, Ontario, Canada, M9W 6L9
www.safeharbourcv.com

An Affiliate of: Safe Harbour Capital Partners Inc

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This is Exhibit "U" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

Maria Magni

From: Noel Perera <nperera@onassa.com>
Sent: January 16, 2026 11:51 AM
To: Yitz Levinson
Cc: Joanie Tam; Gary Spivak; Diane Falcione; nperera@onassa.com
Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Hi Yitz
Good morning.

Thank you for speaking with me this morning and I look forward to hearing from you. You can call me anytime and I will watch for your call.

I want to work out something with you amicably Yitz. I feel we can come up with a plan that will work given you are close to being paid off on both mortgages. All the papers are signed to close the deal as planned by paying off the 2nd mortgage on Jan 30th and we are only waiting for the funds to close. So it is that close Yitz. Second mortgage is smaller and at a higher interest rate too. So it makes sense to pay the second off as planned. I appreciate working with you and want you to know that I am committed to getting this done soon in a way that works for you as well.

I look forward to hearing from you.

Thank you

Noel

From: Yitz Levinson
Sent: January-15-26 9:54 PM
To: nperera@onassa.com
Cc: Joanie Tam ; Gary Spivak ; Diane Falcione
Subject: Re: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Noel

Disregard my email below. I hit send to quickly.

While I don't agree with the position below, I will speak to my lawyer tomorrow and will get back to you with my position.

For now, disregard the email I sent below.

Our mortgage matures on the 30th of this month. We are within our rights to enforce the mortgage now as you won't pay off all the mortgages on the 30th and you are in arrears. We have been more than flexible with your new lender and with you. . There is no reason for them to not agree to our request. Again, I will speak to our lawyer and get back to you.

Yitz Levinson
Hillmount Capital

On Jan 15, 2026, at 9:46 PM, Yitz Levinson <yitz@hillmount.ca> wrote:

Noel

There are 2 ways this will play out.

Either it's done the way we said or we enforce if our mortgages are not paid off on the 30 th.

The position below is reasonable.

Yitz Levinson
Hillmount Capital

On Jan 15, 2026, at 9:34 PM, Noel Perera <nperera@onassa.com> wrote:

Hi Yitz

Thank you for the email. It was nice to speak with you on Tuesday. I very much appreciate your patience and accommodating me to pay you out the 2 mortgages in an orderly and amicable manner. It is a challenging market for sure.

So, as you had requested during our phone chat I checked to see if I can pay the money allocated to pay the second mortgage on January 30/2026 to pay down the first mortgage instead Yitz and that cannot be done. I am very sorry Yitz. Please forgive me for this.

So on January 30/2026 the second mortgage will be paid in full along with funds that were owed on January 1/2026 on both mortgage as discussed. Any arrears and renewal fees owed etc., will be paid in full.

Thereafter I will pay all the money owed on the first mortgage + fees etc., with the Feb 27/2026 advance.

I really appreciate you giving me until January 30th to pay you the arrears Yitz. I trust that what you mentioned during our phone call is still acceptable and I do not have to pay on January 20/2026 as you have mentioned above. However, if I get the money from the party that owes me funds I have been waiting for, then I will pay you right away anyway. If you want I will send you a picture of his mom with his father's coffin that he sent me. I did not ask for the picture but he sent it to me just to prove that he is dealing with the death of his dad and he is not in Switzerland.

I will keep in touch and keep you posted.

Thank you and have a great evening.

Noel

From: Yitz Levinson <yitz@hillmount.ca>

Sent: January-13-26 6:32 PM

To: nperera@onassa.com

Cc: Joanie Tam <joanie@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>

Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Hi Noel

As discussed, we need payment on the interest by January 15 (I can give you until Jan 20).

With respect to the loan paydown, we were expecting the discharge of our mortgage by January 30 and have been planning based on that date. This is disappointing.

As you know, the mortgage matures Jan 31 and if we agree to this, we will need a further extension. What I propose is that you pay us down by \$2.9 million on January 30 (\$3.5 million would be better) but that we apply it to our 1st mortgage and we don't discharge the 2nd mortgage until we are fully paid off.

Regards

Yitz Levinson, CPA, CA, CIRP

President

Hillmount Capital Inc.

89 Tycos Dr, Suite 208

Toronto, ON M6B 1W3

T: 416-849-0322 ext 222

M: 416-562-6844

Broker, FSRA License #10453

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From: Noel Perera <nperera@onassa.com>

Sent: Tuesday, January 13, 2026 12:37 PM

To: Gary Spivak <gary.spivak@hillmount.ca>

Cc: Joanie Tam <joanie@hillmount.ca>; Yitz Levinson <yitz@hillmount.ca>

Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Hi Gary and Yitz
Good afternoon.

Thank you Gary for the email. I was waiting for the funds but they did not come yet. So I contacted him. The gentleman's father has passed away and he sent me a picture of the coffin with his mom standing beside it. He said he will do his best to get the money to me asap.

