



**NOTICE AND STATEMENT OF RECEIVER  
(SECTION 245(1) AND 246(1) OF THE  
BANKRUPTCY AND INSOLVENCY ACT (CANADA))**

**TDB Restructuring Limited**  
Licensed Insolvency Trustee

65 Queen St. West, Suite 605  
Toronto, ON M5H 2M5

info@tdbadvisory.ca  
416-575-4440  
416-915-6228

tdbadvisory.ca

**IN THE MATTER OF THE RECEIVERSHIP OF ONASSA CORPORATION**

The receiver gives notice and declares that:

- On the 9<sup>th</sup> day of June, 2026, the undersigned, TDB Restructuring Limited, was appointed as receiver and manager (the “**Receiver**”) without security, of all of the assets, undertakings and properties of Onassa Corporation (the “**Debtor**”) acquired for, or used in relation to a business carried on the by the Debtor, and all proceeds thereof, including without limitation, the real property legally described in **Schedule “A”** to the Appointment Order (as defined below) (the “**Real Property**”). The Debtor is an insolvent person, that is described below.

<b>Assets (Note 1)</b>	<b>Net Book Value (Note 1)</b>
Real Property – 106 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 112 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 118 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 124 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 136 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 142 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 148 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 154 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 105 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 111 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 117 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 238 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 244 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 1A Cedarhill Drive, Ottawa, Ontario	\$unknown
Real Property – 1B Cedarhill Drive, Ottawa, Ontario	\$unknown
Real Property – 160 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 301 Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 307 Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 312 Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 306 Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 300 Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 226 Onassa Circle/Nelson Mandela Court, Ottawa, Ontario	\$unknown
Real Property – 232 Onassa Circle, Ottawa, Ontario	\$unknown
Real Property – 118 Renoir Court, Ottawa, Ontario	\$unknown
Real Property – 112 Renoir Court, Ottawa, Ontario	\$unknown
Real Property – 106 Renoir Court, Ottawa, Ontario	\$unknown
<b>Total assets</b>	<b>\$unknown</b>

Note 1: The information provided above was derived from the affidavit of Itzhak (Yitz) Levinson affirmed on May 13, 2026. Notwithstanding that the Receiver requested of the principal of the Debtor that he provide information in relation to the assets and their book values and a list of creditors with their names, addresses and amounts owed to them, as of the time of mailing of this notice, the principal of the Debtor has not provided same.

- The undersigned became a receiver in respect of the Debtor by virtue of being appointed by order dated June 9, 2026 (the “**Appointment Order**”) of the Ontario Superior Court of Justice – East Region Commercial List (the “**Court**”). A copy of the Appointment Order is attached hereto as **Appendix “A”**.

3. The undersigned commenced the exercise of its powers under the Appointment Order on the 11<sup>th</sup> day of June 2026, the day the Appointment Order was signed and issued by the Court.
4. The following information relates to the receivership:
  - a. Address of the Debtor: 2880 Sheffield Road, Unit 3, Ottawa, Ontario K1B 1A4.
  - b. Principal line of business: Residential real estate development.
  - c. Location of business: 2880 Sheffield Road, Unit 3, Ottawa, Ontario K1B 1A4.
  - d. The approximate amounts owed to parties who appear to hold a security interest on the Debtor's assets include:

<b>Secured Creditor</b>	<b>Indebtedness</b>
Hillmount Capital Mortgage Holdings Inc.	\$6,635,216.37
9523-5685 Quebec Inc.	\$817,500.00
Business Development Bank of Canada	\$Unknown
2250505 Ontario Inc. o/a Safe Harbour Global Capital	\$Unknown

- e. As at the date of the mailing of this notice, a complete list of creditors relating to the Debtor and other required information has not been provided to the Receiver by the Debtor as required pursuant to S. 245(3) of the *Bankruptcy and Insolvency Act* and the Appointment Order. On this basis, the only information the Receiver has is for the secured creditors listed above. A mailing list of the parties to whom this notice has been sent is attached hereto as **Appendix "B"**.
- f. The current intended plan of the Receiver, to the extent that such a plan has been determined, is to realize on the property of the Debtor.
- g. Contact person for the Receiver:

Tanveel Irshad  
 TDB Restructuring Limited  
 65 Queen Street West Suite 605,  
 Toronto, Ontario M5H 2M5  
 Telephone: (365) 297-4592  
 E-mail: [tirshad@tdbadvisory.ca](mailto:tirshad@tdbadvisory.ca)

*[Remainder of page intentionally left blank]*

Additional information: A copy of the Appointment Order and other pertinent information in respect of the receivership administration will be posted on the Receiver's website in accordance with the Court's e-Service Protocol at:

<https://tdbadvisory.ca/insolvency-case/onassa-corporation/>

Dated at Toronto this 17<sup>th</sup> day of June, 2026.

