

**ONTARIO
SUPERIOR COURT OF JUSTICE**

THE HONOURABLE) WEDNESDAY THE 10th DAY
JUSTICE BEAUDOIN) OF JUNE, 2015

B E T W E E N:

FRONTENAC MORTGAGE INVESTMENT CORPORATION

Applicant

- and -

HYDE PARK RESIDENCES INC.

Respondent

APPROVAL AND VESTING ORDER

THIS MOTION, made by Deloitte Restructuring Inc. in its capacity as the court-appointed receiver and manager (the "**Receiver**") of all of the lands and premises described in the Order of the Ontario Superior Court of Justice dated February 20, 2014 and listed on Schedule "B" hereto and all of the respondent's (the "**Debtor**") interest in assets and undertakings of any kind or nature and located on or solely pertaining to such lands or used in relation to the development of such lands and construction of improvements thereon, for an order, *inter alia*, approving the sale transaction (the "**Transaction**") contemplated by an agreement of purchase and sale (the "**June 9, 2015 Agreement**") between the Receiver and

9114785 Canada Inc. (the "**Purchaser**") dated as of June 9, 2015 and attached in redacted form as Exhibit "A" to the Fourth Report of the Receiver dated June 9, 2015 (the "**Fourth Report**"), and vesting in the Purchaser the Debtor's right, title and interest in and to the Assets, as such term is defined in the June 9, 2015 Agreement (the "**Assets**"), was heard this day at 161 Elgin Street, Ottawa, Ontario.

ON READING the Fourth Report of the Receiver, as well as the exhibits attached thereto, and on hearing the submissions of counsel for the Receiver, the Purchaser, and the Hyde Park Residents Association, no one appearing for any other person on the service list, although properly served as appears from the affidavit of Jane Thompson sworn June 9, 2015, filed,

SERVICE

1. **THIS COURT ORDERS** that the time for service of the Receiver's notice of motion and motion record dated June 9, 2015 is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

APPROVAL AND VESTING

2. **THIS COURT ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the June 9, 2015 Agreement by the Receiver is hereby authorized and approved, with such minor amendments as the Receiver may deem necessary. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance of the Assets to the Purchaser.

3. **THIS COURT ORDERS AND DECLARES** that upon the delivery of a Receiver's certificate to the Purchaser substantially in the form attached as Schedule "A" hereto (the "**Receiver's Certificate**"), all of the Debtor's right, title and interest in and to the Assets (as defined in the June 9, 2015 Agreement) including without limitation those listed on Schedule

“B” hereto shall vest absolutely in the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, pledges, assignments, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, title retention agreement or arrangement, restrictive covenant, rights of way, easements, encroachments, reserves, or other encumbrance, claims, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise, and all agreements of purchase and sale, reservation contracts and leases (collectively, the “**Claims**”) including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by the Receivership Order herein of The Honourable Mr. Justice Robert N. Beaudoin dated February 20, 2014; (ii) all charges, security interests, agreements, leases or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Ontario), the *Land Titles Act* (Ontario) or any other personal or real property registry system; and (iii) those Claims listed on Schedule “C” hereto (all of which are collectively referred to as the “**Encumbrances**”, which term shall not include the assumed encumbrances listed on Schedule “D” hereto) and (iv) any other Claims registered or arising prior to the registration of this Order (the “**Additional Encumbrances**”) and, for greater certainty, this Court orders that all of the Encumbrances and Additional Encumbrances affecting or relating to the Assets are hereby expunged and discharged as against the Assets.

4. **THIS COURT ORDERS** that upon the registration in the Ottawa-Carleton Land Registry Office (No. 4) of an Application for Vesting Order in the form prescribed by the *Land Titles Act* and/or the *Land Registration Reform Act*, the Land Registrar is hereby directed to enter the Purchaser as the owner of the subject real property identified in Schedule “B” hereto (the “**Real Property**”) in fee simple, and is hereby directed to delete and expunge from title to the Real Property all of the Claims listed in Schedule “C” hereto.