On the issue of the payout of the 2 Hillmount Mortgages I have a positive update. I have attached the letter I got this morning from Naheel at Safe Harbour Global.

They have confirmed the first tranche of funds to pay out the second mortgage on January 30/2026 and the payout of the first mortgage on Feb 27/2026 as you will note. May I kindly request your indulgence and patience to allow me to pay you the first mortgage payments of January 1/2026 for both mortgages until then kindly? If I get funds before that I will definitely send the payments to you by direct deposit and send the proof as I have done previously.

I am so very sorry about this delay and my request. Please forgive me I did not see this coming but I guess it is the unpredictability of life.

I can confirm that the lawyers on the Lender's (Safe Harbour Global) side and my lawyers have completed the paper work and waiting to close the deal and pay Hillmount.

Please let me know if you can kindly accommodate me.

Thank you and feel free to call anytime at 613 294 6635.

Noel

From: Gary Spivak <gary.spivak@hillmount.ca>
Sent: January-12-26 12:45 PM
To: nperera@onassa.com
Cc: Joanie Tam <joanie@hillmount.ca>
Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Noel

Just a friendly reminder that we will need the payment on Onassa by tomorrow. In addition, if Cedarhill is not paying out we will require the payment for that as well.

Best regards,
Gary

Gary Spivak, CPA, CA
Chief Financial Officer | Agent Level 2
Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 226
FSRA Brokerage License #10453

The content of this email is confidential and intended solely for the recipient specified. Any disclosure, copying, or distribution is prohibited. If you received this message in error, please notify Hillmount Capital with a reply message and follow with its deletion.

From: Noel Perera <nperera@onassa.com>
Sent: December 29, 2025 9:28 PM
To: Gary Spivak <gary.spivak@hillmount.ca>
Cc: Joanie Tam <joanie@hillmount.ca>
Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Hi Gary
Good evening!

How are you and how was your Christmas holidays?

All the Very Best Wishes for a Happy and Healthy New Year 2026!

Thank you very much for the email and your kind indulgence. It is highly appreciated Gary.

Have a great evening

Noel

From: Gary Spivak <gary.spivak@hillmount.ca>
Sent: December-29-25 9:24 AM
To: nperera@onassa.com
Cc: Joanie Tam <joanie@hillmount.ca>
Subject: RE: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

We can wait until the 13th.

Best regards,
Gary

Gary Spivak, CPA, CA
Chief Financial Officer | Agent Level 2
Hillmount Capital Inc.
89 Tycos Dr, Suite 208
Toronto, ON M6B 1W3

T: 416-849-0322 ext 226
FSRA Brokerage License #10453

The content of this email is confidential and intended solely for the recipient specified. Any disclosure, copying, or distribution is prohibited. If you received this message in error, please notify Hillmount Capital with a reply message and follow with its deletion.

From: Noel Perera <nperera@onassa.com>
Sent: December 27, 2025 12:00 AM
To: Gary Spivak <gary.spivak@hillmount.ca>

Cc: nperera@onassa.com

Subject: Onassa Loans - Request to delay payment of 1st and 2nd mortgages on January 1 2026.

Hi Gary

I trust you had a good Christmas with the family. I am not sure if you celebrate Christmas. Anyway, I hope you had a good family time.

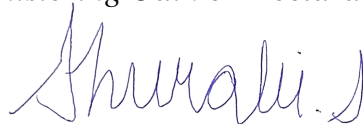
I would like to respectfully request a delay in the payment of the 2 mortgages on January 1/2026 to January 13/2026 kindly. There is a very good chance that the 2nd mortgage will be paid in full before January 13/2026. Your lawyers have given the payout statement (of the 2nd mortgage) to Mia Morvai the lawyer acting for me on this matter (see attached). I will know more about the exact date of pay out of the 2nd mortgage in the coming week and will advise you. The 1st mortgage should also be paid in full on or before January 30/2026. However, I will pay the January 1/2026 1st mortgage payment before the payout date for the 1st mortgage.

Thank you very much for your kind consideration.

You can reach me anytime at 613 294 6635.

Noel

This is Exhibit "V" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

From: Noel Perera <nperera@onassa.com>
Sent: February 10, 2026 11:39 AM
To: Diane Falcione; Yitz Levinson; Gary Spivak
Cc: Sharon Woolf; nperera@onassa.com
Subject: RE: Onassa Corp second mortgage payout
Attachments: Onassa Albert Guido Naheel \$11.4M Loan Funding Confirmation Letter (SHG Funding Confirmation Letter Feb 16 Onassa Corp \$11.4MM) 020926.pdf

Hi Diane et al.,
Thank you for the email.

I have attached the letter I got from the new lender.

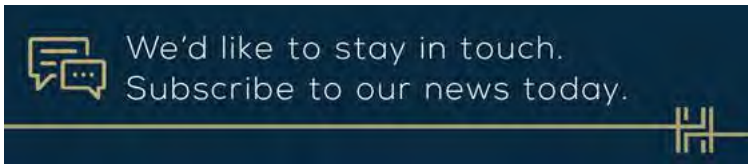
Today is my wife's birthday and Friday is my daughter's birthday.

