

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

BETWEEN:

ROMAS KARTAVICIUS

Applicant

- and -

OAK BAY DEVELOPMENTS INC. and OAK BAY GOLF CLUB INC.

Respondents

**IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1) OF THE
BANKRUPTCY AND INSOLVENCY ACT, R.S.C 1985, c.B-3, AS AMENDED, AND
SECTION 101 OF THE *COURTS OF JUSTICE ACT*, R.S.O. 1990, c.C43, AS AMENDED**

**MOTION RECORD
(Returnable June 12, 2015)
(Volume 2 of 2)**

June 5, 2015

BLANEY McMURTRY LLP
Barristers and Solicitors
1500 - 2 Queen Street East
Toronto, ON M5C 3G5

Eric Golden (LSUC#38239M)
Chad Kopach (LSUC#38239M)
(416) 593-1221 (Tel)
(416) 593-5437 (Fax)

Lawyers for Deloitte Restructuring Inc.,
in its capacity as court appointed receiver
of Oak Bay Developments Inc.

TO: Receivership Service List (see Schedule "B")

INDEX

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APPENDIX H

PROPERTY DESCRIPTION: UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
REGISTRY
.OFFICE #35

48879-0004 (LT)

PAGE 1 OF 4
PREPARED FOR DKeame01
ON 2015/05/01 AT 11:11:33

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

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MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
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REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 5, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2012/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO FLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151266	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #35

48879-0006 (LT)

PAGE 1 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:18:02

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO FLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH BASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PTN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

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MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT1115#5				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINT'S RECSIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PTN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NAWCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PIN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 10, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/OBLIGATOR:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PTN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 11, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CRKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINT'S RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109907.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109909.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
REGISTRY
OFFICE #35

48879-0012 (LT)

PAGE 1 OF 4
PREPARED FOR Dkearn01
ON 2015/05/01 AT 11:22:26

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 12, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
 REGISTRY
 OFFICE #35
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

48879-0014 (LT)

PAGE 1 OF 4
 PREPARED FOR DKeatn#01
 ON 2015/05/01 AT 11:23:41

PROPERTY DESCRIPTION: UNIT 14, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

RECENTLY:
 CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
 2015/04/08

OWNERS' NAMES
 OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO FLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #35

48879-0015 (LT)

PAGE 1 OF 4
PREPARED FOR EKearns01
ON 2015/05/01 AT 11:24:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 15, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

DYN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,800	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHLSSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINIS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
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48879-0016 (LT)

PAGE 1 OF 4
PREPARED FOR Dkearn01
ON 2015/05/01 AT 11:24:50

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 16, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

FIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPR	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 OSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: RSMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PIN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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REGISTRY
OFFICE #35

48879-0017 (LT)

PAGE 1 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:25:26

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 17, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PIN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
 REGISTRY
 OFFICE #35

48879-0019 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 19, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
 FEE SIMPLE
 ABSOLUTE

RECENTLY:
 CONDOMINIUM FROM 48018-0722

DIN CREATION DATE:
 2015/04/08

OWNERS' NAMES
 OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSC				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 21, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150980; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 22, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PTN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
	REMARKS: MT109807 POSTPONED TO MT111545					
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
	REMARKS: MT109808 TO MT111545					
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
	REMARKS: MT109809 TO MT111545					
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN		MT134558		
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MTL34292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
REGISTRY
OFFICE #35

48879-0023 (LT)

PAGE 1 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:30:38

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 23, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK HAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT115053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT115099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT115099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT115099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R238S7 DELETED BY CN 2015/04/08				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
REGISTRY
OFFICE #35

48879-0024 (LT)

PAGE 1 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:31:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 24, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT115053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT115099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT115099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT115099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 25, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHED
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHED
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 26, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109807 POSTPONED TO MT116053		
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		MT109808 POSTPONED TO MT116053		
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NDM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PTN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROKN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT111545				
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 TO MT111545				
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 TO MT111545				
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT115053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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LAND
REGISTRY
OFFICE #35

48879-0028 (LT)

PAGE 1 OF 4
PREPARED FOR DKeatms01
ON 2015/05/01 AT 11:33:39

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

FIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER BASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER BASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCEIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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PROPERTY DESCRIPTION: UNIT 29, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
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MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109807 POSTPONED TO MT113202				
MT113382	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109808 POSTPONED TO MT113202				
MT113383	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
		REMARKS: MT109809 POSTPONED TO MT113202				
MT113389	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
		REMARKS: MT109807 POSTPONED TO MT113238				
MT113390	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
		REMARKS: MT109808 POSTPONED TO MT113238				
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	BELL CANADA	C
		REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO				
MT113397	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109807 POSTPONED TO MT113270				
MT113398	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109808 POSTPONED TO MT113270				
MT113399	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
		REMARKS: MT109809 POSTPONED TO MT113270				
MT113405	2012/06/14	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109807 POSTPONED TO MT113265				
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109808 POSTPONED TO MT113265				

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MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116253	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

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MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PTRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
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LAND
REGISTRY
OFFICE #35

48879-0030 (LT)

PAGE 1 OF 4
PREPARED FOR Dkearzs01
ON 2015/05/01 AT 11:35:32

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 30, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:
2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE
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MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
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MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
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REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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LAND
REGISTRY
OFFICE #35

48879-0030 (LT)

PAGE 2 OF 4
PREPARED FOR Dkearns01
ON 2015/05/01 AT 11:35:32

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RB: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134588	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150980	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: UNIT 31, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHRISSE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
		REMARKS: MT109809 POSTPONED TO MT113265				
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: RE: MT116099				
MT116263	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109807 POSTPONED TO MT116053				
MT116264	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO - MT109808 POSTPONED TO MT116053				
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
		REMARKS: MT109809 POSTPONED TO MT116053				
MT116266	2012/08/21	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109807 POSTPONED TO MT116099				
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109808 POSTPONED TO MT116099				
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
		REMARKS: MT109809 POSTPONED TO MT116099				
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
		REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545				
		CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		C
MT135666	2014/01/31	APL (GENERAL)		C.C. TATHAM & ASSOCIATES LTD.		C
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCP79	2015/04/07	STANDARD CONDO PLAN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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APPENDIX I

PRIORITY OF MORTGAGE REGISTRATIONS

OAK BAY DEVELOPMENTS INC.

Mortgagee	Instrument No.	Registration Date	Principal Amount	Priority as at Date of Registration	Current Priority (as at May 26, 2015)	Reason for Change of Priority	Other Comments
Industrial and Commercial Bank of China (Canada)	MT116053	August 16, 2012	\$6,400,000	Fourth	First	Postponements of Interest registered as Instrument Nos. MT116263, MT116264 and MT116265 on August 21, 2012	
First Source Mortgage Corporation	MT116099	August 16, 2012	\$8,500,000	Fifth	Second	Postponements of Interest registered as Instrument Nos. MT116266, MT116267 and MT116268 on August 21, 2012	
2453350 Ontario Inc.	MT109807	March 13, 2012	\$700,000	First	Third	Postponements of Interest to Instrument Nos. MT116053 and MT116099 registered as Instrument Nos. MT116263 and MT116266 on August 21, 2012	Business Development Bank of Canada transferred to 2453350 Ontario Inc. by Transfer of Charge registered as Instrument No. MT149306 on February 18, 2015. Priority subject to priority of EOH Charge as set out in Receivership Order.

PRIORITY OF MORTGAGE REGISTRATIONS

OAK BAY DEVELOPMENTS INC.

Mortgagee	Instrument No.	Registration Date	Principal Amount	Priority as at Date of Registration	Current Priority (as at May 26, 2015)	Reason for Change of Priority	Other Comments
Romas Kartavicius and Earl Storie	MT109808	March 13, 2012	\$5,000,000	Second	Fourth	Postponements of Interest to Instrument Nos. MT116053 and MT116099 registered as Instrument Nos. MT116264 and MT116267 on August 21, 2012	Priority subject to priority of EOH Charge as set out in Receivership Order.
2455150 Ontario Inc.	MT109809	March 13, 2012	\$3,000,000	Third	Fifth	Postponements of Interest to Instrument Nos. MT116053 and MT116099 registered as Instrument Nos. MT116265 and MT116268 on August 21, 2012	Bernard Torchia transferred to 2455150 Ontario Inc. by Transfer of Charge registered as Instrument No. MT149638 on March 2, 2015. Priority subject to priority of EOH Charge as set out in Receivership Order.

APPENDIX J

LAND
REGISTRY
OFFICE #35

48879-0015 (LT)

PAGE 1 OF 5
PREPARED FOR GSaran01
ON 2015/06/02 AT 16:25:18

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 15, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/04/08 **						
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	C
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	C
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	C
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	C
MT111964	2012/05/09	POSTPONEMENT		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109807 POSTPONED TO MT111545						
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109808 TO MT111545						
MT111966	2012/05/09	POSTPONEMENT		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
REMARKS: MT109809 TO MT111545						
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	C
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113381	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113202		BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	C
MT113382	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113202		KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	C
MT113383	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113202		TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	C
MT113389	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113238		BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	C
MT113390	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113238		KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	C
MT113391	2012/06/14	POSTPONEMENT REMARKS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO MT113238, M. CHASSIE, RSO		TORCHIA, BERNARD	BELL CANADA	C
MT113397	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113270		BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113398	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113270		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113399	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113270		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	C
MT113405	2012/06/14	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT113265		BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT113406	2012/06/14	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT113265		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT113265		TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	C
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116100	2012/08/16	NO ASSGN RENT GEN REMARKS: RE: MT116099		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	C
MT116263	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264	2012/08/21	POSTPONEMENT REMARKS: REMARK ADDED 2012/09/06 BY M. CHASSIE, RSO -		KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116265	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116053		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116266	2012/08/21	POSTPONEMENT REMARKS: MT109807 POSTPONED TO MT116099		BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
MT116267	2012/08/21	POSTPONEMENT REMARKS: MT109808 POSTPONED TO MT116099		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	C
MT116268	2012/08/21	POSTPONEMENT REMARKS: MT109809 POSTPONED TO MT116099		TORCEIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	C
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		C
MT118135	2012/10/03	ORDER REMARKS: CORRECT 35R23857 DELETED BY CN 2015/04/08		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT122143	2013/01/21	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
		REMARKS: MT111545 CORRECTIONS: REMARK ADDED ON 2013/05/13 BY PIRSON, NANCY.				
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** C.C. TATHAM & ASSOCIATES LTD.		
MT135666	2014/01/31	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** C.C. TATHAM & ASSOCIATES LTD.		
		REMARKS: CERTIFICATE OF ACTION RE: CONSTRUCTION LIEN MT134558				
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
		REMARKS: CERTIFICATE OF ACTION MT134292				
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	C
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		C
MT146456	2014/11/24	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
		REMARKS: APPOINTS RECEIVER				
MT149306	2015/02/18	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
		REMARKS: MT109807.				
MT149638	2015/03/02	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	C
		REMARKS: MT109809.				
MCF79	2015/04/07	STANDARD CONDO PLN				C
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		C
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
		REMARKS: MT134292.				

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT151930	2015/05/05	DIS CONSTRUCT LIEN REMARKS: MT134558.		*** COMPLETELY DELETED *** DELOITTE RESTRUCTURING INC.		
MT151933	2015/05/05	CONDO BYLAW/98 REMARKS: BY-LAW NO. ONE		MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 79		C
MT151934	2015/05/05	CONDO BYLAW/98 REMARKS: BY-LAW NO. 2		MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 79		C
MT152822	2015/05/29	TRANSFER OF CHARGE REMARKS: MT116099.		FIRST SOURCE MORTGAGE CORPORATION	2464713 ONTARIO INC.	
MT152823	2015/05/29	NO ASSGN RENT GEN		FIRST SOURCE MORTGAGE CORPORATION	2464713 ONTARIO INC.	
MT152842	2015/05/29	TRANSFER OF CHARGE		2464713 ONTARIO INC.	2460112 ONTARIO INC.	
MT152844	2015/05/29	NO ASSGN RENT GEN		2464713 ONTARIO INC.	2460112 ONTARIO INC.	
MT152854	2015/05/29	TRANSFER OF CHARGE		2453340 ONTARIO INC.	2460112 ONTARIO INC.	
MT152860	2015/05/29	TRANSFER OF CHARGE		2455150 ONTARIO INC.	2460112 ONTARIO INC.	

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APPENDIX K

Dale & Lessmann
LLP

Reply to: David E. Mende
Direct Dial: 416-369-7838
Email: dmende@dalelessmann.com
Reference : 139472-3

May 27, 2015

Sent via Email

Hartley Bricks (hbricks@deloitte.ca)
Deloitte Restructuring Inc.
Toronto, Ontario

Eric Golden (egolden@blaney.com)
Blaney McMurtry LLP
1500-2 Queen Street East
Toronto, Ontario M5C 3G5

Dear Mr. Bricks and Mr. Golden:

**Re: Our Client: Industrial and Commercial Bank of China (Canada) and
re Oak Bay Developments Inc.**

This letter is delivered to revise the legal costs amount set out in our May 25, 2015 letter.