**TDB RESTRUCTURING LIMITED**, solely in its capacity as Court-appointed Receiver of Onassa Corporation, and not in its personal or corporate capacity



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

Encl.

# APPENDIX "A"

Copie authentique certifiée et conforme à l'originale

Dated this 11<sup>th</sup> day of June 20 26  
fait le jour de

Court File No. CV-26-00104135-0000

S. Huber S. Huber  
Registrar

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

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

THE HONOURABLE MR. )

TUESDAY, THE 9<sup>th</sup>

JUSTICE C. MACLEOD )

DAY OF JUNE, 2026

**BETWEEN:**



**HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.**

Applicant

- and -

**ONASSA CORPORATION**

Respondent

**ORDER  
(Appointing Receiver)**

**THIS APPLICATION** made by the Applicant for an Order pursuant to section 243(1) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”) and section 101 of the *Courts of Justice Act*, R.S.O. 1990, c. C.43, as amended (the “**CJA**”) appointing TDB Restructuring Limited (“**TDB**”) as receiver and manager (in such capacity, the “**Receiver**”) without security, of all of the assets, undertakings and properties of Onassa Corporation (the “**Debtor**”), including, without limitation, the real property municipally known as the Onassa Springs Subdivision, Ottawa, Ontario, comprised of 26 residential lots as described in Schedule “**A**” attached hereto (the “**Real Property**”), each individual lot forming part of the Real Property

shall be referred to herein as a “Lot” and collectively, the “Lots” (together, the “**Property**”), was heard this day at 161 Elgin Street in Ottawa, Ontario.

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

### **SERVICE**

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

### **APPOINTMENT**

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

### **RECEIVER’S POWERS**

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

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

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

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

- (i) to initiate, prosecute and continue the prosecution of any and all proceedings and to defend all proceedings now pending or hereafter instituted with respect to the Debtor, the Property or the Receiver, and to settle or compromise any such proceedings. The authority hereby conveyed shall extend to such appeals or applications for judicial review in respect of any order or judgment pronounced in any such proceeding;
  - (j) to market any or all of the Property, including advertising, listing the Real Property on a multiple listing service and soliciting offers in respect of the Property or any part or parts thereof and negotiating such terms and conditions of sale as the Receiver in its discretion may deem appropriate;
  - (k) to sell, convey, transfer, lease or assign the Property or any part or parts thereof out of the ordinary course of business,
    - (i) without the approval of this Court, provided that the sale price of any Lot which makes up the Property under an agreement of purchase and sale is not less than 85% of the listed price of that Lot, based on list prices for the Lots to be filed by the Receiver on the first motion seeking court approval of a sale of any Lot;
- and in each such case notice under subsection 63(4) of the Ontario *Personal Property Security Act*, or section 31 of the Ontario *Mortgages Act*, as the case may be, shall not be required;
- (l) to apply for any vesting order or other orders necessary to convey the Property or any part or parts thereof, including any one or more Lots, to a purchaser or purchasers thereof, free and clear of any liens or encumbrances affecting such Property; provided that, with respect to any Sale Transaction, the Receiver shall be entitled to obtain a vesting order in accordance with paragraphs 27 to 29 of this Order without further order of the Court;
  - (m) to report to, meet with and discuss with such affected Persons (as defined below) as the Receiver deems appropriate on all matters relating to the