I will be out of town for a few days and I will get the payments caught up regardless after I get back.

Thank you for your patience and understanding.

Noel





The content of this email is confidential and intended solely for the recipient specified. Any disclosure, copying, or distribution is prohibited. If you received this message in error, please notify Hillmount Capital with a reply message and follow with its deletion.

From: Noel Perera <nperera@onassa.com>
Sent: February 9, 2026 3:58 PM
To: Yitz Levinson <yitz@hillmount.ca>; Gary Spivak <gary.spivak@hillmount.ca>; Diane Falcione <Diane@hillmount.ca>
Cc: nperera@onassa.com; 'Mia Morvai' <miamorvai@mmalaw.ca>
Subject: Onassa Corp second mortgage payout

Hi Yitz, Gary and Diane
Good afternoon.

I wanted to update you with the information I have. I am advised by Naheel for Safe Harbour Global the new lender that the closing that was supposed to happen today is delayed until Friday Feb 13th or the latest Monday Feb 16th. He advised that he will send me a letter soon and I will forward it to you. I am very sorry about this but I am assured that the bank has confirmed the funds and it is only a matter of a few days before the funds will be with his lawyer to close the deal.

Thank you and have a great day. I will keep you updated on this matter for sure.

Noel



SAFE HARBOUR GLOBAL
CAPITAL | DEVELOPMENT

9 February 2026

Mr. Noel Perera
ONASSA CORPORATION
3-2880 Sheffield Road
Ottawa, Ontario, K1B 1A4

Dear Noel:

Re: \$11,400,000 LOAN

Further to our Commitment Paper dated October 26, 2025, as amended on December 9, 2025, we regret to advise that the funding date is now February 16, 2026. We sincerely apologize for this delay.

We confirm that this extension is not attributable to any action or omission on your part.

All other terms and conditions of the Commitment Paper, as amended, remain unchanged and in full force and effect.

Should you require any additional information, documentation, or clarification, please do not hesitate to contact us. We appreciate your patience and cooperation and reaffirm our full commitment to completing this funding.

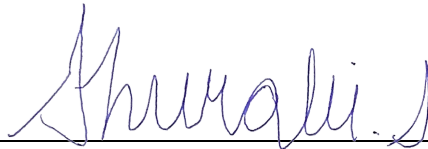
Yours Truly,

Safe Harbour Global Capital

Per:

Naheel Suleman
Chief Financial Officer and Partner

This is Exhibit "W" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

From: Noel Perera <nperera@onassa.com>
Sent: February 16, 2026 1:23 PM
To: Yitz Levinson
Cc: Gary Spivak; Diane Falcione; Sharon Woolf; nperera@onassa.com
Subject: FW: Onassa Funding Confirmation
Attachments: SHG Funding Confirmation Letter Feb 24 Onassa Corp \$11.4MM.pdf

Hi Yitz
Good afternoon.

A very Happy Family Day to you and your family.

I am forwarding the email that I got from Naheel at Safe Harbour on Friday Feb 13/2026.

I have seen the 2 letters that were sent from your lawyers.

I would like to speak with you on a without prejudice basis Yitz as I would like to try and come to an amicable arrangement to exit the two mortgages with you and avoid the legal process. I am so sorry that Naheel has still not closed on the commitment he gave me. I was counting on the deal closing as planned. I have not seen this happen before. He assures me that there will be no more delays. While I would like to believe him, I want to work on a contingency plan and want to discuss an amicable exit arrangement with you. I have had a good, honest, open relationship with you and your team and want to keep it that way as I work out the quickest exit plan that is agreeable to you Yitz. When can we have a phone call kindly so I can work towards a contingency plan in case Naheel does not close on Feb 24/2026?

Thank you
Noel

From: ns@safeharbourcv.com <ns@safeharbourcv.com>
Sent: February-13-26 4:24 PM
To: nperera@onassa.com
Subject: Onassa Funding Confirmation

Noel,

Regretfully we wish to advise you that we are extending the closing of this loan to February 24. We do not anticipate any further delays after this date.

We understand the importance and apologize for the delay. I assure you this is not a matter we are taking lightly and is of the highest importance.

NAHEEL SULEMAN
Partner, Chief Investment Officer

Phone: 1-416-993-3037

Email: ns@safeharbourcv.com



75 International Blvd, Suite 101,
Toronto, Ontario, Canada, M9W 6L9
www.safeharbourcv.com

An Affiliate of: Safe Harbour Capital Partners Inc

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SAFE HARBOUR GLOBAL
CAPITAL | DEVELOPMENT

13 February 2026

Mr. Noel Perera
ONASSA CORPORATION
3-2880 Sheffield Road
Ottawa, Ontario, K1B 1A4

Dear Noel:

Re: \$11,400,000 LOAN

Further to our Commitment Paper dated October 26, 2025, as amended on December 9, 2025, we are writing to inform you of the new funding schedule for this loan:

Tranche 1 - \$ 2,900,000 February 24, 2026

Tranche 2 - \$ 8,500,000 March 16, 2026

We apologize for the delay and understand the pressing and urgent requirement. We do not anticipate any further delays.