In connection with the Receiver's pending distribution motion, on behalf of our client we provide the following payout amounts as at May 21, 2015:

Construction Loan outstanding:	\$3,087,205.69
Accrued interest: (Prime + 2.5% floating; interest per diem: \$452.51)	\$9,502.68
Overdraft Facility outstanding:	\$265,671.24
Accrued interest: (Prime + 3% floating; interest per diem: \$44.19)	\$927.99
Discharge Fee (\$200 per unit x 23 units):	\$4,600.00
Legal Costs (as at May 25, 2015):	\$82,127.30

In addition to the foregoing, ICBK has issued letters of credit with amounts totalling \$1,132,439.91 plus interest and fees which may accrue. Copies of these letters were enclosed in our May 25, 2015 letter to you.

We look forward to receiving confirmation as to arrangements for the payout of our client's indebtedness and look forward to hearing from you in that regard.

Dale & Lessmann
LLP

Page 2

Yours very truly,

DALE & LESSMANN LLP

A handwritten signature in black ink, appearing to read "Mende", with a long horizontal stroke extending to the right.

David E. Mende

DEM/nd

785084.2

APPENDIX L



Assignment/Discharge Statement

STATEMENT DATE: May 28, 2015

MORTGAGOR: Oak Bay Developments Inc.
Oak Bay Golf Club Inc.

PROPERTY: The Residences of Oak Bay Golf & Country Club,
Oak Bay, Port Severn, On.

INTEREST RATE: 9.75%

Maturity Date: August 1, 2014

Date	Particulars	Amount	
28-May-15	Principal Balance Outstanding	8,000,000.00	
	Interest Payments Owling - Dec 1/14 - May 1/15 (6 months)	390,000.00	
	Total of Late Interest Owling for Dec 1/14 - May 1/15	5,956.39	
	Per Diem Interest Due from May 1 /15 - May 28/15 (27 days)	57,698.63	
	Sched A. # 9. Three Months Interest Owling (loan paid off past maturity)	195,000.00	
	Principal and Interest Outstanding	8,648,655.02	
	Outstanding Fees:		
Payable to First Source	Sched A. 2.a) Late payment fees owing for Dec 1/14 - May 1/15	2,373.00	includes hst
Payable to First Source	Sched A. 2.d) Failure to provide proof of insurance coverage after demand was made (Nov. 2013)	395.50	includes hst
Payable to First Source	Sched A. 2.f) Failure to notify Lender of registration of Ilen (GM Exteriors)	395.50	includes hst
Payable to First Source	Sched A. g) Mortgage Statement x4	1,186.50	includes hst
Payable to First Source	Sched A. h) Discharge Statement	395.50	includes hst
Payable to First Source	Sched A. j) Each meeting required due to an issue x 4	1,582.00	includes hst
Payable to First Source	Sched A. k) Each 3 telephone/emails required by the Lender regarding the loan facility (x2)	791.00	includes hst
Payable to First Source	Sched A. # 12. Management Fee (\$15,000/month as agreed - Aug.2014-April 2015)	135,000.00	includes hst
Payable to First Source	Sched A. # 12. Administration Fee -\$350/hr plus hst (5 hours)	1,977.50	includes hst
Payable to First Source	Inspection Expenses x 2 (by First Source)	550.00	includes hst
Payable to Romspen Investment Corp.	Legal Fees and expenses (accounted for by Romspen)	48,222.37	
Payable to Romspen Investment Corp.	Title Searches (incl. HST)	30.60	includes hst
Payable to Romspen Investment Corp.	Inspection Expenses (by Romspen)	232.31	
Payable to Romspen Investment Corp.	O'Keefe and Associates Limited Invoice #01496 (Inc.\$486.94 HST)	4,232.63	includes hst
Fees to be paid directly to Pafiare Roland LLP	Legal Fees/ Receiver Costs	37,388.68	includes hst
Fees to be paid directly to Blaneys	Legal Fees/ Receiver Costs	89,200.14	
Legal Fees to Goldman Sloan Nash & Haber LLP	Legal Fees Including Assignment	29,633.00	
	TOTAL AMOUNT DUE - Payable to First Source Mortgage Corporation	9,002,241.25	

Per Diem 2404.71

Funds may be tendered any time up to 1:00pm May 28, 2015 based on the existing statement.

If funds tendered after 1:00 PM, May 28, 2015- please add additional per diem to NEXT business day.

This statement is only valid until June 2, 2015 with appropriate per diem added.

APPENDIX M

KRMC

**Kronis, Rotsztain,
Margles, Cappel LLP**
Barristers and Solicitors

25 Sheppard Avenue West (at Yonge)
Suite 1100, Toronto, ON
Canada M2N 6S6

Telephone: (416) 225-8750
Facsimile: (416) 225-7214

May 26th, 2015

Deloitte Restructuring Inc.
181 Bay Street, Brookfield Place
Suite 1400
Toronto, Ontario
M5J 2V1

Attention: Hartley Bricks

Dear Sirs:

Re: Deloitte Restructuring Inc., Court-Appointed Receiver of Oak Bay Developments Inc. (the "Debtor").

Introduction and Scope of Review

You have requested our opinion concerning certain security over real property granted by the Debtor. The Debtor was, until recently, the registered owner of the units designated as the "Sold Properties" in Schedule "A" attached hereto and is the registered owner of the units designated as the "Unsold Properties" in Schedule "A" attached hereto (collectively the "Property") in the Land Registry Office for the Land Titles Division of Muskoka (No.35) (the "Land Titles Office").

The specific security on which we are to opine (the "Charge/Mortgage") has been granted to Industrial and Commercial Bank of China (Canada) (the "Lender") as follows:

1. Instrument No. MT116053, a Charge/Mortgage registered on August 16, 2012, securing the principal amount of \$6,400,000.00.

We have reviewed the Charge/Mortgage to determine its validity and enforceability against the Debtor.

Assumptions, Searches and Fact Reliance

For the purposes of the opinion set out herein, we have examined:

- (a) A copy of the Charge/Mortgage;
- (b) Parcel Registers for the Property as at May 26, 2015;
- (c) A point-in-time Corporation Profile Report dated as of August 16, 2012 issued by the Ontario Ministry of Government Services (the "Ministry") with respect to the Debtor;
- (d) *The Land Titles Act*, RSO 1970, c. L5.

We have also made such other searches, enquiries and investigations and considered such questions of law we have deemed relevant, necessary as a basis for the opinions hereinafter expressed.

We have only conducted a subsearch of the Property and have not conducted any off-title searches.

Opinion

Subject to the assumptions and qualifications noted in this letter, we are of the opinion that:

As at the Effective Date (as hereinafter defined), the Charge/Mortgage was duly registered under the *Land Titles Act* and was valid and enforceable against the Debtor to the extent of all monies advanced thereunder by the Lender, subject to the qualifications noted below and subject to those interests, instruments and registrations listed in Schedule "B" attached hereto (which, for greater certainty, exclude the various charges, mortgages and related instruments registered against the Property), and creates valid and binding obligations of the Debtor in accordance with the terms of the Charge/Mortgage.

In the case of the Sold Properties, the "Effective Date" means the time immediately preceding the registration of a partial discharge of the Charge/Mortgage in connection with the completion of the sale of the unit in question to a third party purchaser. In the case of the Unsold Properties, the "Effective Date" is the date hereof.

Assumptions

In expressing our opinions we have assumed, without independent verification by us:

- (a) The genuineness of all signatures on and the authenticity and completeness of all documents submitted to us as original documents, the conformity to the original documents of all documents submitted to us as true, certified, conformed or photostatic copies thereof, and the genuineness of all signatures on and the authenticity of the originals of such copies;
- (b) The completeness, truth, accuracy and currency of the indices and filing systems maintained by the public offices and registries where we have searched or enquired or have caused searches or enquiries to be made and upon the information and advice provided to us by appropriate government, regulatory or other like officials with respect to those matters referred to herein;
- (c) The accuracy of the description of the Property subject to the Charge/Mortgage;
- (d) The due execution, authorization and delivery, pursuant to and under strict capacity and authorization of the Charge/Mortgage and that as of the date of this opinion no steps or actions have been taken to revoke, rescind or modify any such authorizations;
- (e) That the Debtor has no legal defence against the Lender for, without limitation, absence of legal capacity, fraud, buy-out to the knowledge of any secured parties, misrepresentation, undue influence or duress;
- (f) The Charge/Mortgage is enforceable to the extent that monies have been advanced properly by the Lender and/or other obligations owed by the Debtor to the Lender have been incurred;

- (g) That there is a legal, valid, enforceable and subsisting debt owing by the Debtor to the Lender;
- (h) That the Debtor: (i) was constituted and existing under the laws pursuant to which it was constituted, at the time of authorization, execution, and delivery of the Charge/Mortgage (ii) had the corporate power and authority to execute, deliver and perform its obligations under the Charge/Mortgage, (iii) took all necessary corporate action to authorize the execution, delivery and the performance of its obligations under the Charge/Mortgage;
- (i) That the Charge/Mortgage has not been amended, restated or replaced;
- (j) There are no agreements, judgments, rulings, instruments, facts or understandings affecting or concerning the Charge/Mortgage and/or the principal obligations with respect to which the Charge/Mortgage was granted or statutory or regulatory prohibitions on the execution and delivery of the Charge/Mortgage, the interests granted thereunder and/or the principal obligations with respect to which the Charge/Mortgage was granted or the performance of the principal obligations with respect to which the Charge/Mortgage was granted which were not apparent from a review of the Parcel Registers for the Property and which would or might affect the validity or enforceability of the Charge/Mortgage;
- (k) The Lender did not know and had no reason to believe at the time that the creation of the Charge/Mortgage that it was in contravention of any agreement by which any of the Debtor or its Property were bound, if there was such a contravention;
- (l) That the execution, delivery and performance of obligations under the Charge/Mortgage by the Debtor did not constitute a preference, conveyance, fraudulent conveyance, or transfer at undervalue under the Bankruptcy and Insolvency Act (Canada), the Fraudulent Conveyances Act (Ontario), the Assignment and Preferences Act (Ontario) or any other similar legislation; and
- (m) The Lender has not by course of conduct, implicit or explicit waiver, release, discharge, cancellation, forbearance or other means, oral or written, taken any action or steps which could, would or have altered, diminished, suspended or otherwise affected the terms, conditions of enforceability of the Charge/Mortgage or the indebtedness, liabilities and obligations secured thereby.

Laws Addressed

The opinions expressed in this letter are limited to the laws of the Province of Ontario and the federal laws of Canada applicable therein. In particular, without limiting the generality of the foregoing, where we express an opinion based on the laws of Ontario, we express no opinion with respect to:

- (a) the laws of any other jurisdiction to the extent such laws may govern any aspect of the Charge/Mortgage as a result of the application of the conflict of laws rules of Ontario; or
- (b) whether, pursuant to the conflict of laws rules of Ontario, the laws of a particular province would govern the validity of the Charge/Mortgage.