5. **THIS COURT ORDERS** that for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Assets shall stand in the place and stead of the Assets, and that from and after the delivery of the Receiver's Certificate all Claims and

Encumbrances shall attach to the net proceeds from the sale of the Assets with the same priority as they had with respect to the Assets immediately prior to the sale, as if the Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

6. **THIS COURT ORDERS AND DIRECTS** the Receiver to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof.

7. **THIS COURT ORDERS** that, pursuant to clause 7(3)(c) of the Canada *Personal Information Protection and Electronic Documents Act*, the Receiver is authorized and permitted to disclose and transfer to the Purchaser all human resources and payroll information in the Debtor's and/or Receiver's records pertaining to the Debtor's past and current employees. The Purchaser shall maintain and protect the privacy of such information and shall be entitled to use the personal information provided to it in a manner which is in all material respects identical to the prior use of such information by the Debtor.

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

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

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

provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

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

APPROVAL OF ACTIVITIES

10. **THIS COURT ORDERS** that the Fourth Report of the Receiver dated June 9, 2015, and the activities of the Receiver described therein, be and are hereby approved.

GENERAL

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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

ENTERED AT OTTAWA	
INSCRIT A OTTAWA	
ON/LE	JUN 10 2015 JUN 1549
DOCUMENT #	
IN BOOK NO.	73-13
AU REGISTRE NO.	73-13

Schedule "A" – Receiver's Certificate

Court File No. 14-59998

**ONTARIO
SUPERIOR COURT OF JUSTICE**

BETWEEN:

FRONTENAC MORTGAGE INVESTMENT CORPORATION

Applicant

- and -

HYDE PARK RESIDENCES INC.

Respondent

RECEIVER'S CERTIFICATE

RECITALS

A. Pursuant to an order herein of The Honourable Mr. Justice Robert N. Beaudoin of the Ontario Superior Court of Justice (the "**Court**") dated February 20, 2014, Deloitte Restructuring Inc. was appointed as the receiver and manager (the "**Receiver**") of all of the lands and premises described in the Order of the Ontario Superior Court of Justice dated February 20, 2014 and listed on Schedule "B" to the Approval Order (as defined below) and all of the respondent's (the "**Debtor**") interest in assets and undertakings of any kind or nature and located on or solely pertaining to such lands or used in relation to the development of such lands and construction of improvements thereon, all as described in the said order.

B. Pursuant to an order of the Court dated June 10, 2015, the (the "Approval Order") the Court approved the agreement of purchase and sale made as of June 9, 2015 (the "June 9, 2015 Agreement") between the Receiver and 9114785 Canada Inc. (the "Purchaser") and provided for the vesting in the Purchaser of the Debtor's right, title and interest in and to the Assets as defined in the June 9, 2015 Agreement, which vesting is to be effective with respect to the Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Assets; (ii) that the conditions to Closing as set out in Article 4 of the June 9, 2015 Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the June 9, 2015 Agreement and the Approval Order.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Assets payable on the Closing Date pursuant to the June 9, 2015 Agreement;
2. The conditions to Closing as set out in Article 4 of the June 9, 2015 Agreement have been satisfied or waived by the Receiver and the Purchaser; and
3. The Transaction has been completed to the satisfaction of the Receiver.
4. This Certificate was delivered by the Receiver at _____ [TIME] on _____ [DATE].

DELOITTE RESTRUCTURING INC., in its capacity as receiver and manager of Hyde Park Residences Inc., and not in its personal capacity

Per:

Name:

Title:

Schedule "B" – Assets

The Lands and Buildings

The right, title and interest of the Debtor in the real property described as:

PIN	04437 – 0016 LT
Description	PCL 96-2, SEC 4D-22; PT UNIT 96, PL 4D 22, PART 1, 4R2141; S/T LT245432. GOULBOURN. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA AS IN OC237114, SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA AS IN OC268744. TOGETHER WITH AN EASEMENT OVER PART OF UNIT 94 ON PLAN 4D 22, DESIGNATED AS PARTS 3, 4, 5, AND 6 ON PLAN 4R 21531 AS IN OC689066. SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF UNIT 96 ON 4D 22, BEING PART 2 ON 4R 21530 OVER PART 4 ON 4R 21530 AS IN OC685443, SUBJECT TO EASEMENT IN GROSS AS IN OC846825. TOGETHER WITH EASEMENT OVER PART OF UNIT 94 PLAN 4D22 PART 8 PLAN 4R23098 IN FAVOUR OF PART OF UNIT 96 PLAN 4D22 PART 1 ON PLAN 4R2141 AS IN OC910959. SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 10 AND 11 ON PLAN 4R23098 AS IN OC911266. SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 ON PLAN 4R23098 AS IN OC911267.
Address	RICHMOND
PIN	04437 – 0259 LT
Description	PART OF UNIT 94 ON PLAN 4D 22, DESIGNATED AS PARTS 1 AND 2 ON PLAN 4R 21531. OTTAWA. TOGETHER WITH AN EASEMENT OVER PART OF UNIT 94 ON PLAN 4D 22, DESIGNATED AS PARTS 3, 4, 5, AND 6 ON PLAN 4R 21531 AS IN OC689066. S/T EASEMENT IN GROSS AS IN OC846825. T/W EASEMENT OVER PART OF UNIT 94 PLAN 4D22 PART 8 PLAN 4R23098 IN FAVOUR OF PART OF UNIT 94 PLAN 4R22 PARTS 1 & 2 PLAN 4R21531 AS IN OC910959.; SUBJECT TO AN EASEMENT AS IN LT243953
Address	RICHMOND
PIN	04437 – 0261 LT
Description	PART OF UNIT 96 ON PLAN 4D 22, DESIGNATED AS PART 1 ON PLAN 4R 21530. OTTAWA. S/T EASEMENT IN GROSS AS IN OC846825.
Address	RICHMOND

Other Assets (to the extent owned by the Debtor)

- All the related hand tools, fixtures, ATV, inventory and other material located on the Property
- All the fixtures and any inventory and other material located on the Property
- All the decorations, public announcement system, signage, models and pop up displays for the Buildings
- Computers including equipment racks, UPS and peripherals including desks, chairs, filing cabinets on the Property
- All temporary buildings located on the Property and Model home furniture, curtains and fixtures for the Buildings
- All building materials including uninstalled equipment and fixtures on the Property
- The uninstalled HVAC equipment currently held by X-L-Air Energy Services Ltd.
- All Plans, books and records and related intellectual property for the Property
- All available security deposits for the Property
- All arrears of rents or occupancy fees, operating cost recoveries and receivables under the Leases

Schedule "C" – Claims

1. Any agreements granted to possess or occupy units or any portion of the Partially Completed Buildings or any commitments in respect of same, any registrations of such agreements or commitments and any obligations under such agreements or commitments.
2. Any claim against the Purchaser or the Assets for any matters arising in respect of (i) the Leases, or (ii) any defaults made by the Debtor or any party related to the Debtor under a Lease, including in respect of any deficiencies in reserve funds which were required to be maintained under the terms of the Lease, and no such claim shall be an Assumed Obligation.

Encumbrances to be extinguished to be listed below.**PIN No. 04437-0016**

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
OC235526	08/21/2003	Charge	Hyde Park Residences Inc.	Courtyard Developments Inc.
OC274740	11/26/2003	Postponement	Courtyard Developments Inc.	City of Ottawa
OC286444	12/30/2003	Postponement	Courtyard Developments Inc.	City of Ottawa
OC418131	12/20/2004	Charge	Hyde Park Residences Inc.	Baart, Gladys
OC418132	12/20/2004	Postponement	Courtyard Developments Inc.	Baart, Gladys
OC425350	01/18/2005	Postponement	Courtyard Developments Inc.	City of Ottawa
OC631926	08/24/2006	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC641217	09/19/2006	Postponement	Baart, Gladys	City of Ottawa
OC641218	09/19/2006	Postponement	Courtyard Developments Inc.	City of Ottawa
OC685475	02/02/2007	Postponement	Courtyard Developments Inc.	Jensen, Bonnie
OC685476	02/02/2007	Postponement	Baart, Gladys	Jensen, Bonnie
OC685477	02/02/2007	Postponement	Hyde, Stephen	Jensen, Bonnie
OC872082	07/07/2008	Postponement	Courtyard Developments	City of Ottawa