Should you require any additional information please do not hesitate to contact us. We appreciate your patience and cooperation and reaffirm our full commitment to completing this funding.

Yours Truly,

Safe Harbour Global Capital

Per:

Naheel Suleman
Chief Financial Officer and Partner

This is Exhibit "X" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

From: Noel Perera <nperera@onassa.com>
Sent: April 6, 2026 11:17 AM
To: Yitz Levinson
Cc: Diane Falcione; nperera@onassa.com
Subject: RE: Onassa Loans and Update

Hi and good morning Yitz

Thank you for the below email. I hope you had a good and meaningful Passover. I celebrated Easter with my family and it was good. I needed some family time even though it was still difficult for me to shed the stress I am under.

I wanted to wait until I had some positive news to reply and update you so as not to waste your time Yitz.

I am sorry that my belief and plans that I would have by now paid our Hillmount and invested \$500K to make that happen has not panned out yet. I believe that it will still happen as I am kept informed by all involved of the progress and the funding for all 4 of us that are waiting is coming.

Anyway, I have just received news that my project in Singapore will generate some significant cash flow for me shortly and that is what I wanted to share with you. I will come back to you soon Yitz with money.

Thank you and have a great day.

Noel

This is Exhibit "Y" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

From: Noel Perera <nperera@onassa.com>
Sent: April 20, 2026 9:07 AM
To: Yitz Levinson; Diane Falcione
Cc: nperera@onassa.com
Subject: ONASSA Corp Loans - Update and from Safe Harbour
Attachments: SHG Update Letter Onassa April 17, 2026.pdf; Upcoming Consultation

Hi Yitz and Diane
Good morning.

I trust you had a good weekend.

I wanted to give you an update on the payments to Hillmount and the funding status from Safe Harbour Global. I have been following up daily on the funds I am waiting for that were committed by Safe Harbour Global while making other arrangements as well. I went to Toronto (April 13 & 14) to meet regarding the Safe Harbour loan and despite the delays I feel reassured that the loan will be funded. I understand the explanation of the delays they had. However, I am indeed making other plans to refinance as a back up plan. I can confirm that I have got 2 other lenders interested in doing the loan for me to pay off both your first and second mortgages. I am waiting for the commitments and will send them to you.

I have attached a letter that I got from Safe Harbour on April 17/2026 indicating that I will get the first tranche of funds by the end of April.

I am expecting funds from one of my overseas projects very soon and that will help me pay Hillmount.

As an aside, I would like to mention Yitz that I fell down the stairs at my house on April 14th night after getting back from Toronto and ended up in the emergency ward of Montfort Hospital till 15th night. While I have some healing to work on, I will be fine. Just not very mobile and can only type with one hand at the moment. My back is better now. The shoulder requires some work. So I was asked to rest to recover faster.

I attached the appointment I have on Wednesday with the plastic surgeon at the Montfort Hospital to attend to a finger that is damaged on my right hand. I am waiting for the orthopedic surgeon's appointment. I just thought it is important for me to prove what I am saying about falling down the stairs and ending up in the hospital so that you can take that in to account as well.

I have had a challenging start to the year and I am doing everything to make this work out and exit Hillmount loans amicably. Please work with me on this matter to the extent you can kindly.

Thank you and have a great week. I will be in touch and advise you.

Noel

From: ns@safeharbourcv.com <ns@safeharbourcv.com>
Sent: April-17-26 5:53 PM
To: Noel Perera <nperera@onassa.com>; Noel Perera <nperera@gpecinternational.com>
Cc: Albert Guido <aguido@fiducia.ca>; Shane Brady <sbrady@resortcapitalgroup.com>
Subject: ONASSA Update Letter

Please find attached an Update Letter as per your request.

We look forward to completing this transaction soon.

Regards,

NAHEEL SULEMAN
Partner, Chief Financial Officer

Phone: 1-416-993-3037

Email: ns@safeharbourcv.com



SAFE HARBOUR GLOBAL
CAPITAL | DEVELOPMENT

75 International Blvd, Suite 101,
Toronto, Ontario, Canada, M9W 6L9
www.safeharbourcv.com

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SAFE HARBOUR GLOBAL
CAPITAL | DEVELOPMENT

17 April 2026

Mr. Noel Perera
ONASSA CORPORATION
3-2880 Sheffield Road
Ottawa, Ontario, K1B 1A4

Dear Noel:

Re: \$11,400,000 LOAN

We wish to advise that we are very close to obtaining clearance of the funds required to proceed with the first tranche.

We expect clearance to occur next week. From the date of clearance, we anticipate that funds will be released to you within approximately 10 days, with the goal of completing the first tranche before the end of April 2026.

The second tranche is expected to be available approximately 30 days following the release of the first tranche.

We apologize for the delay and fully appreciate the urgency of your requirements. At this time, we do not anticipate any further delays.

Please do not hesitate to contact us should you require any additional information.