Qualifications

The foregoing opinions are subject to the following exceptions and qualifications:

- (a) The enforceability of the Charge/Mortgage is subject to bankruptcy, insolvency, preference, winding-up, reorganization, arrangement, moratorium and other laws affecting creditors' rights generally or by any laws affecting or limiting the right of creditors to enforce any remedies available;
- (b) The enforceability of the Charge/Mortgage may be limited by general principles of law and equity relating to the conduct of the parties prior to execution of or in the administration of the Charge/Mortgage, including, without limitation (i) undue influence, unconscionability, duress, misrepresentation, and deceit, (ii) estoppel and waiver, (iii) laches, and (iv) reasonableness and good faith in the exercise of discretionary powers;
- (c) The enforceability of the Charge/Mortgage may be affected or limited by any collateral agreements or arrangements relating to them and entered among the parties of which we may not be aware.
- (d) No opinion is given with respect to the availability of any particular remedy, equitable or otherwise.
- (e) A court of competent jurisdiction may exercise its discretion in granting equitable remedies;
- (f) A creditor may be required to give (or to have given) a debtor a reasonable time to repay following a demand for payment prior to taking any action to enforce right of repayment or before exercising any of the rights and remedies expressed to be exercisable by the creditor;
- (g) No opinion is expressed as to the rank or priority of the Charge/Mortgage or as to title;
- (h) We express no opinion as to the enforceability of any provision of the Charge/Mortgage which requires the Debtor to pay, or to indemnify the Lender for the costs and expenses of the Lender in connection with judicial proceedings, since those provisions may derogate from a court's discretion to determine by whom and to what extent those costs should be paid;
- (i) A court may not allow or uphold an attempt to exercise rights to accelerate performance of obligations or otherwise seek the enforcement of the Charge/Mortgage based upon the occurrence of a default deemed immaterial;
- (j) We express no opinion as to the enforceability of any provision of the Charge/Mortgage:
 - (i) Which purports to waive any or all defences which might be available to, or constitute a discharge of liability;
 - (ii) Which states that modifications, amendments or waivers are not binding unless in writing;
 - (iii) To the extent it purports to exculpate a secured party or any receiver, manager or receiver and manager from liability in respect of acts or omissions which may be illegal, fraudulent, involve willful misconduct or which may constitute an intentional tort, including, without limitation, any provision which purports to allow such persons to unlawfully enter upon and seize the Property;

- (iv) Providing for the severance of illegal or unenforceable provisions from the remaining provisions of the Charge/Mortgage;
 - (v) Which respects a selection by the parties of the jurisdiction whose laws are to apply or where a dispute is to be resolved as such selection may not be considered binding on the court;
 - (vi) Which respects the effectiveness of terms exculpating a party from a liability or duty otherwise owed by it to another party;
 - (vii) Which states that a certificate or some other thing will be treated as conclusive, final or binding;
 - (viii) Which provides for interest on overdue payments at a rate greater than the applicable payment not overdue as the provision for such greater rate may be construed as a penalty and not be enforceable; and
 - (ix) Which provides for the payment of interests, fees and commissions at rates which in the aggregate are deemed to constitute a criminal rate of interest;
- (k) We express no opinion as to any licences, permits or approvals that may be required in connection with the enforcement of the Charge/Mortgage by the Lender or by a person on its behalf, whether such enforcement involves the operation of the business of the Debtor or a sale, transfer or disposition of the Property and assets;
- (l) The enforceability of the Charge/Mortgage is subject to the *Mortgages Act* (Ontario) and we express no opinion as to whether a court may find any provision of the Charge/Mortgage to be unenforceable as an attempt to vary or exclude any terms of that Act.

Reliance

This opinion may be relied on by the addressee hereof and its respective successors and assigns. Without our prior written consent, this opinion letter, together with the opinions expressed herein, may not be relied upon by any other party. We do not act for the Debtor or the Lender in this matter and did not act in the preparation of the Charge/Mortgage or the registration effected in respect thereof.

Yours very truly,

Kronis, Rotsztain, Margles, Cappel LLP

SCHEDULE A

BOLD PROPERTIES

<i>PIN</i>	48879 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0006 LT
<i>Description</i>	UNIT 5, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0008 LT
<i>Description</i>	UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0007 LT
<i>Description</i>	UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0009 LT
<i>Description</i>	UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0005 LT
<i>Description</i>	UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0010 LT
<i>Description</i>	UNIT 10, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0011 LT
<i>Description</i>	UNIT 11, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0012 LT
<i>Description</i>	UNIT 12, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0014 LT
<i>Description</i>	UNIT 14, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN

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PIN 48870 - 0018 LT
Description UNIT 16, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
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Unsold Properties

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PIN 48879-0030 LT
Description UNIT 30, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
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SCHEDULE B

DETAILS OF INTERESTS, INSTRUMENTS AND REGISTRATIONS AFFECTING TITLE TO THE PROPERTY

1. Sub-section 44(1) of the Land Titles Act, except paragraph 11, paragraph 14 Provincial Succession Duties and Escheats or Forfeiture to the Crown.
2. The rights of any person who would, but for the Land Titles Act, be entitled to the land or any part of it through length of adverse possession prescription, mis-description or boundary settled by convention.
3. Any lease to which the sub-section 70(2) of the Registry Act applies.
4. Reservations, conditions and provisos, if any, in the grant from the Crown as amended by statute.
5. Any inchoate lien for realty taxes and utilities which have accrued, but are not yet due.
6. Compliance with applicable provincial or federal legislation establishing environmental standards for real property in Ontario, but not including work orders issued by the Ministry of Environment.
7. Any rights of expropriation, access or use, or any other similar right conferred or reserved by or in any statute of the Province of Ontario or Canada.
8. Any encroachments, descriptions, discrepancies, or any other defects which might be revealed by a building location survey of the property.
9. Any existing but unpreserved liens under the Construction Lien Act (Ontario).
10. The following registrations listed on the Parcel Registers for the Property:

Instrument Type	Registration Number	Registration Date	In Favour Of
Notice	MT54135	2008/08/12	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT54165	2008/08/12	Oak Bay Developments Inc.
Notice	MT104431	2011/10/25	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT111545	2012/04/30	Oak Bay Developments Inc.
Transfer Easement	MT113202	2012/06/08	Hydro One Networks Inc.
Transfer of Easement	MT113238	2012/06/11	Bell Canada

Transfer of Easement	MT113265	2012/06/11	The District Municipality of Muskoka
Transfer of Easement	MT113270	2012/06/11	The Corporation of the Township of Georgian Bay
Notice	MT115060	2012/07/23	The Corporation of the Township of Georgian Bay
Notice	MT116771	2012/08/31	The District Municipality of Muskoka
Notice	MT121713	2013/01/08	The Corporation of the Township of Georgian Bay
Notice	MT122143	2013/01/21	The Corporation of the Township of Georgian Bay
Transfer of Easement	MT142020	2014/08/12	Bell Canada
Notice	MT143284	2014/09/09	The Corporation of the Township of Georgian Bay
Application Court Order	MT146456	2014/11/24	EOH Realty Services Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay Developments Inc.
Condo Bylaw/98 (Bylaw No. 1)	MT151933	2015/05/05	Muskoka Standard Condominium Corporation No. 79
Condo Bylaw/98 (Bylaw No. 2)	MT151934	2015/05/05	Muskoka Standard Condominium Corporation No. 79

KRMC

**Kronis, Rotsztain,
Margles, Cappel LLP**
Barristers and Solicitors

25 Sheppard Avenue West (at Yonge)
Suite 1100, Toronto, ON
Canada M2N 6S6

Telephone: (416) 225-8750
Facsimile: (416) 225-7214

May 26th, 2015

Deloitte Restructuring Inc.
181 Bay Street, Brookfield Place
Suite 1400
Toronto, Ontario
M5J 2V1

Attention: Hartley Bricks

Dear Sirs:

Re: Deloitte Restructuring Inc., Court-Appointed Receiver of Oak Bay Developments Inc. (the "Debtor").

Introduction and Scope of Review

You have requested our opinion concerning certain security over real property granted by the Debtor. The Debtor was, until recently, the registered owner of the units designated as the "Sold Properties" in Schedule "A" attached hereto and is the registered owner of the units designated as the "Unsold Properties" in Schedule "A" attached hereto (collectively the "Property") in the Land Registry Office for the Land Titles Division of Muskoka (No.35) (the "Land Titles Office").

The specific security on which we are to opine (the "Charge/Mortgage") has been granted to First Source Mortgage Corporation (the "Lender") as follows:

1. Instrument No. MT116099, a Charge/Mortgage registered on August 16, 2012, securing the principal amount of \$8,500,000.00.

We have reviewed the Charge/Mortgage to determine its validity and enforceability against the Debtor.

Assumptions, Searches and Fact Reliance

For the purposes of the opinion set out herein, we have examined:

- (a) A copy of the Charge/Mortgage;
- (b) Parcel Registers for the Property as at May 26, 2015;
- (c) A point-in-time Corporation Profile Report dated as of August 16, 2012 issued by the Ontario Ministry of Government Services (the "Ministry") with respect to the Debtor;
- (d) *The Land Titles Act*, RSO 1970, c. L5.

We have also made such other searches, enquiries and investigations and considered such questions of law we have deemed relevant, necessary as a basis for the opinions hereinafter expressed.

We have only conducted a subsearch of the Property and have not conducted any off-title searches.

Opinion

Subject to the assumptions and qualifications noted in this letter, we are of the opinion that:

As at the Effective Date (as hereinafter defined), the Charge/Mortgage was duly registered under the *Land Titles Act* and was valid and enforceable against the Debtor to the extent of all monies advanced thereunder by the Lender, subject to the qualifications noted below and subject to those interests, instruments and registrations listed in Schedule "B" attached hereto (which, for greater certainty, exclude the various charges, mortgages and related instruments registered against the Property), and creates valid and binding obligations of the Debtor in accordance with the terms of the Charge/Mortgage.

In the case of the Sold Properties, the "Effective Date" means the time immediately preceding the registration of a partial discharge of the Charge/Mortgage in connection with the completion of the sale of the unit in question to a third party purchaser. In the case of the Unsold Properties, the "Effective Date" is the date hereof.

Assumptions

In expressing our opinions we have assumed, without independent verification by us:

- (a) The genuineness of all signatures on and the authenticity and completeness of all documents submitted to us as original documents, the conformity to the original documents of all documents submitted to us as true, certified, conformed or photostatic copies thereof, and the genuineness of all signatures on and the authenticity of the originals of such copies;
- (b) The completeness, truth, accuracy and currency of the indices and filing systems maintained by the public offices and registries where we have searched or enquired or have caused searches or enquiries to be made and upon the information and advice provided to us by appropriate government, regulatory or other like officials with respect to those matters referred to herein;
- (c) The accuracy of the description of the Property subject to the Charge/Mortgage;
- (d) The due execution, authorization and delivery, pursuant to and under strict capacity and authorization of the Charge/Mortgage and that as of the date of this opinion no steps or actions have been taken to revoke, rescind or modify any such authorizations;
- (e) That the Debtor has no legal defence against the Lender for, without limitation, absence of legal capacity, fraud, buy-out to the knowledge of any secured parties, misrepresentation, undue influence or duress;
- (f) The Charge/Mortgage is enforceable to the extent that monies have been advanced properly by the Lender and/or other obligations owed by the Debtor to the Lender have been incurred;

- (g) That there is a legal, valid, enforceable and subsisting debt owing by the Debtor to the Lender;
- (h) That the Debtor: (i) was constituted and existing under the laws pursuant to which it was constituted, at the time of authorization, execution, and delivery of the Charge/Mortgage (ii) had the corporate power and authority to execute, deliver and perform its obligations under the Charge/Mortgage, (iii) took all necessary corporate action to authorize the execution, delivery and the performance of its obligations under the Charge/Mortgage;
- (i) That the Charge/Mortgage has not been amended, restated or replaced;
- (j) There are no agreements, judgments, rulings, instruments, facts or understandings affecting or concerning the Charge/Mortgage and/or the principal obligations with respect to which the Charge/Mortgage was granted or statutory or regulatory prohibitions on the execution and delivery of the Charge/Mortgage, the interests granted thereunder and/or the principal obligations with respect to which the Charge/Mortgage was granted or the performance of the principal obligations with respect to which the Charge/Mortgage was granted which were not apparent from a review of the Parcel Registers for the Property and which would or might affect the validity or enforceability of the Charge/Mortgage;
- (k) The Lender did not know and had no reason to believe at the time that the creation of the Charge/Mortgage that it was in contravention of any agreement by which any of the Debtor or its Property were bound, if there was such a contravention;
- (l) That the execution, delivery and performance of obligations under the Charge/Mortgage by the Debtor did not constitute a preference, conveyance, fraudulent conveyance, or transfer at undervalue under the Bankruptcy and Insolvency Act (Canada), the Fraudulent Conveyances Act (Ontario), the Assignment and Preferences Act (Ontario) or any other similar legislation; and
- (m) The Lender has not by course of conduct, implicit or explicit waiver, release, discharge, cancellation, forbearance or other means, oral or written, taken any action or steps which could, would or have altered, diminished, suspended or otherwise affected the terms, conditions of enforceability of the Charge/Mortgage or the indebtedness, liabilities and obligations secured thereby.

Laws Addressed

The opinions expressed in this letter are limited to the laws of the Province of Ontario and the federal laws of Canada applicable therein. In particular, without limiting the generality of the foregoing, where we express an opinion based on the laws of Ontario, we express no opinion with respect to:

- (a) the laws of any other jurisdiction to the extent such laws may govern any aspect of the Charge/Mortgage as a result of the application of the conflict of laws rules of Ontario; or
- (b) whether, pursuant to the conflict of laws rules of Ontario, the laws of a particular province would govern the validity of the Charge/Mortgage.