			Inc.	
OC872083	07/07/2008	Postponement	Courtyard Developments Inc.	City of Ottawa
OC872084	07/07/2008	Postponement	Courtyard Developments Inc.	City of Ottawa
OC872085	07/07/2008	Postponement	Baart, Gladys	City of Ottawa
OC872086	07/07/2008	Postponement	Baart, Gladys	City of Ottawa
OC872087	07/07/2008	Postponement	Baart, Gladys	City of Ottawa
OC872088	07/07/2008	Postponement	Hyde, Stephen	City of Ottawa
OC872089	07/07/2008	Postponement	Hyde, Stephen	City of Ottawa
OC872090	07/07/2008	Postponement	Hyde, Stephen	City of Ottawa
OC121412	06/17/2010	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1183045	11/22/2010	Postponement	Courtyard Developments Inc.	City of Ottawa
OC1183046	11/22/2010	Postponement	Baart, Gladys	City of Ottawa
OC1183047	11/22/2010	Postponement	Hyde, Stephen	City of Ottawa
OC1183048	11/22/2010	Postponement	Hyde, Stephen	City of Ottawa
OC1198312	01/12/2011	Transfer of Charge	Baart, Gladys	Hyde, Stephen
OC1368351	06/01/2012	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1368352	06/01/2012	Postponement	Courtyard Developments Inc.	Hyde, Stephen
OC1368353	06/01/2012	Postponement	Hyde, Stephen	Hyde, Stephen
OC1368354	06/01/2012	Postponement	Hyde, Stephen	Hyde, Stephen
OC1428211	11/13/2012	Postponement	Hyde, Stephen	Hyde, Stephen
OC1435715	12/04/2012	Charge	Hyde Park Residences Inc.	Computershare Trust Company of Canada
OC1435716	12/04/2012	Charge	Hyde Park Residences Inc.	X-L-Air Energy Services Ltd.
OC1435717	12/04/2012	Postponement	Courtyard Developments Inc.	Computershare Trust Company of Canada
OC1435718	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435719	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435720	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435721	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada

OC1435722	12/04/2012	Postponement	Courtyard Developments Inc.	X-L-Air Services Ltd.	Energy
OC1435723	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Services Ltd.	Energy
OC1435724	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Services Ltd.	Energy
OC1435725	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Services Ltd.	Energy
OC1435726	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Services Ltd.	Energy
OC1538305	11/18/2013	Construction Lien	Aluma Systems Inc.		
OC1548966	12/23/2013	Certificate	Aluma Systems Inc.		
OC1551169	01/08/2014	Construction Lien	Landform Canada Construction Ltd.		
OC1568394	03/28/2014	Construction Lien	Aluma Systems Inc.		
OC1568756	03/31/2014	Certificate	Landform Canada Construction Ltd.		
OC1578866	05/09/2014	Certificate	Aluma Systems Inc.		

Encumbrances to be extinguished:

PIN No. 04437-0259

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
OC1121412	06/17/2010	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1132812	07/09/2010	Notice	Hyde Park Residences Inc.	Hyde, Stephen
OC1183048	11/22/2010	Postponement	Hyde, Stephen	City of Ottawa
OC1368351	06/01/2012	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1368354	06/01/2012	Postponement	Hyde, Stephen	Hyde, Stephen
OC1435715	12/04/2012	Charge	Hyde Park Residences Inc.	Computershare Trust Company of Canada

OC1435716	12/04/2012	Charge	Hyde Park Residences Inc.	X-L-Air Energy Services Ltd.
OC1435719	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435721	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435724	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Energy Services Ltd.
OC1435726	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Energy Services Ltd.
OC1538305	11/18/2013	Construction Lien	Aluma Systems Inc.	
OC1548966	12/23/2013	Certificate	Aluma Systems Inc.	
OC1568394	03/28/2014	Construction Lien	Aluma Systems Inc.	
OC1578866	05/09/2014	Certificate	Aluma Systems Inc.	