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

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

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

#### **DUTY TO PROVIDE ACCESS AND CO-OPERATION TO THE RECEIVER**

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

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

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

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

### **NO PROCEEDINGS AGAINST THE RECEIVER**

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

### **NO PROCEEDINGS AGAINST THE DEBTOR OR THE PROPERTY**

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

### **NO EXERCISE OF RIGHTS OR REMEDIES**

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

### **NO INTERFERENCE WITH THE RECEIVER**

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

### **CONTINUATION OF SERVICES**

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

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

### **RECEIVER TO HOLD FUNDS**

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

### **EMPLOYEES**

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

## **PIPEDA**

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

## **LIMITATION ON ENVIRONMENTAL LIABILITIES**

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

### **LIMITATION ON THE RECEIVER'S LIABILITY**

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

### **RECEIVER'S ACCOUNTS**

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

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

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

### **FUNDING OF THE RECEIVERSHIP**

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

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

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

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

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

#### **SERVICE AND NOTICE**

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

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

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

#### **RETENTION OF LAWYERS**

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

#### **APPROVAL OF FORM OF VESTING ORDER**

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

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

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

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

#### **GENERAL**

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

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

32. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to

make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

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

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

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

#### **REGISTRATION ON TITLE**

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



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

**SCHEDULE "A"**

**LEGAL DESCRIPTION OF THE REAL PROPERTY**

**PIN No. 04631-0429 (LT)**

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

Municipally known as 106 Onassa Circle, Ottawa Ontario

**PIN No. 06431-0430 (LT)**

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

Municipally known as 112 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0431 (LT)**

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

Municipally known as 118 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0432 (LT)**

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

Municipally known as 124 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0434 (LT)**

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

Municipally known as 136 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0435 (LT)**

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

Municipally known as 142 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0436 (LT)**

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

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

Municipally known as 148 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0437 (LT)**

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

Municipally known as 154 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0438 (LT)**

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

Municipally known as 105 Onassa Circle, Ottawa Ontario

**PIN NO. 04631-0439 (LT)**

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

Municipally known as 111 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0440 (LT)**

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

Municipally known as 117 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0441 (LT)**

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

Municipally known as 238 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0442 (LT)**

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

Municipally known as 244 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0449 (LT)**

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

Municipally known as 1A Cedarhill Drive, Ottawa Ontario

**PIN No. 04631-0450 (LT)**

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

Municipally known as 1B Cedarhill Drive, Ottawa Ontario

**PIN No. 04631-0469 (LT)**

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

Municipally known as 160 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0470 (LT)**

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

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

Municipally known as 301 Nelson Mandela Court, Ottawa Ontario

**PIN No. 04631-0471 (LT)**

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

Municipally known as 307 Nelson Mandela Court, Ottawa Ontario

**PIN No. 04631-0472 (LT)**

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

Municipally known as 312 Nelson Mandela Court, Ottawa Ontario

**PIN No. 04631-0473 (LT)**

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

Municipally known as 306 Nelson Mandela Court, Ottawa Ontario

**PIN No. 04631-0474 (LT)**

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

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

Municipally known as 300 Nelson Mandela Court, Ottawa Ontario

**PIN No. 04631-0475 (LT)**

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

Municipally known as 226 Onassa Circle (city calls it 226 Nelson Mandela Court), Ottawa Ontario

**PIN No. 04631-0476 (LT)**

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

Municipally known as 232 Onassa Circle, Ottawa Ontario

**PIN No. 04631-0500 (LT)**

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

Municipally known as 118 Renoir Court, Ottawa Ontario

**PIN No. 04631-0501 (LT)**

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

Municipally known as 112 Renoir Court, Ottawa Ontario

**PIN No. 04631-0502 (LT)**

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

Municipally known as 106 Renoir Court, Ottawa Ontario

**SCHEDULE "B"**

**RECEIVER CERTIFICATE**

CERTIFICATE NO. \_\_\_\_\_

AMOUNT \$ \_\_\_\_\_

1. THIS IS TO CERTIFY that TDB Restructuring Limited, the receiver (the "**Receiver**") of the assets, undertakings and properties of Onassa Corporation (the "**Debtor**") acquired for, or used in relation to a business carried on by the Debtor, including all proceeds thereof, including, without limitation, the real property municipally known as the Onassa Springs Subdivision, Ottawa, Ontario, comprised of 26 residential lots as described in Schedule "A" attached hereto (the "**Real Property**") (collectively, the "**Property**") appointed by Order of the Ontario Superior Court of Justice (Commercial List) (the "**Court**") dated the [●] day of [●], 2026 (the "**Order**") made in an application having Court File No. CV-26-00104135-0000, has received as such Receiver from the holder of this certificate (the "**Lender**") the principal sum of \$ \_\_\_\_\_, being part of the total principal sum of \$ \_\_\_\_\_ which the Receiver is authorized to borrow under and pursuant to the Order.