Qualifications

The foregoing opinions are subject to the following exceptions and qualifications:

- (a) The enforceability of the Charge/Mortgage is subject to bankruptcy, insolvency, preference, winding-up, reorganization, arrangement, moratorium and other laws affecting creditors' rights generally or by any laws affecting or limiting the right of creditors to enforce any remedies available;
- (b) The enforceability of the Charge/Mortgage may be limited by general principles of law and equity relating to the conduct of the parties prior to execution of or in the administration of the Charge/Mortgage, including, without limitation (i) undue influence, unconscionability, duress, misrepresentation, and deceit, (ii) estoppel and waiver, (iii) laches, and (iv) reasonableness and good faith in the exercise of discretionary powers;
- (c) The enforceability of the Charge/Mortgage may be affected or limited by any collateral agreements or arrangements relating to them and entered among the parties of which we may not be aware.
- (d) No opinion is given with respect to the availability of any particular remedy, equitable or otherwise.
- (e) A court of competent jurisdiction may exercise its discretion in granting equitable remedies;
- (f) A creditor may be required to give (or to have given) a debtor a reasonable time to repay following a demand for payment prior to taking any action to enforce right of repayment or before exercising any of the rights and remedies expressed to be exercisable by the creditor;
- (g) No opinion is expressed as to the rank or priority of the Charge/Mortgage or as to title;
- (h) We express no opinion as to the enforceability of any provision of the Charge/Mortgage which requires the Debtor to pay, or to indemnify the Lender for the costs and expenses of the Lender in connection with judicial proceedings, since those provisions may derogate from a court's discretion to determine by whom and to what extent those costs should be paid;
- (i) A court may not allow or uphold an attempt to exercise rights to accelerate performance of obligations or otherwise seek the enforcement of the Charge/Mortgage based upon the occurrence of a default deemed immaterial;
- (j) We express no opinion as to the enforceability of any provision of the Charge/Mortgage:
 - (i) Which purports to waive any or all defences which might be available to, or constitute a discharge of liability;
 - (ii) Which states that modifications, amendments or waivers are not binding unless in writing;
 - (iii) To the extent it purports to exculpate a secured party or any receiver, manager or receiver and manager from liability in respect of acts or omissions which may be illegal, fraudulent, involve willful misconduct or which may constitute an intentional tort, including, without limitation, any provision which purports to allow such persons to unlawfully enter upon and seize the Property;

- (iv) Providing for the severance of illegal or unenforceable provisions from the remaining provisions of the Charge/Mortgage;
 - (v) Which respects a selection by the parties of the jurisdiction whose laws are to apply or where a dispute is to be resolved as such selection may not be considered binding on the court;
 - (vi) Which respects the effectiveness of terms exculpating a party from a liability or duty otherwise owed by it to another party;
 - (vii) Which states that a certificate or some other thing will be treated as conclusive, final or binding;
 - (viii) Which provides for interest on overdue payments at a rate greater than the applicable payment not overdue as the provision for such greater rate may be construed as a penalty and not be enforceable; and
 - (ix) Which provides for the payment of interests, fees and commissions at rates which in the aggregate are deemed to constitute a criminal rate of interest;
- (k) We express no opinion as to any licences, permits or approvals that may be required in connection with the enforcement of the Charge/Mortgage by the Lender or by a person on its behalf, whether such enforcement involves the operation of the business of the Debtor or a sale, transfer or disposition of the Property and assets;
- (l) The enforceability of the Charge/Mortgage is subject to the *Mortgages Act* (Ontario) and we express no opinion as to whether a court may find any provision of the Charge/Mortgage to be unenforceable as an attempt to vary or exclude any terms of that Act.

Reliance

This opinion may be relied on by the addressee hereof and its respective successors and assigns. Without our prior written consent, this opinion letter, together with the opinions expressed herein, may not be relied upon by any other party. We do not act for the Debtor or the Lender in this matter and did not act in the preparation of the Charge/Mortgage or the registration effected in respect thereof.

Yours very truly,

Kronis, Rotsztain, Margles, Cappel LLP

SCHEDULE A

SOLD PROPERTIES

<i>PIN</i>	48879 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0005 LT
<i>Description</i>	UNIT 5, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0006 LT
<i>Description</i>	UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0007 LT
<i>Description</i>	UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0008 LT
<i>Description</i>	UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0009 LT
<i>Description</i>	UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0010 LT
<i>Description</i>	UNIT 10, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0011 LT
<i>Description</i>	UNIT 11, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
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<i>PIN</i>	48879 - 0014 LT
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Address PORT SEVERN

PIN 48879-0025 LT
 Description UNIT 25, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

PIN 48879-0030 LT
 Description UNIT 30, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

SCHEDULE B

DETAILS OF INTERESTS, INSTRUMENTS AND REGISTRATIONS AFFECTING TITLE TO THE PROPERTY

1. Sub-section 44(1) of the Land Titles Act, except paragraph 11, paragraph 14 Provincial Succession Duties and Escheats or Forfeiture to the Crown.
2. The rights of any person who would, but for the Land Titles Act, be entitled to the land or any part of it through length of adverse possession prescription, mis-description or boundary settled by convention.
3. Any lease to which the sub-section 70(2) of the Registry Act applies.
4. Reservations, conditions and provisos, if any, in the grant from the Crown as amended by statute.
5. Any inchoate lien for realty taxes and utilities which have accrued, but are not yet due.
6. Compliance with applicable provincial or federal legislation establishing environmental standards for real property in Ontario, but not including work orders issued by the Ministry of Environment.
7. Any rights of expropriation, access or use, or any other similar right conferred or reserved by or in any statute of the Province of Ontario or Canada.
8. Any encroachments, descriptions, discrepancies, or any other defects which might be revealed by a building location survey of the property.
9. Any existing but unpreserved liens under the Construction Lien Act (Ontario).
10. The following registrations listed on the Parcel Registers for the Property:

Instrument Type	Registration Number	Registration Date	In Favour Of
Notice	MT54135	2008/08/12	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT54165	2008/08/12	Oak Bay Developments Inc.
Notice	MT104431	2011/10/25	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT111545	2012/04/30	Oak Bay Developments Inc.
Transfer Easement	MT113202	2012/06/08	Hydro One Networks Inc.
Transfer of Easement	MT113238	2012/06/11	Bell Canada
Transfer of Easement	MT113265	2012/06/11	The District

			Municipality of Muskoka
Transfer of Easement	MT113270	2012/06/11	The Corporation of the Township of Georgian Bay
Notice	MT115060	2012/07/23	The Corporation of the Township of Georgian Bay
Notice	MT116771	2012/08/31	The District Municipality of Muskoka
Notice	MT121713	2013/01/08	The Corporation of the Township of Georgian Bay
Notice	MT122143	2013/01/21	The Corporation of the Township of Georgian Bay
Transfer of Easement	MT142020	2014/08/12	Bell Canada
Notice	MT143284	2014/09/09	The Corporation of the Township of Georgian Bay
Application Court Order	MT146456	2014/11/24	EOH Realty Services Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay Developments Inc.
Condo Bylaw/98 (Bylaw No. 1)	MT151933	2015/05/05	Muskoka Standard Condominium Corporation No. 79
Condo Bylaw/98 (Bylaw No. 2)	MT151934	2015/05/05	Muskoka Standard Condominium Corporation No. 79

KRMC

**Kronis, Rotsztain,
Margles, Cappel LLP**
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25 Sheppard Avenue West (at Yonge)
Suite 1100, Toronto, ON
Canada M2N 6S6

Telephone: (416) 225-8750
Facsimile: (416) 225-7214

May 26th, 2015

Deloitte Restructuring Inc.
181 Bay Street, Brookfield Place
Suite 1400
Toronto, Ontario
M5J 2V1

Attention: Hartley Bricks

Dear Sirs:

Re: Deloitte Restructuring Inc., Court-Appointed Receiver of Oak Bay Developments Inc. (the "Debtor").

Introduction and Scope of Review

You have requested our opinion concerning certain security over real property granted by the Debtor. The Debtor was, until recently, the registered owner of the units designated as the "Sold Properties" in Schedule "A" attached hereto and is the registered owner of the units designated as the "Unsold Properties" in Schedule "A" attached hereto (collectively the "Property") in the Land Registry Office for the Land Titles Division of Muskoka (No.35) (the "Land Titles Office").

The specific security on which we are to opine (the "Charge/Mortgage") has been granted to Business Development Bank of Canada ("BDC") as follows:

1. Instrument No. MT109807, a Charge/Mortgage registered on March 13th, 2012, securing the principal amount of \$700,000.00.

BDC's interest in the Charge/Mortgage was subsequently transferred to 2453340 Ontario Inc. ("245") on February 18, 2015, by Transfer of Charge registered as instrument number MT149306 (the "Transfer of Charge"). For the purposes of this Opinion, BDC and 245 are interchangeably referred to as the "Lender" as the context requires.

We have reviewed the Charge/Mortgage to determine its validity and enforceability against the Debtor.

Assumptions, Searches and Fact Reliance

For the purposes of the opinion set out herein, we have examined:

- (a) A copy of the Charge/Mortgage;
- (b) A copy of the Transfer of Charge;
- (c) Parcel Registers for the Property as at May 26, 2015;
- (d) A point-in-time Corporation Profile Report dated as of March 13th, 2012 issued by the Ontario Ministry of Government Services (the "Ministry") with respect to the Debtor;
- (e) *The Land Titles Act*, RSO 1970, c. L5.

We have also made such other searches, enquiries and investigations and considered such questions of law we have deemed relevant, necessary as a basis for the opinions hereinafter expressed.

We have only conducted a subsearch of the Property and have not conducted any off-title searches.

Opinion

Subject to the assumptions and qualifications noted in this letter, we are of the opinion that:

As at the Effective Date (as hereinafter defined), the Charge/Mortgage was duly registered under the *Land Titles Act* and was valid and enforceable against the Debtor to the extent of all monies advanced thereunder by the Lender, subject to the qualifications noted below and subject to those interests, instruments and registrations listed in Schedule "B" attached hereto (which, for greater certainty, exclude the various charges, mortgages and related instruments registered against the Property), and creates valid and binding obligations of the Debtor in accordance with the terms of the Charge/Mortgage.

In the case of the Sold Properties, the "Effective Date" means the time immediately preceding the registration of a partial discharge of the Charge/Mortgage in connection with the completion of the sale of the unit in question to a third party purchaser. In the case of the Unsold Properties, the "Effective Date" is the date hereof.

Assumptions

In expressing our opinions we have assumed, without independent verification by us:

- (a) The genuineness of all signatures on and the authenticity and completeness of all documents submitted to us as original documents, the conformity to the original documents of all documents submitted to us as true, certified, conformed or photostatic copies thereof, and the genuineness of all signatures on and the authenticity of the originals of such copies;
- (b) The completeness, truth, accuracy and currency of the indices and filing systems maintained by the public offices and registries where we have searched or enquired or have caused searches or enquiries to be made and upon the information and advice provided to us by appropriate government, regulatory or other like officials with respect to those matters referred to herein;
- (c) The accuracy of the description of the Property subject to the Charge/Mortgage;

- (d) The due execution, authorization and delivery, pursuant to and under strict capacity and authorization of the Charge/Mortgage and that as of the date of this opinion no steps or actions have been taken to revoke, rescind or modify any such authorizations;
- (e) That the Debtor has no legal defence against the Lender for, without limitation, absence of legal capacity, fraud, buy-out to the knowledge of any secured parties, misrepresentation, undue influence or duress;
- (f) The Charge/Mortgage is enforceable to the extent that monies have been advanced properly by the Lender and/or other obligations owed by the Debtor to the Lender have been incurred;
- (g) That there is a legal, valid, enforceable and subsisting debt owing by the Debtor to the Lender;
- (h) That the Debtor: (i) was constituted and existing under the laws pursuant to which it was constituted, at the time of authorization, execution, and delivery of the Charge/Mortgage (ii) had the corporate power and authority to execute, deliver and perform its obligations under the Charge/Mortgage, (iii) took all necessary corporate action to authorize the execution, delivery and the performance of its obligations under the Charge/Mortgage;
- (i) That the Charge/Mortgage has not been amended, restated or replaced;
- (j) There are no agreements, judgments, rulings, instruments, facts or understandings affecting or concerning the Charge/Mortgage and/or the principal obligations with respect to which the Charge/Mortgage was granted or statutory or regulatory prohibitions on the execution and delivery of the Charge/Mortgage, the interests granted thereunder and/or the principal obligations with respect to which the Charge/Mortgage was granted or the performance of the principal obligations with respect to which the Charge/Mortgage was granted which were not apparent from a review of the Parcel Registers for the Property and which would or might affect the validity or enforceability of the Charge/Mortgage;
- (k) The Lender did not know and had no reason to believe at the time that the creation of the Charge/Mortgage that it was in contravention of any agreement by which any of the Debtor or its Property were bound, if there was such a contravention;
- (l) That the execution, delivery and performance of obligations under the Charge/Mortgage by the Debtor did not constitute a preference, conveyance, fraudulent conveyance, or transfer at undervalue under the Bankruptcy and Insolvency Act (Canada), the Fraudulent Conveyances Act (Ontario), the Assignment and Preferences Act (Ontario) or any other similar legislation; and
- (m) The Lender has not by course of conduct, implicit or explicit waiver, release, discharge, cancellation, forbearance or other means, oral or written, taken any action or steps which could, would or have altered, diminished, suspended or otherwise affected the terms, conditions of enforceability of the Charge/Mortgage or the indebtedness, liabilities and obligations secured thereby.