Yours Truly,

Safe Harbour Global Capital

Per:

Naheel Suleman
Chief Financial Officer and Partner

This is Exhibit "Z" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K



Fogler, Rubinoff LLP
Lawyers

Scotia Plaza
40 King Street West, Suite 2400
P.O. Box #215
Toronto, ON M5H 3Y2
t: 416.864.9700 | f: 416.941.8852
foglers.com

Law Clerk: Medina Young
Direct Dial: 416-864-9700 ext. 204
E-mail: myoung@foglers.com

Lawyer: Joseph Fried
Direct Dial: 416.941.8836
E-mail: jfried@foglers.com

Our File No. 210358

February 12, 2026

DELIVERED BY REGISTERED MAIL
AND BY EMAIL TO: NPERERA@ONASSA.COM
NPERERA@GPECINTERNATIONAL.COM

Onassa Corporation
2880 Sheffield Road, Ste. 3
Ottawa, Ontario K1B 1A4

Onassa Corporation
56 Cedarhill Drive
Nepean, Ontario K2R 1C5

Noel Perera
1406 Duford Drive,
Orleans, Ontario K1E 3G8

Dear Sir/Madam:

**Re: Hillmount Capital Mortgage Holdings Inc. 1st mortgage loan to Onassa Corporation (the "Borrower") secured by, *inter alia*, 1st Mortgage on Onassa Springs Subdivision (26 lots), Ottawa, Ontario
Registered as Instrument No. OC2527591 (the "Mortgage")**

We have been retained by Hillmount Capital Mortgage Holdings Inc. (the "**Lender**") with respect of the default under the Mortgage.

As you are aware, the Borrower covenanted to pay the Indebtedness and liabilities, present or future, direct or indirect, absolute or contingent, matured or not at any time owing by the Borrower to the Lender pursuant to the Guarantee, with respect to the Mortgage loan.

The following are the particulars of the default under the Mortgage loan and security therefor:

1. The Mortgage matured on February 1, 2026 and the Indebtedness has not been repaid.
2. The January 1, 2026 mortgage payment of \$55,206.25, was not made, and returned NSF, accordingly the Lender has accelerated the loan.

3. The following are the particulars of the amounts now due and payable under the subject loan and detained in the attached statement.

AMOUNT OWING TO HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC. (as per statement attached)	\$6,372,295.14 as of February 12, 2026 (per diem \$1,808.22)
AMOUNT OWING FOGLER RUBINOFF, LLP	\$6,836.19
TOTAL	\$6,379,131.33

Legal fees for docketed time prior to issuance of demand	\$3,787.60
Legal fees for issuing demand letter and Notice of Intention to Enforce Security	\$2,000.00
HST on legal fees	822.59
Disbursements and HST	<u>\$226.00</u>
TOTAL PAYABLE TO FOGLER, RUBINOFF LLP	<u>\$6,836.19</u>

By virtue of such default the Lender is demanding repayment in full of the above Indebtedness and costs.

On behalf of the Lender, we hereby make demand upon you for payment by the 23rd day of February, 2026 of all of the amounts expressed above, all interest accruing thereon from the date hereof up until the date of payment in full under the Mortgage and under the Guarantee, as applicable. In accordance with the security delivered by the Borrower to the Lender, including, without limitation, legal fees on a full indemnity basis. In the event payment is not made as requested, the Lender shall commence such legal proceedings as it is entitled to commence against the Borrower and the Guarantor in connection with your liabilities and obligations under the Mortgage, Guarantee, and any of the other Security set out in the attached Notice of Intention to Enforce Security.

We enclose herewith Notice of Intention to Enforce Security being served upon you on behalf of the Lender.

If you wish to discuss this matter with us, please contact us immediately either directly or through your solicitor.

Yours very truly,

FOGLER, RUBINOFF LLP

Per: Joseph Fried**

Joseph Fried*

*On behalf of Joseph Fried Professional Corporation

** Executed pursuant to the Electronic Commerce Act

E.O. & E.

Cedarhill Golf Enterprises Inc. and Onassa Corporation
Mortgage Discharge Statement as at February 11, 2026
Onassa Springs Subdivision (26 Lots), Ottawa, ON (1st Mortgage)

Please be advised that the balance outstanding under the above mentioned mortgage loan is as follows:

	Total
Principal Balance as at February 11, 2026	\$ 6,000,000.00
Commitment Fee Deferral on closing	\$ 50,000.00
Renewal Fee (September 1, 2024)	\$ 70,000.00
Extension Fee (September 1, 2025)	\$ 20,000.00
Extension Fee (November 1, 2025)	\$ 20,000.00
Interest Rate Differential-September 1-30, 2025	\$ 7,500.00
Interest Rate Differential-October 1-31, 2025	\$ 7,500.00
Interest Rate Differential-November 1-30, 2026	\$ 7,500.00
Interest - December 1 - 31, 2025	\$ 55,206.25
Interest - January 1 - 31, 2026	\$ 55,712.31
Interest - February 1 - 11, 2026	\$ 19,890.41
1 Month's Interest as a Bonus	\$ 55,000.00
Wire Fee	\$ 90.00
Lender's Planning Consultant Fee	\$ 500.00
Lender Legal Fees re: PPSA Renewal	\$ 713.13
Mortgage Statement Fee (Sep 19, 2025)	\$ 275.00
Discharge Statement and Administration Fee	\$ 600.00
Funds in Trust	\$ (0.18)
Total Owing - payable in certified funds **	\$ 6,370,486.92