Encumbrances to be extinguished:

PIN No. 04437-0261

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
OC1121412	06/17/2010	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1183048	11/22/2010	Postponement	Hyde, Stephen	City of Ottawa
OC1368351	06/01/2012	Charge	Hyde Park Residences Inc.	Hyde, Stephen
OC1368354	06/01/2012	Postponement	Hyde, Stephen	Hyde, Stephen
OC1435715	12/04/2012	Charge	Hyde Park Residences Inc.	Computershare Trust Company of Canada
OC1435716	12/04/2012	Charge	Hyde Park Residences	X-L-Air Energy

			Inc.	Services Ltd.
OC1435719	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435721	12/04/2012	Postponement	Hyde, Stephen	Computershare Trust Company of Canada
OC1435724	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Energy Services Ltd.
OC1435726	12/04/2012	Postponement	Hyde, Stephen	X-L-Air Energy Services Ltd.
OC1538305	11/18/2013	Construction Lien	Aluma Systems Inc.	
OC1548966	12/23/2013	Certificate	Aluma Systems Inc.	
OC1551169	01/08/2014	Construction Lien	Landform Canada Construction Ltd.	
OC1568394	03/28/2014	Construction Lien	Aluma Systems Inc.	
OC1568756	03/31/2014	Certificate	Landform Canada Construction Ltd.	
OC1578866	05/09/2014	Certificate	Aluma Systems Inc.	

PPSA Registrations:

File Number : 681588423

Secured Party : Computershare Trust Company of Canada as Custodian for Frontenac Mortgage Investment Corporation

File Number: 682780869

Secured Party: X-L-Air Services Ltd.

Schedule "D" – Assumed Encumbrances related to the Real Property**(unaffected by the Approval & Vesting Order)**

1. The exceptions and qualifications contained in Section 44(1) of the *Land Titles Act*, R.S.O 1990, and any amendments thereto or any successor legislation;
2. The reservations, limitations, provisos and conditions expressed in the original grant from the Crown;
3. Any registered or unregistered easements or rights of way in favour of any governmental authority or public utility;
4. Inchoate liens for taxes, assessments, public utility charges, governmental charges or levies not at the time due;
5. All agreements and easements, registered or otherwise, for utilities and services for hydro, water, heat, power, sewer, drainage, cable and telephone serving the Property, adjacent or neighbouring properties;
6. Any encroachments, defects or irregularities indicated on any survey of the Property or which may be disclosed on an up-to-date survey of the Property;
7. Zoning (including, without limitation, airport zoning regulations), use and building by-laws and ordinances, federal, provincial or municipal by-laws and regulations;
8. Any subdivision agreements, site plan agreements, developments and any other agreements with the Municipality, Region, publicly regulated utilities or other governmental authorities having jurisdiction;

9. Minor title defects, if any, that do not in the aggregate materially affect the use of the Property for the purposes for which it is used on the date of acceptance of this Agreement;

10. The following instruments registered on title against the Lands:

Permitted Encumbrances for PIN No. 04437-0016

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
LT245432	10/29/1980	Transfer of Easement	Robert Irwin Fraser, Ray Emerson Fraser, Joan Ann Boisseau and Doris Elaine Hall	The Corporation of the Township of Gloucester
OC141333	11/15/2002	Transfer by Personal Representative	Ray Emerson Fraser, Robert Irwin Fraser, Donald John Hall, the estate of Doris Elaine Hall and Joan Ann Boisseau	Hyde Park Residences Inc.
OC222814	07/21/2003	Notice of Agreement	Hyde Park Residences Inc.	City of Ottawa
OC237113	08/26/2003	Notice of a Site Plan Agreement	Hyde Park Residences Inc.	City of Ottawa
OC237114	08/26/2003	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC249996	09/24/2003	Notice of Lease	Hyde Park Residences Inc.	Robert Gibson
OC250078	09/24/2003	Notice of Lease	Hyde Park Residences Inc.	Shirley Morris
OC250220	09/24/2003	Notice of Lease	Hyde Park Residences Inc.	Abraham Blenk and Annetje Blenk
OC250500	09/25/2003	Notice of Lease	Hyde Park Residences Inc.	John Harvey and Elizabeth Harvey
OC250897	09/26/2003	Notice of Lease	Hyde Park Residences Inc.	Ralph Shemilt and Marlene Shemilt