Laws Addressed

The opinions expressed in this letter are limited to the laws of the Province of Ontario and the federal laws of Canada applicable therein. In particular, without limiting the generality of the foregoing, where we express an opinion based on the laws of Ontario, we express no opinion with respect to:

- (a) the laws of any other jurisdiction to the extent such laws may govern any aspect of the Charge/Mortgage as a result of the application of the conflict of laws rules of Ontario; or
- (b) whether, pursuant to the conflict of laws rules of Ontario, the laws of a particular province would govern the validity of the Charge/Mortgage.

Qualifications

The foregoing opinions are subject to the following exceptions and qualifications:

- (a) The enforceability of the Charge/Mortgage is subject to bankruptcy, insolvency, preference, winding-up, reorganization, arrangement, moratorium and other laws affecting creditors' rights generally or by any laws affecting or limiting the right of creditors to enforce any remedies available;
- (b) The enforceability of the Charge/Mortgage may be limited by general principles of law and equity relating to the conduct of the parties prior to execution of or in the administration of the Charge/Mortgage, including, without limitation (i) undue influence, unconscionability, duress, misrepresentation, and deceit, (ii) estoppel and waiver, (iii) laches, and (iv) reasonableness and good faith in the exercise of discretionary powers;
- (c) The enforceability of the Charge/Mortgage may be affected or limited by any collateral agreements or arrangements relating to them and entered among the parties of which we may not be aware.
- (d) No opinion is given with respect to the availability of any particular remedy, equitable or otherwise.
- (e) A court of competent jurisdiction may exercise its discretion in granting equitable remedies;
- (f) A creditor may be required to give (or to have given) a debtor a reasonable time to repay following a demand for payment prior to taking any action to enforce right of repayment or before exercising any of the rights and remedies expressed to be exercisable by the creditor;
- (g) No opinion is expressed as to the rank or priority of the Charge/Mortgage or as to title;
- (h) We express no opinion as to the enforceability of any provision of the Charge/Mortgage which requires the Debtor to pay, or to indemnify the Lender for the costs and expenses of the Lender in connection with judicial proceedings, since those provisions may derogate from a court's discretion to determine by whom and to what extent those costs should be paid;

- (i) A court may not allow or uphold an attempt to exercise rights to accelerate performance of obligations or otherwise seek the enforcement of the Charge/Mortgage based upon the occurrence of a default deemed immaterial;
- (j) We express no opinion as to the enforceability of any provision of the Charge/Mortgage:
 - (i) Which purports to waive any or all defences which might be available to, or constitute a discharge of liability;
 - (ii) Which states that modifications, amendments or waivers are not binding unless in writing;
 - (iii) To the extent it purports to exculpate a secured party or any receiver, manager or receiver and manager from liability in respect of acts or omissions which may be illegal, fraudulent, involve willful misconduct or which may constitute an intentional tort, including, without limitation, any provision which purports to allow such persons to unlawfully enter upon and seize the Property;
 - (iv) Providing for the severance of illegal or unenforceable provisions from the remaining provisions of the Charge/Mortgage;
 - (v) Which respects a selection by the parties of the jurisdiction whose laws are to apply or where a dispute is to be resolved as such selection may not be considered binding on the court;
 - (vi) Which respects the effectiveness of terms exculpating a party from a liability or duty otherwise owed by it to another party;
 - (vii) Which states that a certificate or some other thing will be treated as conclusive, final or binding;
 - (viii) Which provides for interest on overdue payments at a rate greater than the applicable payment not overdue as the provision for such greater rate may be construed as a penalty and not be enforceable; and
 - (ix) Which provides for the payment of interests, fees and commissions at rates which in the aggregate are deemed to constitute a criminal rate of interest;
- (k) We express no opinion as to any licences, permits or approvals that may be required in connection with the enforcement of the Charge/Mortgage by the Lender or by a person on its behalf, whether such enforcement involves the operation of the business of the Debtor or a sale, transfer or disposition of the Property and assets;
- (l) The enforceability of the Charge/Mortgage is subject to the *Mortgages Act* (Ontario) and we express no opinion as to whether a court may find any provision of the Charge/Mortgage to be unenforceable as an attempt to vary or exclude any terms of that Act.

Kronis, Rotsztain, Margles, Cappel LLP**Page: 6****Reliance**

This opinion may be relied on by the addressee hereof and its respective successors and assigns. Without our prior written consent, this opinion letter, together with the opinions expressed herein, may not be relied upon by any other party. We do not act for the Debtor or the Lender in this matter and did not act in the preparation of the Charge/Mortgage or the registration effected in respect thereof.

Yours very truly,

Kronis, Rotsztain, Margles, Cappel LLP

SCHEDULE A

SOLD PROPERTIES

<i>PIN</i>	48878 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0006 LT
<i>Description</i>	UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0008 LT
<i>Description</i>	UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0007 LT
<i>Description</i>	UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0009 LT
<i>Description</i>	UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0010 LT
<i>Description</i>	UNIT 10, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0011 LT
<i>Description</i>	UNIT 11, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0012 LT
<i>Description</i>	UNIT 12, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48878 - 0014 LT
<i>Description</i>	UNIT 14, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN

Kronis, Rotsztain, Margles, Cappel LLP

Page: 8

PIN 48879 - 0010 LT
Description UNIT 16, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0017 LT
Description UNIT 17, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0019 LT
Description UNIT 19, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0022 LT
Description UNIT 22, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0023 LT
Description UNIT 23, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0024 LT
Description UNIT 24, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0026 LT
Description UNIT 26, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0027 LT
Description UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0028 LT
Description UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0029 LT
Description UNIT 29, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0031 LT
Description UNIT 31, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

Unsold Properties

PIN 48879-0015 LT
Description UNIT 15, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0021 LT
Description UNIT 21, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0025 LT
Description UNIT 25, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0030 LT
Description UNIT 30, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

SCHEDULE B**DETAILS OF INTERESTS, INSTRUMENTS AND REGISTRATIONS AFFECTING TITLE TO THE PROPERTY**

1. Sub-section 44(1) of the Land Titles Act, except paragraph 11, paragraph 14 Provincial Succession Duties and Escheats or Forfeiture to the Crown.
2. The rights of any person who would, but for the Land Titles Act, be entitled to the land or any part of it through length of adverse possession prescription, mis-description or boundary settled by convention.
3. Any lease to which the sub-section 70(2) of the Registry Act applies.
4. Reservations, conditions and provisos, if any, in the grant from the Crown as amended by statute.
5. Any inchoate lien for realty taxes and utilities which have accrued, but are not yet due.
6. Compliance with applicable provincial or federal legislation establishing environmental standards for real property in Ontario, but not including work orders issued by the Ministry of Environment.
7. Any rights of expropriation, access or use, or any other similar right conferred or reserved by or in any statute of the Province of Ontario or Canada.
8. Any encroachments, descriptions, discrepancies, or any other defects which might be revealed by a building location survey of the property.
9. Any existing but unreserved liens under the Construction Lien Act (Ontario).
10. The following registrations listed on the Parcel Registers for the Property:

Instrument Type	Registration Number	Registration Date	In Favour Of
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Notice of Subdivision Agreement	MT54165	2008/08/12	Oak Bay Developments Inc.
Notice	MT104431	2011/10/25	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT111545	2012/04/30	Oak Bay Developments Inc.
Transfer Easement	MT113202	2012/06/08	Hydro One Networks Inc.

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Transfer of Easement	MT113238	2012/06/11	Bell Canada
Transfer of Easement	MT113265	2012/06/11	The District Municipality of Muskoka
Transfer of Easement	MT113270	2012/06/11	The Corporation of the Township of Georgian Bay
Notice	MT115060	2012/07/23	The Corporation of the Township of Georgian Bay
Notice	MT116771	2012/08/31	The District Municipality of Muskoka
Notice	MT121713	2013/01/08	The Corporation of the Township of Georgian Bay
Notice	MT122143	2013/01/21	The Corporation of the Township of Georgian Bay
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Notice	MT143284	2014/09/09	The Corporation of the Township of Georgian Bay
Application Court Order	MT146456	2014/11/24	EOH Realty Services Inc.
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Condo Bylaw/98 (Bylaw No. 1)	MT151933	2015/05/05	Muskoka Standard Condominium Corporation No. 79
Condo Bylaw/98 (Bylaw No. 2)	MT151934	2015/05/05	Muskoka Standard Condominium Corporation No. 79

KRMC

**Kronis, Rotsztain,
Margles, Cappel LLP**
Barristers and Solicitors

25 Sheppard Avenue West (at Yonge)
Suite 1100, Toronto, ON
Canada M2N 6S6

Telephone: (416) 225-8750
Facsimile: (416) 225-7214

May 26th, 2015

Deloitte Restructuring Inc.
181 Bay Street, Brookfield Place
Suite 1400
Toronto, Ontario
M5J 2V1

Attention: Hartley Bricks

Dear Sirs:

Re: Deloitte Restructuring Inc., Court-Appointed Receiver of Oak Bay Developments Inc. (the "Debtor").

Introduction and Scope of Review

You have requested our opinion concerning certain security over real property granted by the Debtor. The Debtor was, until recently, the registered owner of the units designated as the "Sold Properties" in Schedule "A" attached hereto and is the registered owner of the units designated as the "Unsold Properties" in Schedule "A" attached hereto (collectively the "Property") in the Land Registry Office for the Land Titles Division of Muskoka (No.35) (the "Land Titles Office").

The specific security on which we are to opine is a charge which has been granted to EOH Realty Services Inc. (the "Lender") by Receivership Order (appointing Receiver) of the Ontario Superior Court of Justice [Commercial List], dated November 12th, 2014, Court File No. 14-10703-00CL (the "Receivership Order") and registered on title to the Property on November 24, 2014, as Application to Register Court Order, Instrument No. MT146456 (the "Application"), as amended by Orders dated May 8, 2015 and May 13, 2015 (collectively, the "Amendment"), which Amendment was registered on title to some of the units comprising the Property on May 14, 2015 as Instrument No. MT152255. The Receivership Order and the Application are collectively referred to as the "Charge".

We have reviewed the Charge to determine its validity and enforceability against the Debtor.

Assumptions, Searches and Fact Reliance

For the purposes of the opinion set out herein, we have examined:

- (a) A copy of the Charge;
- (b) Parcel Registers for the Property as at May 26, 2015;

- (c) A point-in-time Corporation Profile Report dated as of November 24th, 2014 issued by the Ontario Ministry of Government Services (the "Ministry") with respect to the Debtor;
- (d) *The Land Titles Act*, RSO 1970, c. L5.

We have also made such other searches, enquiries and investigations and considered such questions of law we have deemed relevant, necessary as a basis for the opinions hereinafter expressed.

We have only conducted a subsearch of the Property and have not conducted any off-title searches.

Opinion

Subject to the assumptions and qualifications noted in this letter, we are of the opinion that:

As at the Effective Date (as hereinafter defined), the Charge was duly registered under the *Land Titles Act* and was valid and enforceable against the Debtor to the extent of all monies advanced thereunder by the Lender, subject to the qualifications noted below and subject to those interests, instruments and registrations listed in Schedule "B" attached hereto (which, for greater certainty, exclude the various charges, mortgages and related instruments registered against the Property), and creates valid and binding obligations of the Debtor in accordance with the terms of the Charge.

In the case of the Sold Properties, the "Effective Date" means the time immediately preceding the registration of a partial discharge of the Charge in connection with the completion of the sale of the unit in question to a third party purchaser. In the case of the Unsold Properties, the "Effective Date" is the date hereof.

Assumptions

In expressing our opinions we have assumed, without independent verification by us:

- (a) The genuineness of all signatures on and the authenticity and completeness of all documents submitted to us as original documents, the conformity to the original documents of all documents submitted to us as true, certified, conformed or photostatic copies thereof, and the genuineness of all signatures on and the authenticity of the originals of such copies;
- (b) The completeness, truth, accuracy and currency of the indices and filing systems maintained by the public offices and registries where we have searched or enquired or have caused searches or enquiries to be made and upon the information and advice provided to us by appropriate government, regulatory or other like officials with respect to those matters referred to herein;
- (c) The accuracy of the description of the Property subject to the Charge;
- (d) The due execution, authorization and delivery, pursuant to and under strict capacity and authorization of the Charge and that as of the date of this opinion no steps or actions have been taken to revoke, rescind or modify any such authorizations;
- (e) That the Debtor has no legal defence against the Lender for, without limitation, absence of legal capacity, fraud, buy-out to the knowledge of any secured parties, misrepresentation, undue influence or duress;

- (f) The Charge is enforceable to the extent that monies have been advanced properly by the Lender and/or other obligations owed by the Debtor to the Lender have been incurred;
- (g) That there is a legal, valid, enforceable and subsisting debt owing by the Debtor to the Lender;
- (h) That the Debtor was constituted and existing under the laws pursuant to which it was constituted, at the time of authorization, execution, and delivery of the Charge;
- (i) That the Charge has not been amended, restated or replaced except as set forth in the Amendment;
- (j) There are no agreements, judgments, rulings, instruments, facts or understandings affecting or concerning the Charge and/or the principal obligations with respect to which the Charge was granted or statutory or regulatory prohibitions on the execution and delivery of the Charge, the interests granted thereunder and/or the principal obligations with respect to which the Charge was granted or the performance of the principal obligations with respect to which the Charge was granted which were not apparent from a review of the Parcel Registers for the Property and which would or might affect the validity or enforceability of the Charge;
- (k) The Lender did not know and had no reason to believe at the time that the creation of the Charge that it was in contravention of any agreement by which any of the Debtor or its Property were bound, if there was such a contravention;
- (l) That the execution, delivery and performance of obligations under the Charge by the Debtor did not constitute a preference, conveyance, fraudulent conveyance, or transfer at undervalue under the Bankruptcy and Insolvency Act (Canada), the Fraudulent Conveyances Act (Ontario), the Assignment and Preferences Act (Ontario) or any other similar legislation; and
- (m) The Lender has not by course of conduct, implicit or explicit waiver, release, discharge, cancellation, forbearance or other means, oral or written, taken any action or steps which could, would or have altered, diminished, suspended or otherwise affected the terms, conditions of enforceability of the Charge or the indebtedness, liabilities and obligations secured thereby.