You are hereby authorized and directed to make cheques payable as follows:

1. Hillmount Capital Inc.	\$ 6,370,486.92
2. Lawyer - discharge fees as per attached account	
TOTAL	\$ 6,370,486.92

Per diem interest - Hillmount Capital Inc. \$ 1,808.22

**** Certified funds required**

This Discharge Statement is valid until February 11, 2026.

Daily interest is due to and including day of receipt of funds by this office.

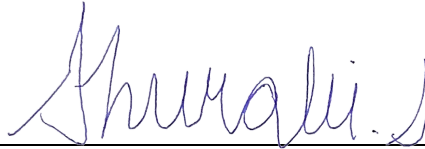
If funds are not received before 12:00 noon they MUST include per diem to the next business day.

FRIDAY DEADLINE: If not received before 12:00 noon MUST include per diem to the next business day.

DATED: February 11, 2026

E. & O..E.

This is Exhibit "AA" referred to in the
Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz)
Levinson in the City of Toronto in the Province of Ontario,
before me this 13th day of May, 2026, in accordance with
O. Reg. 431/20, Administering Oath or Declaration Remotely.



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

NOTICE OF INTENTION TO ENFORCE SECURITY
(Subsection 244(1) Bankruptcy and Insolvency Act)

TO: Onassa Corporation, an insolvent corporation
2880 Sheffield Road, Suite 3
Ottawa, ON K1B 1A4

AND

TO: Onassa Corporation, an insolvent corporation
56 Cedarhill Drive
Ottawa, Ontario K2R 1C5

TAKE NOTICE THAT:

1. Hillmount Capital Mortgage Holdings Inc., a secured creditor, intends to enforce its security on the property of the insolvent person described below:

PIN Nos. 04631-0429 to 04631-0432, 04631-0434 to 04631-0442, 14631-0449,
04631-0450, 04631-0469, 04631-0470 to 04631-0476, 04631-0500 to 04631-0502 (LT)

See Schedule "A" attached

City of Ottawa

Regional Municipality of Ottawa

Ottawa Land Registry Office (No. 04)

municipally known as Onassa Springs Subdivision (26 Lots), Ottawa, Ontario

2. The security that is to be enforced is in the form of:
 - (a) a Charge/Mortgage of Land signed August 22, 2022 and registered in the Ottawa Land Registry Division for the Ottawa Land Titles Office (No. 04) on August 22, 2022 as Instrument No. OC2527591;
 - (b) a General Assignment of Rents registered in the said Land Titles Office on August 22, 2022 as Instrument No. OC2527592;
 - (c) General Security Agreement dated July 27, 2022;
 - (d) Assignment of Funds between Onassa Corporation and Hillmount Capital Mortgage Holdings Inc. dated August 2022;
 - (e) Assignment of Agreement of Purchase and Sale between Onassa Corporation and Hillmount Capital Holdings Inc. dated July 27, 2022; and
 - (f) Assignment of Material Project Agreements between Onassa Corporation and Hillmount Capital Holdings Inc. dated July 27, 2022.
3. The total amount of the indebtedness secured by the security is **\$6,379,131.33** as at the 12th day of February 2026, inclusive of \$1,500.00 costs plus HST thereon for issuing this Notice, with a per diem payment thereafter of \$1,808.22 on the mortgage loan.
4. The secured creditor will not have the right to enforce the security until after the expiry of the 10-day period following the sending of this notice, unless the insolvent person consents to an earlier enforcement.

DATED at the City of Toronto, this 12th day of February 2026.

**HILLMOUNT CAPITAL MORTGAGE
HOLDINGS INC.**

by its solicitors

FOGLER, RUBINOFF LLP

Per: 

Monica Bianchini

Ste 2400, P.O. Box 215

40 King Street West
Scotia Plaza
Toronto, Ontario M5H 3Y2
T: 416-864-9700
F: 416-941-8852

Please direct any enquiries to: Medina Young at 416-864-9700 ext. 204 cell 905-758-0530 (myoung@foglers.com) or Joseph Fried at jfried@foglers.com

This Notice is a required document under the Bankruptcy & Insolvency Act ("Act"). The use of the word "insolvent" is prescribed by the Act but nothing herein shall be deemed to imply that any person to whom this Notice is delivered is, in fact insolvent.