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

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

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

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

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

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

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

DATED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Per: \_\_\_\_\_

Name:

Title:

**SCHEDULE "C"**

**FORM OF VESTING ORDER**

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

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

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

THE HONOURABLE ) [●DAY], THE [●]  
 )  
JUSTICE [●] ) DAY OF JUNE, 2026  
 )

**B E T W E E N:**

**HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.**

Applicant

- and -

**ONASSA CORPORATION**

Respondent

**APPROVAL AND VESTING ORDER**

**THIS MOTION**, made by TDB Restructuring Limited in its capacity as the Court-appointed receiver (the “**Receiver**”) of the lots (the “**Lots**”) legally described in the Order appointing the Receiver granted by this Court on [●], 2026 constituting property of Onassa Corporation (the “**Debtor**”), for an order approving the sale transaction (the “**Transaction**”) contemplated by an agreement of purchase and sale (the “**Sale Agreement**”) between \_\_\_\_\_(the “**Purchaser**”) and the Receiver dated \_\_\_\_\_, as amended, and vesting in the Purchaser the Receiver’s right, title and interest in and to the property described in **Schedule “B”** hereto (the “**Purchased Assets**”), was heard in writing in Ottawa, Ontario.

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

**APPROVAL AND VESTING**

1. **THIS COURT ORDERS** that the Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby authorized and approved, with such minor and non-material amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Purchased Assets to the Purchaser.

2. **THIS COURT ORDERS** that, upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as **Schedule "A"** hereto (the "**Receiver's Certificate**"), all of the Receiver's right, title and interest in and to the Purchased Assets described in the Sale Agreement and listed on **Schedule "B"** hereto shall vest absolutely in the Purchaser free and clear of and from any and all encumbrances, security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Order of the Honourable Justice MacLeod dated June 9, 2026; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario) or any other personal property registry system; and (iii) those Claims listed on **Schedule "C"** hereto (all of which are collectively referred to as the "**Encumbrances**", which term shall not include the encumbrances listed on **Schedule "D"** hereto) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets.

3. **THIS COURT ORDERS** that, upon the registration in the Land Registry Office for the Land Titles Division of Ottawa-Carleton #04 of an Application for Vesting Order in the form prescribed by the *Land Titles Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject property identified in **Schedule "B"** hereto (the "**Real Property**") in fee

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

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

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the Net Proceeds from the sale of the Purchased Assets shall stand in the place and stead of the Purchased Assets, and that from and after the delivery of the Receiver’s Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

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

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

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

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed to be a fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

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

**GENERAL**

9. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

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

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**Schedule "A" – Form of Receiver's Certificate**

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

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

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

THE HONOURABLE ) [●DAY], THE [●]  
 )  
JUSTICE [●] ) DAY OF JUNE, 2026  
 )

**B E T W E E N:**

**HILLMOUNT CAPITAL MORTGAGE HOLDINGS INC.**

Applicant

- and -

**ONASSA CORPORATION**

Respondent

**RECEIVER'S CERTIFICATE**

**RECITALS**

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

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

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

C. Pursuant to an Approval and Vesting Order of the Court dated [●], the Court approved the agreement of purchase and sale made as [●], as amended, between the Receiver and [●] (the “**Purchaser**”) (the “**Sale Agreement**”) and provided for the vesting in the Purchaser of the Receiver’s right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at \_\_\_\_\_ [TIME] on \_\_\_\_\_ [DATE].

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

Per: \_\_\_\_\_

Name:

Title:

## **SCHEDULE "A"**

### **LEGAL DESCRIPTION OF THE REAL PROPERTY**

#### **PIN No. 04631-0429 (LT)**

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

Municipally known as 106 Onassa Circle, Ottawa Ontario

#### **PIN No. 06431-0430 (LT)**

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

Municipally known as 112 Onassa Circle, Ottawa Ontario

#### **PIN No. 04631-0431 (LT)**

LOT 3, PLAN 4M1472. SUBJECT TO AN EASEMENT IN GROSS OVER PART 22 ON PLAN 4R-26714 AS IN OC1448684. SUBJECT TO AN EASEMENT OVER PART 22 ON PLAN 4R-26704 AS 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 Rénoir 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.**

Applicant

- and -

**ONASSA CORPORATION**

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**  
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](mailto:djmiller@tgf.ca)

**Shurabi Srikaruna** (LSO #90908K)  
Email: [ssrikaruna@tgf.ca](mailto:ssrikaruna@tgf.ca)

Lawyers for the Applicant,  
Hillmount Capital Mortgage Holdings Inc.