Laws Addressed

The opinions expressed in this letter are limited to the laws of the Province of Ontario and the federal laws of Canada applicable therein. In particular, without limiting the generality of the foregoing, where we express an opinion based on the laws of Ontario, we express no opinion with respect to:

- (a) the laws of any other jurisdiction to the extent such laws may govern any aspect of the Charge as a result of the application of the conflict of laws rules of Ontario; or
- (b) whether, pursuant to the conflict of laws rules of Ontario, the laws of a particular province would govern the validity of the Charge.

Qualifications

The foregoing opinions are subject to the following exceptions and qualifications:

- (a) The enforceability of the Charge is subject to bankruptcy, insolvency, preference, winding-up, reorganization, arrangement, moratorium and other laws affecting creditors' rights generally or by any laws affecting or limiting the right of creditors to enforce any remedies available;
- (b) The enforceability of the Charge may be limited by general principles of law and equity relating to the conduct of the parties prior to execution of or in the administration of the Charge, including, without limitation (i) undue influence, unconscionability, duress, misrepresentation, and deceit, (ii) estoppel and waiver, (iii) laches, and (iv) reasonableness and good faith in the exercise of discretionary powers;
- (c) The enforceability of the Charge may be affected or limited by any collateral agreements or arrangements relating to them and entered among the parties of which we may not be aware.
- (d) No opinion is given with respect to the availability of any particular remedy, equitable or otherwise.
- (e) A court of competent jurisdiction may exercise its discretion in granting equitable remedies;
- (f) A creditor may be required to give (or to have given) a debtor a reasonable time to repay following a demand for payment prior to taking any action to enforce right of repayment or before exercising any of the rights and remedies expressed to be exercisable by the creditor;
- (g) No opinion is expressed as to the rank or priority of the Charge or as to title;
- (h) We express no opinion as to the enforceability of any provision of the Charge which requires the Debtor to pay, or to indemnify the Lender for the costs and expenses of the Lender in connection with judicial proceedings, since those provisions may derogate from a court's discretion to determine by whom and to what extent those costs should be paid;
- (i) A court may not allow or uphold an attempt to exercise rights to accelerate performance of obligations or otherwise seek the enforcement of the Charge based upon the occurrence of a default deemed immaterial;
- (j) We express no opinion as to the enforceability of any provision of the Charge:
 - (i) Which purports to waive any or all defences which might be available to, or constitute a discharge of liability;
 - (ii) Which states that modifications, amendments or waivers are not binding unless in writing;
 - (iii) To the extent it purports to exculpate a secured party or any receiver, manager or receiver and manager from liability in respect of acts or omissions which may be illegal, fraudulent, involve willful misconduct or which may constitute an intentional tort, including, without limitation, any provision which purports to allow such persons to unlawfully enter upon and seize the Property;
 - (iv) Providing for the severance of illegal or unenforceable provisions from the remaining provisions of the Charge;

- (v) Which respects a selection by the parties of the jurisdiction whose laws are to apply or where a dispute is to be resolved as such selection may not be considered binding on the court;
 - (vi) Which respects the effectiveness of terms exculpating a party from a liability or duty otherwise owed by it to another party;
 - (vii) Which states that a certificate or some other thing will be treated as conclusive, final or binding;
 - (viii) Which provides for interest on overdue payments at a rate greater than the applicable payment not overdue as the provision for such greater rate may be construed as a penalty and not be enforceable; and
 - (ix) Which provides for the payment of interests; fees and commissions at rates which in the aggregate are deemed to constitute a criminal rate of interest;
- (k) We express no opinion as to any licences, permits or approvals that may be required in connection with the enforcement of the Charge by the Lender or by a person on its behalf, whether such enforcement involves the operation of the business of the Debtor or a sale, transfer or disposition of the Property and assets;
- (l) The enforceability of the Charge is subject to the *Mortgages Act* (Ontario) and we express no opinion as to whether a court may find any provision of the Charge to be unenforceable as an attempt to vary or exclude any terms of that Act.

Reliance

This opinion may be relied on by the addressee hereof and its respective successors and assigns. Without our prior written consent, this opinion letter, together with the opinions expressed herein, may not be relied upon by any other party. We do not act for the Debtor or the Lender in this matter and did not act in the preparation of the Charge or the registration effected in respect thereof.

Yours very truly,

Kronis, Rotsztain, Margles, Cappel LLP

SCHEDULE A

SOLD PROPERTIES

<i>PIN</i>	48879 - 0001 LT
<i>Description</i>	UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0004 LT
<i>Description</i>	UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0005 LT
<i>Description</i>	UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0000 LT
<i>Description</i>	UNIT 6, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0007 LT
<i>Description</i>	UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0008 LT
<i>Description</i>	UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0009 LT
<i>Description</i>	UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0010 LT
<i>Description</i>	UNIT 10, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0011 LT
<i>Description</i>	UNIT 11, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0012 LT
<i>Description</i>	UNIT 12, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN
<i>PIN</i>	48879 - 0014 LT
<i>Description</i>	UNIT 14, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
<i>Address</i>	PORT SEVERN

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PIN 48879 - 0016 LT
Description UNIT 16, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0017 LT
Description UNIT 17, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0018 LT
Description UNIT 18, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0022 LT
Description UNIT 22, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0023 LT
Description UNIT 23, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0024 LT
Description UNIT 24, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0026 LT
Description UNIT 26, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0027 LT
Description UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0028 LT
Description UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0029 LT
Description UNIT 29, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879 - 0031 LT
Description UNIT 31, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

Unsold Properties

PIN 48879-0015 LT
Description UNIT 15, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0021 LT
Description UNIT 21, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0025 LT
Description UNIT 25, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

PIN 48879-0030 LT
Description UNIT 30, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY
Address PORT SEVERN

SCHEDULE B

DETAILS OF INTERESTS, INSTRUMENTS AND REGISTRATIONS AFFECTING TITLE TO THE PROPERTY

1. Sub-section 44(1) of the Land Titles Act, except paragraph 11, paragraph 14 Provincial Succession Duties and Escheats or Forfeiture to the Crown.
2. The rights of any person who would, but for the Land Titles Act, be entitled to the land or any part of it through length of adverse possession prescription, mis-description or boundary settled by convention.
3. Any lease to which the sub-section 70(2) of the Registry Act applies.
4. Reservations, conditions and provisos, if any, in the grant from the Crown as amended by statute.
5. Any inchoate lien for realty taxes and utilities which have accrued, but are not yet due.
6. Compliance with applicable provincial or federal legislation establishing environmental standards for real property in Ontario, but not including work orders issued by the Ministry of Environment.
7. Any rights of expropriation, access or use, or any other similar right conferred or reserved by or in any statute of the Province of Ontario or Canada.
8. Any encroachments, descriptions, discrepancies, or any other defects which might be revealed by a building location survey of the property.
9. Any existing but unpreserved liens under the Construction Lien Act (Ontario).
10. The following registrations listed on the Parcel Registers for the Property:

Instrument Type	Registration Number	Registration Date	In Favour Of
Notice	MT54135	2008/08/12	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT54165	2008/08/12	Oak Bay Developments Inc.
Notice	MT104431	2011/10/25	The District Municipality of Muskoka
Notice of Subdivision Agreement	MT111545	2012/04/30	Oak Bay Developments Inc.
Transfer Easement	MT113202	2012/06/08	Hydro One Networks

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			Inc.
Transfer of Easement	MT113238	2012/06/11	Bell Canada
Transfer of Easement	MT113265	2012/06/11	The District Municipality of Muskoka
Transfer of Easement	MT113270	2012/06/11	The Corporation of the Township of Georgian Bay
Notice	MT115060	2012/07/23	The Corporation of the Township of Georgian Bay
Notice	MT116771	2012/08/31	The District Municipality of Muskoka
Notice	MT121713	2013/01/08	The Corporation of the Township of Georgian Bay
Notice	MT122143	2013/01/21	The Corporation of the Township of Georgian Bay
Transfer of Easement	MT142020	2014/08/12	Bell Canada
Notice	MT143284	2014/09/09	The Corporation of the Township of Georgian Bay
Application Court Order	MT146456	2014/11/24	EOH Realty Services Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay Developments Inc.
Condo Bylaw/98 (Bylaw No. 1)	MT151933	2015/05/05	Muskoka Standard Condominium Corporation No. 79
Condo Bylaw/98 (Bylaw No. 2)	MT151934	2015/05/05	Muskoka Standard Condominium Corporation No. 79

TAB 3

Court File No.: 14-10703-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
[COMMERCIAL LIST]**

BETWEEN:

IN THE MATTER OF AN APPLICATION UNDER SUBSECTION 243(1)
OF THE *BANKRUPTCY AND INSOLVENCY ACT*, R.S.C 1985, c.B-3, AS AMENDED,
AND SECTION 101 OF THE *COURTS OF JUSTICE ACT*,
R.S.O. 1990, c.C43, AS AMENDED

ROMAS KARTAVICIUS

Applicant

- and -

OAK BAY DEVELOPMENTS INC. and OAK BAY GOLF CLUB INC.

Respondents

**AFFIDAVIT OF HARTLEY M. BRICKS
(Sworn May 28, 2015)**

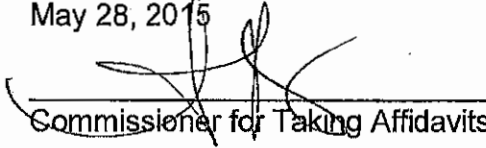
I, **Hartley M. Bricks** of the City of Toronto, in the Province of Ontario,
MAKE OATH AND SAY:

1. I am a Vice-President of Deloitte Restructuring Inc., the court appointed receiver and manager (the "**Receiver**") of certain of the assets, undertakings and properties of Oak Bay Developments Inc. ("**Oak Bay**"). As such, I have personal knowledge of the matters to which I hereinafter refer.

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2. Attached hereto as **Exhibit "A"** is a summary of the accounts issued by the Receiver of Oak Bay for services rendered during the period February 17, 2015 to May 8, 2015 (the "**Period**").
3. Attached hereto as **Exhibit "B"** are true copies of the accounts of the Receiver with respect to Oak Bay for the Period, including a detailed description of the activities, number of hours worked, applicable hourly rates, and totals. The Receiver's average hourly rate charged over the Period is approximately \$444. I confirm that these accounts accurately reflect the services provided by the Receiver in this proceeding for the Period.
4. Based on my review of the accounts referred to herein and my personal knowledge of this matter, the accounts referred to herein represent a fair and accurate description of the services provided and the amounts charged by the Receiver.
5. I swear this affidavit in support of the Receiver's Motion for, among other things, approval of its fees and disbursements and for no other or improper purpose.

SWORN before me at the City of
Toronto, in the Province of Ontario, on
May 28, 2015



Commissioner for Taking Affidavits

Anna Koroneos, a Commissioner, etc.,
Province of Ontario
for Deloitte Restructuring Inc.,
Trustee in Bankruptcy,
Expires July 10, 2016.



HARTLEY M. BRICKS

EXHIBIT A

This is Exhibit "A" referred to 276
in the Affidavit of Hartley Bricks.
Sworn before me this 28th day of
May 2015
A Commissioner, etc., [Signature]

Exhibit "A"

Summary of Invoices Issued by the Receiver for
Oak Bay Developments Inc.

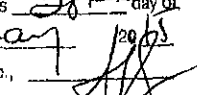
Anna Koroneos, a Commissioner, etc.,
Province of Ontario
for Deloitte Restructuring Inc.,
Trustee in Bankruptcy,
Expires July 10, 2016.