SCHEDULE "A"
1ST MORTGAGE – PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

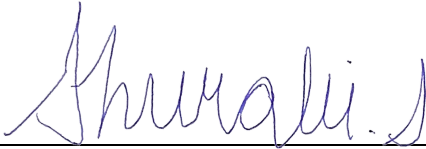
PIN No. 04631-0501 (LT)

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

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

This is Exhibit "BB" referred to in the Affidavit of Itzhak (Yitz) Levinson affirmed by Itzhak (Yitz) Levinson in the City of Toronto in the Province of Ontario, before me this 13th day of May, 2026, in accordance with *O. Reg. 431/20, Administering Oath or Declaration Remotely.*



A Commissioner for taking affidavits

SHURABI SRIKARUNA
LSO #90908K

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

B E T W E E N:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

Applicant

- and -

ONASSA CORPORATION

Respondent

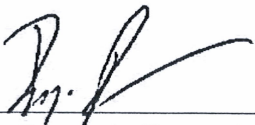
CONSENT

TDB RESTRUCTURING LIMITED (“TDB”) hereby consents to act as court-appointed receiver and manager, without security, of all of the assets, undertakings and properties of Onassa Corporation in accordance with an order substantially in the form requested by the Applicant, or as such order may be amended in a manner satisfactory to TDB.

Dated at Toronto, Ontario, this 13th day of May, 2026.

TDB RESTRUCTURING LIMITED.

Per: _____


Name: Bryan A. Tannenbaum
Title: Managing Director

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

CONSENT

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Lawyers for the Applicant, Hillmount Capital Mortgage
Holdings Inc.

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)

THORNTON GROUT FINNIGAN LLP
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Shurabi Srikaruna (LSO #90908K)
Email: ssrikaruna@tgf.ca

Lawyers for the Applicant, Hillmount Capital Mortgage
Holdings Inc.

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) FRIDAY, THE 29th
)
JUSTICE REES) DAY OF MAY, 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 sworn May 13, 2026 and the Exhibits thereto 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 Affidavit of Service of [●] sworn May [●], 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: [●].

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.

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. [●], 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 MAY, 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 Cavanagh dated February 6, 2024; (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-[●]

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 MAY, 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 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" – 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
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Lawyers for the Applicant,
Hillmount Capital Mortgage Holdings Inc.

TAB 4

~~Court File No. —~~

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 —)
)
JUSTICE — REES) ~~WEEKDAYFRIDAY~~, THE #29th
) DAY OF ~~MONTH~~MAY, ~~20YR~~2026

~~PLAINTIFF~~[†]

BETWEEN:

HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.

~~Plaintiff~~Applicant

- and -

ONASSA CORPORATION

~~DEFENDANT~~Respondent

~~Defendant~~

**ORDER
(~~appointing~~Appointing Receiver)**

~~†—The Model Order Subcommittee notes that a receivership proceeding may be commenced by action or by application. This model order is drafted on the basis that the receivership proceeding is commenced by way of an action.~~

THIS ~~MOTION~~APPLICATION made by the ~~Plaintiff~~²Applicant 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 ~~[RECEIVER'S NAME]~~TDB Restructuring Limited ("TDB") as receiver ~~[and manager]~~ (in such ~~capacities~~capacity, the "Receiver") without security, of all of the assets, undertakings and properties of ~~[DEBTOR'S NAME]~~Onassa Corporation (the "Debtor") ~~acquired for, or used in relation to a business carried on by the Debtor~~³, 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 ~~330 University Avenue, Toronto~~161 Elgin Street in Ottawa, Ontario.

ON READING the affidavit of ~~[NAME]~~[Izhak (Yitz) Levinson] sworn ~~[DATE]~~May 13, 2026 and the Exhibits thereto and on hearing the submissions of counsel for ~~[NAMES]~~, ~~no one appearing for [NAME] although duly served as appears from the affidavit of service of [NAME] sworn [DATE]~~the Applicant and counsel for the Respondent, and on reading the consent of ~~[RECEIVER'S NAME]~~TDB to act as the Receiver and the Affidavit of Service of [●] sworn May [●], 2026.

SERVICE

1. THIS COURT ORDERS that the time for service of the Notice of ~~Motion~~Application and the ~~Motion~~Application Record is hereby ~~abridged and~~ validated³ so such that this ~~motion~~application is properly returnable today and hereby dispenses with further service thereof.

APPOINTMENT

²Section 243(1) of the BIA provides that the Court may appoint a receiver "on application by a secured creditor".

³If service is effected in a manner other than as authorized by the Ontario Rules of Civil Procedure, an order validating irregular service is required pursuant to Rule 16.08 of the Rules of Civil Procedure and may be granted in appropriate circumstances.