OC250914	09/26/2003	Notice of Charge of Lease	Ralph Shemilt and Marlene Shemilt	Canadian Imperial Bank of Commerce
OC257649	10/10/2003	Notice of Lease	Hyde Park Residences Inc.	Joseph Barthelette and Nancy Barthelette
OC257986	10/10/2003	Notice of Lease	Hyde Park Residences Inc.	June Craig
OC258472	10/15/2003	Notice of Lease	Hyde Park Residences Inc.	Rudy Hollywood and John Hollywood
OC262741	10/24/2003	Notice of Lease	Hyde Park Residences Inc.	Lois Ann Mayhew, Clarence Sheldon Mayhew, Marion Esther Mayhew and Ronald Sheldon Mayhew
OC268744	11/10/2003	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC274175	11/24/2003	Notice of Lease	Hyde Park Residences Inc.	Richard Schouten and Lydia Schouten
OC275618	11/27/2003	Notice of Lease	Hyde Park Residences Inc.	Henry Joseph Janssens and Barbara Ann Janssens
OC277839	12/02/2003	Notice of Lease	Hyde Park Residences Inc.	Mabel Jean Leech
OC278035	12/02/2003	Notice of Lease	Hyde Park Residences Inc.	Ronald William Poulton and Lorna Agnes Bannerman Poulton
OC278855	12/04/2003	Notice of Lease	Hyde Park Residences Inc.	Carmella Zulpo
OC284662	12/19/2003	Notice of Lease	Hyde Park Residences Inc.	Allenby O'Neill
OC284733	12/19/2003	Notice of Lease	Hyde Park Residences Inc.	Marcella Gilmour
OC287306	01/02/2004	Notice of Lease	Hyde Park Residences Inc.	Leo Paul Bernier and Audrey Charlotte Bernier
OC287307	01/02/2004	Notice of Charge of Lease	Leo Paul Bernier and Audrey Charlotte Bernier	Scotia Mortgage Corporation
OC289180	01/09/2004	Notice of Lease	Hyde Park Residences Inc.	Connie MacDowell

OC289272	01/09/2004	Notice of Lease	Hyde Park Residences Inc.	Joyce Deeks
OC306842	03/05/2004	Notice of Lease	Hyde Park Residences Inc.	Helen I. Mills
OC308306	03/11/2004	Notice of Lease	Hyde Park Residences Inc.	Gerhard Lehmann and Karin Lehmann
OC308798	03/12/2004	Notice of Lease	Hyde Park Residences Inc.	Albert H. Bond and Joyce W. Bond
OC308822	03/12/2004	Notice of Lease	Hyde Park Residences Inc.	F. Cheryl McCoy
OC311882	03/24/2004	Notice of Lease	Hyde Park Residences Inc.	Pearl Vaughan
OC311899	03/24/2004	Notice of Charge of Lease	Pearl Vaughan	Canadian Imperial Bank of Commerce
OC321591	04/22/2004	Notice of Lease	Hyde Park Residences Inc.	Bryan Landon and Joyce Landon
OC323461	04/28/2004	Notice of Lease	Hyde Park Residences Inc.	Guglielmo Erminio Micucci and Marilyn Elizabeth Micucci
OC327795	05/07/2004	Notice of Lease	Hyde Park Residences Inc.	James Rath and Velma Rath
OC327846	05/07/2004	Notice of Lease	Hyde Park Residences Inc.	Michael Baker and Catherine Baker
OC365531	08/04/2004	Notice of Lease	Hyde Park Residences Inc.	Hazel Sunstrum and Margaret Sunstrum
OC365843	08/05/2004	Notice of Lease	Hyde Park Residences Inc.	Ginette Senechal
OC365849	08/05/2004	Notice of Charge of Lease	Ginette Senechal	Canadian Imperial Bank of Commerce
OC376073	08/30/2004	Notice of Lease	Hyde Park Residences Inc.	Douglas Turmaine and Louise Turmaine