<u>Invoice Date</u>	<u>Invoice Period</u>	<u>Amount of Invoice (including HST)</u>
1-Apr-15	February 17, 2015 to March 13, 2015	29,348.36
19-May-15	March 14, 2015 to May 8, 2015	30,346.15
		<u>\$ 59,694.51</u>

EXHIBIT B



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This is Exhibit " B " referred to
 in the Affidavit of Hartley Bricks
 Sworn before me this 28th day of
May 2015
 A Commissioner, etc., 

Anna Koroneos, a Commissioner, etc.,
 Province of Ontario
 for Deloitte Restructuring Inc.,
 Trustee in Bankruptcy,
 Expires July 10, 2016.

Deloitte Restructuring Inc.
 5140 Yonge Street
 Suite 1700
 Toronto ON M2N 6L7
 Canada

Telephone: 416-601-6150
 Fax: 416-601-6151
 www.deloitte.ca

Private and confidential

Oak Bay Developments Inc.
 c/o Deloitte Restructuring Inc.
 181 Bay Street, Suite 1400
 Toronto, Ontario
 M5J 2V1

Date: April 1, 2015
 Invoice No: **3769969**
 Client/Mandate No: 892587.1000001
 Billing Partner: Paul Casey
 HST Registration No: 122893605

Invoice #4

In the matter of the Receivership of Oak Bay Developments Inc. ("Oak Bay" or the "Company")

To professional services rendered in connection with the appointment of Deloitte Restructuring Inc. as Court-appointed Receiver of certain assets of Oak Bay ("Receiver") for the period February 17, 2015 to March 13, 2015.

Date	Professional	Description
2/17/2015	Bricks, Hartley	Correspondence with I. Osti regarding damage in a unit and advise broker of same; review executed agreement with J.D. Barnes Limited ("Barnes") and prepare disbursement in respect of same; update interim statement of receipts and disbursements ("R&D") and projected disbursements; discussion with Eric Golden of Blaney McMurtry LLP ("Blaneys") regarding status of various issues; update report to court; note to P. Casey regarding status.
2/17/2015	Brown, Rose	Trust Banking administration - Disbursement cheque and prepare courier to Barnes.
2/18/2015	Bricks, Hartley	Revise projected disbursements and revise report to court for same and forward draft report to E. Golden; telephone discussion with Irene of Tarion regarding receivership and outstanding amount owing for a delayed occupancy claim; review various correspondence from Harris, Sheaffer LLP ("Harris") and Oak Bay regarding unit interim closings and other matters.
2/19/2015	Bricks, Hartley	Discussion with E. Golden regarding status; discussion with I. Osti regarding registration status and other matters; left message for D. Mende; correspondence with R. Nicolae of Harris concerning real estate legal fees; review and prepare disbursements; discussion with E. Golden regarding funding shortfall and report to court and revise same.



Oak Bay Developments Inc.
 April 1, 2015
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Date	Professional	Description
2/20/2015	Casey, Paul	Brief discussion with H. Bricks regarding funding and report to court.
2/20/2015	Bricks, Hartley	Discussion with E. Golden regarding status; discussion with I. Osti regarding status and unit closings; review Declaration and forward to Blaneys for comments; revise report to court and forward to E. Golden for comments; review correspondence from R. Nicolae regarding issues remaining to be dealt with in order to close the sale of the units; discussion with Bill from C.C. Tatham regarding status of receivership and amount outstanding on Memorandum of Settlement and correspondence to I. Osti and C. Chang regarding same; disc. with P. Casey re status and report to court; correspondence with B. Hou of Industrial and Commercial Bank of China (Canada) regarding cash flow status.
2/20/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques and prepare courier slip.
2/23/2015	Casey, Paul	Discussion with H. Bricks regarding status; review emails from counsel; review of Declaration and comments to H. Bricks; review Court Order.
2/23/2015	Bricks, Hartley	Review of Declaration and correspondence with T. Evans of Blaneys regarding same; review of correspondence from Harris regarding interim closings; discussion with P. Casey regarding status; review and execute disbursements; correspondence with a unit purchaser regarding status of receivership and estimated timing for final closing; correspondence from I. Osti regarding updated construction costs to complete and lien claim settlements.
2/24/2015	Bricks, Hartley	Discussion with E. Golden regarding status; revise report to court; correspondence with C. Chang regarding consents and declaration; discussion with T. Evans regarding Declaration and subsequent conference call with T. Evans and M. Karoly of Harris regarding same; discussion with R. Kartivicius regarding status; forward report to court to C. Chang.
2/25/2015	Bricks, Hartley	Discussion with E. Golden regarding Declaration; discussion with R. Kartivicius regarding Declaration and meet with Romas to sign same and forward to Harris; discussion with C. Chang regarding comments on report to court and other matters; revise report to court and provide to P. Casey for review.
2/26/2015	Casey, Paul	Discussion with H. Bricks; review report to court; sign estate cheques.
2/26/2015	Bricks, Hartley	Review and approve disbursements; various correspondence with I. Osti regarding disbursements; review and respond to purchaser for unit 15 and discussion with I. Osti and A. Mendanha regarding same; review insurance information and discussion with I. Osti and message to L. de Geus of Marsh Canada; review of correspondence from R. Nicolae regarding registrations on title and consent.



Oak Bay Developments Inc.
 April 1, 2015
 Page 3 – Invoice #4

Date	Professional	Description
2/26/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques and telephone call.
2/27/2015	Bricks, Hartley	Review Motion Record for EY regarding golf course and discuss with E. Golden; review P. Casey comments on report to court and revise same; discussion with L. De Geus regarding insurance claim and renewal of coverage.
3/2/2015	Bricks, Hartley	Correspondence with Harris regarding termination of an Agreement of Purchase and Sale ("APS"); prepare updated R&D and review and revise report to court.
3/2/2015	Brown, Rose	Banking Administration - deposit.
3/3/2015	Bricks, Hartley	Discussion with C. Chang regarding status of various matters, review of costs to complete provided by I. Osti; revision to report to court.
3/4/2015	Bricks, Hartley	Review of costs to complete and correspondence and subsequent discussion with I. Osti regarding same; respond to status update request from B. Hou; discussion with E. Golden regarding status and revise report to court.
3/5/2015	Bricks, Hartley	Revisions to report to court and forward to E. Golden for comments.
3/5/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques.
3/9/2015	Bricks, Hartley	Review of Blaney comments on report and revise same; discussion with L. de Geus regarding status of insurance coverage; discussion with E. Golden regarding status and motion; prepare correspondence to C. Chang regarding report and timing for court.
3/10/2015	Bryk, Adam	Review of first report to court and discuss comments with H. Bricks.
3/10/2015	Bricks, Hartley	Review of comments from C. Chang and A. Bryk and make revisions to Court Report; correspondence with E. Golden regarding Report and timing; correspondence regarding insurance coverage; sign mylars and send to Barnes.
3/10/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques.
3/11/2015	Bricks, Hartley	Discussion with a unit purchaser regarding delivery of appliances; discussion with a unit purchaser concerning damage to her unit and timing to repair and discussion with I. Osti regarding same; discussion with R. Nicolae regarding work and timing to clear title and close the sale of the Units.
3/11/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques.



Oak Bay Developments Inc.
 April 1, 2015
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Date	Professional	Description
3/12/2015	Bricks, Hartley	Discussion with L. De Geus regarding insurance coverage and various correspondence regarding same; discussion with I. Osti regarding insurance, C.C. Tatham lien settlement and other matters; review draft Notice of Motion and Order and provide comments to E. Golden; review correspondence from C. Kopach of Blaneys regarding liens and respond to same; discussion with counsel to C.C. Tatham regarding lien payout; discussion with counsel to Basecrete regarding lien payout.
3/13/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques.
		To all other administrative matters with respect to the receivership administration, including all meetings, telephone attendances, approval and execution of disbursements, written and verbal correspondence to facilitate the foregoing.



Oak Bay Developments Inc.
 April 1, 2015
 Page 5 – Invoice #4

Summary of Fees

Professional	Level	Hours	Rate	Fees
Paul Casey, CPA, CA, CIRP	Senior Vice President	2.8	\$575.00	\$ 1,610.00
Adam Bryk, MCA, CPA, CA, CIRP	Senior Vice President	0.8	\$575.00	460.00
Hartley Bricks, MBA, CA•CIRP	Vice President	48.6	\$480.00	23,328.00
Rose Brown	Estate Administrator	3.4	\$140.00	476.00
Total hours and professional fees		<u>55.6</u>		\$25,874.00
Disbursements				
Courier				98.00
Total professional fees and disbursements				\$25,972.00
HST @ 13%				3,376.36
Total payable				\$29,348.36

Payable upon receipt to Deloitte Restructuring Inc.

Remittance information on last page

Accounts shall be due and payable when rendered. Interest shall be calculated at a simple daily rate of 0.0493% (equivalent to 18% per annum). Interest shall be charged and payable at this rate on any part of an account which remains unpaid from thirty (30) days after the invoice date to the date on which the entire account is paid.



Oak Bay Developments Inc.
 April 1, 2015
 Page 6 -- Invoice #4

Our banking information has changed.

Electronic Funds Transfer Information:

The Bank of Nova Scotia,
 Business Service Centre, 20 Queen Street West, 4th Floor, Toronto, Ontario M5H 3R3

To pay invoices in CAD\$:

To pay invoices in USD\$:

CAD Account		USD Account	
Transit-Institution #:	47696-002	Transit-Institution #:	47696-002
Account #:	1590219	Account #:	1363514
Swift code:	NOSCCATT	ABA #:	026002532

Please send electronic payment notifications
 to receivablesdebiturs@deloitte.ca and reference the invoice number listed.

We encourage our clients to pay by Electronic Funds Transfer, however, when paying by cheque please mail your payment to:

CAD Payments

USD Payments

Deloitte Management Services LP
 c/o T04567C
 PO Box 4567, STN A
 Toronto, ON M5W 0J1

Deloitte Management Services LP
 c/o T04567U
 PO Box 4567, STN A
 Toronto, ON M5W 0J1

We also accept payment by online bill payment (select either Deloitte LLP or Deloitte S.E.N.C.R.L./s.r.l. through your financial institution and quote the first 6 digits of your client number).



Oak Bay Developments Inc.
April 1, 2015
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Deloitte Restructuring Inc.
5140 Yonge Street
Suite 1700
Toronto ON M2N 6L7
Canada

Telephone: 416-601-6150
Fax: 416-601-6151
www.deloitte.ca

Private and confidential

Oak Bay Developments Inc.
c/o Deloitte Restructuring Inc.
181 Bay Street, Suite 1400
Toronto, Ontario
M5J 2V1

Date: May 19, 2015
Invoice No: **3822478**
Client/Mandate No: 892587.1000001
Billing Partner: Paul Casey
HST Registration No: 122893605

Invoice #5

In the matter of the Receivership of Oak Bay Developments Inc. ("Oak Bay" or the "Company")

To professional services rendered in connection with the appointment of Deloitte Restructuring Inc. as Court-appointed Receiver of certain assets of Oak Bay ("Receiver") for the period March 14, 2015 to May 8, 2015.

Date	Professional	Description
3/25/2015	Bricks, Hartley	Review of correspondence from C. Kopach of Blaney McMurtry LLP ("Blaneys"), provide comments on Acknowledgement and Direction; review and provide comments on draft order; coordinate bank drafts for bonding off of construction lien claims; discussion with I. Osti regarding status of various matters; discussion with D. Holman of Maxium Financial; review of lease agreement and forward to C. Chang with comments; correspondence with C. Chang regarding funding.
3/26/2015	Bricks, Hartley	Discussion with I. Osti regarding insurance coverage and work to be completed; review of draft order; prepare for court; correspondence with D. Carvalho of First Source Mortgage Corporation ("First Source") regarding insurance certificate; review of motion record concerning Oak Bay Golf Club.
3/26/2015	Brown, Rose	Trust Banking Administration - disbursement cheques and prepare cheques for couriering & prepare letter to purchase 3 Royal Bank of Canada "RBC" drafts; fax to RBC and pick up draft at the bank and give to H. Bricks.