Certified to be a true copy of original  
Copie authentique certifiée et conforme à l'originale

Dated this 11<sup>th</sup> day of June 2026 WA  
fait le 11<sup>th</sup> jour de June 2026

*S. Huber*  
S. Huber  
Registrar

# **APPENDIX "B"**

**IN THE MATTER OF THE RECEIVERSHIP OF  
ONASSA CORPORATION**

**MAILING LIST**

<b>SECURED CREDITORS</b>	<b>MAILING ADDRESS</b>	<b>EMAIL ADDRESS</b>	<b>AMOUNT (NOTE 1)</b>
Hillmount Capital Mortgage Holdings Inc.	89 Tycos Dr, Suite 208 Toronto, ON M6B 1W3	<a href="mailto:yitz@hillmount.ca">yitz@hillmount.ca</a> <a href="mailto:diane@hillmount.ca">diane@hillmount.ca</a> <a href="mailto:DJMiller@tgf.ca">DJMiller@tgf.ca</a> <a href="mailto:SSrikaruna@tgf.ca">SSrikaruna@tgf.ca</a>	\$ 6,635,216.37
9523-5685 Quebec Inc.	660 Av. Lansdowne Westmount, Quebec, H3Y 2V8 c/o Blaney McMurtry LLP 2 Queen Street East Suite 1500 Toronto ON M5C 3G5		\$ 817,500.00
Business Development Bank of Canada		<a href="mailto:egolden@blaney.com">egolden@blaney.com</a> <a href="mailto:ckopach@blaney.com">ckopach@blaney.com</a>	\$Unknown
2250505 Ontario Inc. o/a Safe Harbour Global Capital		<a href="mailto:ns@safeharbourcv.com">ns@safeharbourcv.com</a>	\$Unknown
<b>Total Secured</b>			<b>\$ 7,452,716</b>
<b>UNSECURED CREDITOR</b>			
City of Ottawa - Property Taxes	110 Laurier Ave W, Ottawa, ON K1P 1J1	<a href="mailto:revenue@ottawa.ca">revenue@ottawa.ca</a>	<b>\$ 459,486</b>
<b>TOTAL</b>			<b>\$ 7,912,202</b>

**Note 1** - As noted in the Notice and Statement of the Receiver, the Receiver has not yet received sufficient information from the Debtor. Accordingly, the information set out herein has been derived from materials previously filed with the Court. The Receiver has not independently verified these amounts and has not reviewed the underlying mortgage documentation or other supporting information required to accurately confirm the same.

**Supplementary Mailing List**

Canada Revenue Agency	Shawinigan - Sud National Verification and Collection Centre 4695 Shawinigan-Sud Boulevard Shawinigan, QC, G9P 5H9	
Department of Justice Canada	Ontario Regional Office 120 Adelaide St W Toronto, ON, M5H 1T1	
Minister of Finance	33 King St West, 6th Floor Legal Services Branch Oshawa, L1H 8H5	
Office of the Superintendent of Bankruptcy	151 Yonge Street, 4th Floor Toronto, ON, M5C 2W7 Att. OSB HQ	
Office of the Superintendent of Bankruptcy	Ottawa, Ontario K1A 0H5 235 Queen Street	
Enbridge Gas	500 Consumers Rd, North York, ON M2J 1P8	<a href="mailto:egiccbankruptcies@enbridge.com">egiccbankruptcies@enbridge.com</a>
Hydro One	483 Bay St. 8th Floor, Toronto, ON M5G 2A3	<a href="mailto:insolvency@hydroone.com">insolvency@hydroone.com</a>
Toronto Hydro	500 Commissioners St. Toronto, Ontario, M4M 3N7	<a href="mailto:collections@torontohydro.com">collections@torontohydro.com</a>