OC380615	09/10/2004	Notice of Lease	Hyde Park Residences Inc.	John Robert Hiley and Margaret Isobel Hiley
OC399054	10/29/2004	Notice of Lease	Hyde Park Residences Inc.	Lise Kovari
OC401483	11/04/2004	Notice of Lease	Hyde Park Residences Inc.	Michael Rock
OC401908	11/05/2004	Notice of Lease	Hyde Park Residences Inc.	Bryan Ronald Hodge and Dorise Mae Hodge
OC402198	11/08/2004	Notice of Lease	Hyde Park Residences Inc.	Donald Joyce
OC407374	11/22/2004	Notice of Lease	Hyde Park Residences Inc.	Joseph Harold Sims and Carole Nataline Sims
OC414021	12/08/2004	Notice of Lease	Hyde Park Residences Inc.	Yvan Lebrun and Louise Lebrun
OC416240	12/15/2004	Notice of Lease	Hyde Park Residences Inc.	Ralph Heazle and Joy Heazle
OC416280	12/15/2004	Notice of Charge of Lease	Ralph Heazle and Joy Heazle	Canadian Imperial Bank of Commerce
OC416348	12/15/2004	Notice of Lease	Hyde Park Residences Inc.	Hilde Schreier
OC417005	12/16/2004	Notice of Lease	Hyde Park Residences Inc.	Edward Albert Treboutat and Joyce Treboutat
OC421683	01/05/2005	Notice of Lease	Hyde Park Residences Inc.	Angus Peter McIntyre
OC448235	04/01/2005	Notice of Lease	Hyde Park Residences Inc.	John Carson McCullough and Shirley Ann McCullough
OC468959	06/01/2005	Notice of Lease	Hyde Park Residences Inc.	Robert Irwin Birtch and Elizabeth Jane Birtch
OC468982	06/01/2004	Notice of Charge of Lease	Robert Irwin Birtch and Elizabeth Jane Birtch	Scotia Mortgage Corporation
OC518830	10/04/2005	Notice of Assignment of	Karin Lehmann and	Karin Lehmann

		Lessee's Interest	Gerhard Lehmann (Deceased)	
OC540975	12/01/2005	Notice of Assignment of Lessee's Interest	Connie MacDowell	Jean Ruddick and Joseph Ruddick
OC543402	12/09/2005	Notice of Assignment of Lessee's Interest	Hazel Sunstrum and Margaret Sunstrum	Margaret Sunstrum
OC595022	05/25/2006	Notice of Lease	Hyde Park Residences Inc.	Judith Patricia Brazeau and John Phillip Brazeau
OC598477	06/01/2006	Notice of Lease	Hyde Park Residences Inc.	James Mabbutt and Huguette Mabbutt
OC598673	06/01/2006	Notice of Lease	Hyde Park Residences Inc.	Gladys Baart and Joseph Baart
OC604121	06/16/2006	Notice of Lease	Hyde Park Residences Inc.	Richard Goyette and Geoffrey Woods
OC608870	06/29/2006	Notice of Lease	Hyde Park Residences Inc.	June Elaine Myers
OC617990	07/21/2006	Notice of Lease	Hyde Park Residences Inc.	Maurice Vincent Laviolette and Patricia Beatrice Laviolette
OC621221	07/28/2006	Notice of Lease	Hyde Park Residences Inc.	Helen Marjorie Smith
OC669281	12/11/2006	Notice of Assignment of Lessee's Interest	Angus Peter McIntyre	Irene Burwash
OC675646	01/04/2007	Notice of an Amending Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC685443	02/02/2007	Transfer of Easement	Hyde Park Residences Inc.	Bonnie Jensen
OC685913	02/05/2007	Notice of Assignment of Lessee's Interest	Yvan Lebrun and Louise Lebrun	Robert Francis Leighton and Glenna Maureen Leighton
OC780016	10/01/2007	Notice of Assignment of Lessee's Interest	Douglas Turmaine and Louise Turmaine	Penelope Tennant
OC798165	11/20/2007	Notice of an Amending Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.