2. **THIS COURT ORDERS** that pursuant to section 243(1) of the BIA and section 101 of the CJA, ~~[RECEIVER'S NAME]~~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, ~~including~~and all proceeds thereof ~~(the "~~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.⁴ 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

~~⁴ This model order does not include specific authority permitting the Receiver to either file an assignment in bankruptcy on behalf of the Debtor, or to consent to the making of a bankruptcy order against the Debtor. A bankruptcy may have the effect of altering the priorities among creditors, and therefore the specific authority of the Court should be sought if the Receiver wishes to take one of these steps.~~

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;

~~(i) without the approval of this Court in respect of any transaction not exceeding \$ _____, provided that the aggregate consideration for all such transactions does not exceed \$ _____; and~~

~~(ii) with the approval of this Court in respect of any transaction in which the purchase price or the aggregate purchase price exceeds the applicable amount set out in the preceding clause;~~

and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, ~~for section 31 of the Ontario *Mortgages Act*, as the case may be,~~⁵ shall not be required, ~~and in each case the Ontario *Bulk Sales Act* shall not apply.;~~

(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

~~⁵ If the Receiver will be dealing with assets in other provinces, consider adding references to applicable statutes in other provinces. If this is done, those statutes must be reviewed to ensure that the Receiver is exempt from or can be exempted from such notice periods, and further that the Ontario Court has the jurisdiction to grant such an exemption.~~

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) ~~(p)~~ 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) ~~(q)~~ to exercise any shareholder, partnership, joint venture or other rights which the Debtor may have; and
- (s) ~~(r)~~ to take any steps reasonably incidental to the exercise of these powers or the performance of any statutory obligations₂.

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.

~~7. THIS COURT ORDERS that the Receiver shall provide each of the relevant landlords with notice of the Receiver's intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal and, if the landlord disputes the Receiver's entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Receiver, or by further Order of this Court upon application by the Receiver on at least two (2) days notice to such landlord and any such secured creditors.~~

NO PROCEEDINGS AGAINST THE RECEIVER

7. ~~8.~~ **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. ~~9.~~ **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. ~~10.~~ **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. ~~11.~~ **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. ~~12.~~ **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. ~~13.~~ **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. ~~14.~~ **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~~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. ~~15.~~ **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. ~~16.~~ **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. ~~17.~~ **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. ~~18.~~ **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~~" "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.⁶

18. ~~19.~~ **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. ~~20.~~ **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. ~~21.~~ **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

~~⁶Note that subsection 243(6) of the BIA provides that the Court may not make such an order "unless it is satisfied that the secured creditors who would be materially affected by the order were given reasonable notice and an opportunity to make representations".~~

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"~~"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. ~~22.~~ **THIS COURT ORDERS** that neither the ~~Receiver's~~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. ~~23.~~ **THIS COURT ORDERS** that the Receiver is at liberty and authorized to issue certificates substantially in the form annexed as Schedule ~~"A"~~"B" hereto (the ~~"Receiver's~~"Receiver's Certificates") for any amount borrowed by it pursuant to this Order.

23. ~~24.~~ **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. ~~25.~~ **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 ~~<https://www.ontariocourts.ca/scj/files/guides/the-guide-concerning-commercial-list-e-service-en.pdf>~~ <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-
~~“@”~~: [●].

25. ~~26.~~ **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. ~~27.~~ **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. ~~28.~~ **THIS COURT ORDERS** that nothing in this Order shall prevent the Receiver from acting as a trustee in bankruptcy of the Debtor.

32. ~~29.~~ **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. ~~30.~~ **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. ~~31.~~ **THIS COURT ORDERS** that the ~~Plaintiff~~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 ~~Plaintiff's~~Applicant's security or, if not so provided by the ~~Plaintiff's~~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. ~~32.~~ **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.

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 31AND
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 35AND
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, 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 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 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 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 GROSSOVER 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 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 ~~[RECEIVER'S NAME]~~ TDB Restructuring Limited, the receiver (the "Receiver") of the assets, undertakings and properties ~~[DEBTOR'S NAME]~~ 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 ———[●], 20—2026 (the "Order") made in an ~~action~~ application having Court ~~file number —CL—~~ File No. [●], 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

Court File No. CV-[●]

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

<u>THE HONOURABLE</u>)	<u>[●DAY], THE [●]</u>
)	
<u>JUSTICE [●]</u>)	<u>DAY OF MAY, 2026</u>

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 Cavanagh dated February 6, 2024; (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-[●]

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 MAY, 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

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, 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 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; TOGETHERWITH 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 2ON PLAN 4R-27019 AS IN OC1479311; SUBJECT TO AN EASEMENT IN GROSSOVER 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 4R27019AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R27019 ASIN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAUFRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHERWITH 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 3PLAN 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 4R27019AS IN OC1479483. SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R27019 ASIN OC1479507.; TOGETHER WITH AN EASEMENT OVER PT LT 25 CON 4, RIDEAUFRONT, NEPEAN, PARTS 12 AND 13 PL 4R26071 AS IN CR560510; TOGETHERWITH 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 4PLAN 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 44PLAN 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 ANEASEMENT 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)

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[Link-to-previous setting changed from off in original to on in modified.]

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Summary report:	
Litera Compare for Word 11.10.1.2 Document comparison done on 2026-05-20 4:19:54 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: receivership-order-en.doc	
Modified filename: Onassa Receivership Order _Draft_ May 2026(20352364.4).docx	
Changes:	
<u>Add</u>	475
Delete	168
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	4
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:	647

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

APPLICATION RECORD
(Volume 2 of 2)

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