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Oak Bay Developments Inc.
 May 19, 2015
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Date	Professional	Description
3/27/2015	Bricks, Hartley	Preparation for and attendance in court for approval of motion to increase borrowing limit and other approvals; correspondence with C. Chang regarding funding; correspondence from K. McNeill of Harris Sheaffer LLP ("Harris") regarding purchaser matters.
3/27/2015	Brown, Rose	Website updates - two documents.
3/30/2015	Bricks, Hartley	Discussion with I. Osti regarding status of various matters including approval to proceed with unit repairs; correspondence with C. Chang regarding receipt of funding from EOH; review of cash flow status.
3/30/2015	Brown, Rose	Trust Banking Administration - deposit.
3/31/2015	Bricks, Hartley	Correspondence with a unit purchaser concerning applicances; correspondence from I. Osti concerning site plan approval.
4/1/2015	Casey, Paul	Review and comment on email regarding construction lien.
4/1/2015	Bricks, Hartley	Discussion with C. Kopach regarding lien registered and forward details to R. Nicolae of Harris for comments and impact; discussion with C. Kopach regarding mechanics for clearing Basecrete and Tatham liens; discussion with I. Osti regarding status of various matters; coordinate deposit of monthly occupancy payments; review of G. Lawrence Enterprises Statement of Claim and forward to C. Kopach and C. Chang; update receipts and disbursements to April 1 and projected disbursements; correspondence to I. Osti regarding updated costs to complete construction; correspondence with D. Carvalheiro concerning the status of the certificate of insurance.
4/1/2015	Brown, Rose	Trust Banking Administration - deposit monthly payment.
4/2/2015	Bricks, Hartley	Discussion with A. Pollard regarding status of various issues; review of correspondence from A. Pollard regarding web domains and respond to same; review of costs-to-complete schedule provided by I. Osti and update R&D and projected future disbursements; review of correspondence from C. Kopach regarding lien matters; correspondence with B. Hou of Industrial and Commercial Bank of China (Canada) concerning the status of condo registration; correspondence with a purchaser concerning an appliance issue.
4/6/2015	Bricks, Hartley	Revise interim R&D and estimated projected disbursements analysis and forward to C. Chang and R. Kartavicius; review tax bills and forward to I. Osti for comments; forward Oak Bay Golf property tax bills to A. Pollard; correspondence with B. Hou concerning the timing for unit closings and distribution of funds.
4/7/2015	Casey, Paul	Review email regarding lien claim and cash flow forecast.
4/7/2015	Bricks, Hartley	Review of correspondence from C. Kopach regarding liens; correspondence with R. Nicolae regarding G. Lawrence lien; review of various correspondence concerning removal of construction liens from title.
4/7/2015	Brown, Rose	Trust Banking Administration - deposit.



Oak Bay Developments Inc.
 May 19, 2015
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Date	Professional	Description
4/8/2015	Bricks, Hartley	Correspondence with I. Osti regarding registration and other matters; review of insurance certificate and forward to D. Carvalho; revised R&D and projected disbursements analysis and redistribute; correspondence from R. Nicolae concerning registration of the condominium by the Land Registry Office; review of correspondence concerning the Basecrete construction lien.
4/9/2015	Bricks, Hartley	Review correspondence from C. Kopach regarding settlement of Basecrete lien and coordinate disbursement; discussion with R. Kartavicius and A. Pizzamenti regarding allocation of proceeds; correspondence with I. Osti regarding certain disbursements; correspondence with C. Kopach regarding lien matters; correspondence from L. DeGeus of Marsh Canada Inc. concerning the certificate of insurance; correspondence with J. Gates of Harris concerning the condominium board; correspondence with B. Hou concerning distribution matters.
4/9/2015	Brown, Rose	Trust Banking Administration - rush cheque to Blaney McMurtry LLP ("Blaneys").
4/10/2015	Bricks, Hartley	Correspondence with I. Osti regarding supplier invoices and arrange for payment; correspondence with C. Kopach regarding lien settlement payments; correspondence with I. Osti concerning property tax statements.
4/10/2015	Brown, Rose	Trust Banking Administration - prepare letter to purchase draft at RBC; prepare spreadsheet for import creditors to Ascend; input and print cheque run and send by courier.
4/13/2015	Bricks, Hartley	Telephone discussion with A. Pizzamenti concerning ICBK and interest payments and other matters; discussion with E. Golden regarding interest payments; review and respond to correspondence from R. Nicolae regarding closing matters and construction liens on title; correspondence with C. Kopach regarding timing for clearing off construction liens and status of discussions with counsel to C.C. Tatham; review of closing proceeds schedule in context of distribution.
4/13/2015	Brown, Rose	Trust Banking Administration - pick up draft sent to RBC on Friday and prepare letter for another draft and send to RBC.
4/14/2015	Bricks, Hartley	Review and respond to correspondence from R. Nicolae regarding the status of settlement of lien claims and clearing off title; review of correspondence from C. Kopach regarding lien settlements; forward lien settlement cheques to C. Kopach.
4/15/2015	Bricks, Hartley	Review and respond to correspondence from A. Pizzamenti regarding ICBK request for arrears interest payments and other matters; review of correspondence from I. Osti concerning supplier invoices and property taxes and respond to same; review of insurance claim for fire incurred in unit 21.



Oak Bay Developments Inc.
 May 19, 2015
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Date	Professional	Description
4/16/2015	Bricks, Hartley	Discussion with I. Osti regarding status of C.C. Tatham lien settlement, review recent invoice from C.C. Tatham and forward same to C. Kopach; discussion with a purchaser regarding status of closing.
4/17/2015	Bricks, Hartley	Review and respond to correspondence from I. Osti regarding property taxes; review and forward correspondence concerning the discharge of the Basecrete lien.
4/20/2015	Bricks, Hartley	Review of correspondence from C. Kopach regarding construction liens and discussion and correspondence with I. Osti regarding same; review and respond to correspondence from B. Hou regarding closings of units; review of unit closing schedule and proceeds anticipated; discussion with a potential unit purchaser; review proposed disbursements, correspondence with I. Osti regarding same and prepare disbursements; correspondence with R. Nicolae regarding direction of closing proceeds and partial discharges; review of correspondence from a unit purchaser concerning a claim for delayed closing compensation.
4/20/2015	Brown, Rose	Trust Banking - Disbursement cheques.
4/21/2015	Bricks, Hartley	Review of correspondence concerning closing dates; review correspondence from P. De Rosa of J.D. Barnes Limited ("Barnes") regarding invoice and approve same; correspondence with I. Osti regarding purchaser's claim for delayed closing compensation; review of various correspondence regarding partial discharges required by secured lenders to complete unit closings.
4/21/2015	Brown, Rose	Trust Banking Administration - disbursement cheques and prepare cheque for couriering.
4/22/2015	Bricks, Hartley	Correspondence with R. Nicolae concerning closing dates and charges to be removed and correspondence with C. Chang regarding same; review of costs to complete and discussion with I. Osti regarding same and other matters; correspondence with a purchaser regarding the timing for unit closings; correspondence with D. Mende of Dale & Lessmann LLP, counsel to ICBK, concerning the payment of proceeds and the timing for distribution.
4/23/2015	Bricks, Hartley	Discussion with I. Osti regarding C.C. Tatham construction lien and other matters; discussion with C. Chang regarding closing matters; discussion with C. Kopach regarding C.C. Tatham lien and review of correspondence concerning same; various correspondence with R. Nicolae concerning the closing date of the agreements of purchase and sale.
4/24/2015	Bricks, Hartley	Review of correspondence from C. Kopach concerning C.C. Tatham lien.
4/27/2015	Bricks, Hartley	Review of insurance certificate, forward to I. Osti and arrange for payment; discussion with I. Osti regarding insurance, closings and distribution of proceeds; review of correspondence concerning the Oak Bay Club Membership; review of correspondence from a purchaser regarding a delayed closing compensation claim.



Oak Bay Developments Inc.
 May 19, 2015
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Date	Professional	Description
4/27/2015	Brown, Rose	Trust Banking Administration - disbursement cheque and deposit.
4/28/2015	Bricks, Hartley	Review correspondence from C. Kopach concerning C.C. Tatham settlement and respond to same; review and respond to correspondence concerning insurance; discussion with I. Osti regarding status of closings; review and process disbursements for payment; prepare correspondence to K. McNeill of Harris Sheaffer concerning return of occupancy fee payments
4/29/2015	Bricks, Hartley	Review correspondence from I. Osti regarding disbursement and prepare same; review and respond to correspondence from B. Hou regarding the status of closings.
4/29/2015	Brown, Rose	Trust Banking Administration - disbursement cheques and prepare slip to couriering cheque to Oak Bay Offices.
4/30/2015	Bricks, Hartley	Review correspondence from K. McNeill regarding closing matters; review of correspondence from N. Yap of Goldman Sloan Nash & Haber LLP, counsel to First Source, regarding unit closings and respond to same.
4/30/2015	Brown, Rose	Trust Banking Administration - void disbursement cheque.
5/1/2015	Bricks, Hartley	Correspondence with R. Nicolae concerning closing documents; discussion with I. Osti regarding distribution of proceeds; review of correspondence from the property manager concerning condo fees and budget.
5/4/2015	Bricks, Hartley	Review statement of adjustments for upcoming closings; review and respond to correspondence from R. Nicolae concerning closing matters.
5/5/2015	Bricks, Hartley	Review and respond to correspondence from E. Storie concerning partial discharges and distribution of proceeds; review of correspondence from C. Kopach regarding removal of C.C. Tatham construction lien and correspondence to R. Nicolae regarding same.
5/6/2015	Bricks, Hartley	Discussion with I. Osti regarding closing matters; discussion with a purchaser regarding status and timing to complete certain matters and message to I. Osti regarding same; review of closing correspondence from Harris Sheaffer.
5/6/2015	Brown, Rose	Trust Banking Administration - Disbursement cheques.
5/7/2015	Bricks, Hartley	Review of statement of adjustments and discussion with I. Osti regarding same and separate discussion with K. McNeil regarding same and other closing matters including HST rebates; discussion with C. Chang regarding requirement to obtain an order to remove receivership order from title, review of draft order and consent and respond to C. Chang regarding same; review of correspondence from a unit purchaser and disc. with I. Osti regarding same.

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Oak Bay Developments Inc.
May 19, 2015
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Date	Professional	Description
5/8/2015	Bricks, Hartley	Discussion with E. Golden regarding status; review of correspondence regarding closing matters; discussion with a purchaser regarding status of closing.
		To all other administrative matters with respect to the receivership administration, including all meetings, telephone attendances, approval and execution of disbursements, written and verbal correspondence to facilitate the foregoing.



Oak Bay Developments Inc.
 May 19, 2015
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Summary of Fees

	Level	Hours	Rate	Fees
Paul Casey, CPA, CA, CIRP	Senior Vice President	0.2	\$575.00	\$ 115.00
Hartley Bricks, MBA, CPA, CA, CIRP	Vice President	52.5	\$480.00	25,200.00
Rose Brown	Estate Administrator	10.1	\$140.00	1,414.00
Total hours and professional fees		62.8		\$ 26,729.00
Disbursements				
Courier				126.00
Total professional fees and disbursements				\$ 26,855.00
HST @ 13%				3,491.15
Total payable				\$ 30,346.15

Payable upon receipt to Deloitte Restructuring Inc.

Remittance information on last page

Accounts shall be due and payable when rendered. Interest shall be calculated at a simple daily rate of 0.0493% (equivalent to 18% per annum). Interest shall be charged and payable at this rate on any part of an account which remains unpaid from thirty (30) days after the invoice date to the date on which the entire account is paid.



Oak Bay Developments Inc.
 May 19, 2015
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Our banking information has changed.

Electronic Funds Transfer Information:

The Bank of Nova Scotia,
 Business Service Centre, 20 Queen Street West, 4th Floor, Toronto, Ontario M5H 3R3

To pay invoices in CAD\$:

To pay invoices in USD\$:

CAD Account

USD Account

Transit-Institution #: 47696-002
 Account #: 1590219
 Swift code: NOSCCATT

Transit-Institution #: 47696-002
 Account #: 1363514
 ABA #: 026002532

Please send electronic payment notifications
 to receivablesdebiturs@deloitte.ca and reference the invoice number listed.

We encourage our clients to pay by Electronic Funds Transfer, however, when paying by cheque please mail your payment to:

CAD Payments

USD Payments

Deloitte Management Services LP
 c/o T04567C
 PO Box 4567, STN A
 Toronto, ON M5W 0J1

Deloitte Management Services LP
 c/o T04567U
 PO Box 4567, STN A
 Toronto, ON M5W 0J1

We also accept payment by online bill payment (select either Deloitte LLP or Deloitte S.E.N.C.R.L./s.r.l. through your financial institution and quote the first 6 digits of your client number).

ROMAS KARTAVICIUS

and

Court File No. CV-14-10703-00CL
**OAK BAY DEVELOPMENTS INC. AND OAK BAY GOLF
CLUB INC.**

Applicant

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
[COMMERCIAL LIST]**

Proceeding Commenced at **TORONTO**

**MOTION RECORD
(Returnable on June 12, 2015)
(Volume 2 of 2)**

BLANEY MCMURTRY LLP
Barristers & Solicitors
2 Queen Street East, Suite 1500
Toronto, Ontario, M5C 3G5

Eric Golden (LSUC # 38239M)
Chad Kopach (LSUC # 48084G)

(416) 593-1221 (Tel)
(416) 593-5437 (Fax)

Lawyers for Deloitte Restructuring Inc., in its capacity
as court appointed receiver of Oak Bay Developments
Inc.