OC803250	11/30/2007	Notice of Assignment of Lessee's Interest	Ian Moffat Tennant	Joanne Braaksma
OC806454	12/10/2007	Notice of an Agreement	Hyde Park Residences Inc.	Gladys Baart
OC828435	02/28/2008	Notice of Assignment of Lessee's Interest	Richard Goyette and Geoffrey Woods	Donna Manning
OC828934	02/29/2008	Notice of Assignment of Lessee's Interest	Karin Lehmann	Jean Brunet
OC846433	04/30/2008	Notice of an Agreement	City of Ottawa	Hyde Park Residences Inc.
OC846435	04/30/2008	Notice of an Agreement	City of Ottawa	Hyde Park Residences Inc.
OC846825	04/30/2008	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC849197	05/06/2008	Notice of Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC857508	05/30/2008	Notice of Assignment of Lessee's Interest	Judith Patricia Brazeau and John Phillip Brazeau	Sandra Inez Tubman
OC911266	10/03/2008	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC911267	10/03/2008	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC919754	10/29/2008	Postponement	Canadian Imperial Bank of Commerce	City of Ottawa
OC919755	10/29/2008	Postponement	Canadian Imperial Bank of Commerce	City of Ottawa
OC919756	10/29/2008	Postponement	Canadian Imperial Bank of Commerce	City of Ottawa
OC920598	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Robert Lloyd Abbott and Ethel Alice Abbott
OC920814	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Joan Iris Bailey
OC920873	10/30/2008	Notice of Lease	Hyde Park Residences	Bernadette Rose Nagle

			Inc.	
OC921983	10/31/2008	Notice of Lease	Hyde Park Residences Inc.	Glenroy Ashton Huff and Marjorie Catherine Huff
OC925776	11/12/2008	Notice of Lease	Hyde Park Residences Inc.	Elsie Ruby Salter
OC940551	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Lloyd Francis Decoste and Jacqueline Edna Decoste
OC940615	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Bob Timmons, Ann Timmons and Marilyn Wright
OC946415	01/16/2009	Notice of Lease	Hyde Park Residences Inc.	Jacqueline Taylor
OC947828	01/22/2009	Notice of Lease	Hyde Park Residences Inc.	Carol Leslie Pattison
OC957061	03/02/2009	Notice of Assignment of Lessee's Interest	Donald Joyce	Lois Ida Garland
OC957101	03/02/2009	Notice of Lease	Hyde Park Residences Inc.	Donald Ralph Joyce
OC957347	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Glenn Wannamaker and Ewen Lorraine Rose Wannamaker
OC957403	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Barry Barnett and Lynn Barnett
OC957769	03/04/2009	Notice of Lease	Hyde Park Residences Inc.	Raymond Tugwell and James Elizabeth Tugwell and Joanne
OC958460	03/06/2009	Notice of Lease	Hyde Park Residences Inc.	Robert Adelard Ranger and Robert Purcell Ranger
OC966010	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Elsbeth Rae Adam Bell

OC966015	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Betty Jean Provost
OC966099	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Bellefeuille and Georgette Bellefeuille
OC966254	04/06/2009	Notice of Lease	Hyde Park Residences Inc.	Karl Felix Joseph Calagoure and Doris Alberta Calagoure
OC971514	04/24/2009	Notice of Lease	Hyde Park Residences Inc.	Thomas Ainslie Frame and Lucille Eva Frame
OC974591	05/01/2009	Notice of Lease	Hyde Park Residences Inc.	Gerald Thomas Blair and Francine Marie Blair
OC974770	05/01/2009	Notice of Lease	Hyde Park Residences Inc.	Bruce James Carter and Margaret Mary Carter
OC977761	05/12/2009	Notice of Lease	Hyde Park Residences Inc.	Walter Neutel and Clasina Ineke Neutel
OC979712	05/19/2009	Notice of Lease	Hyde Park Residences Inc.	Barbara Lecompte
OC985193	06/02/2009	Notice of Lease	Hyde Park Residences Inc.	Nora Ann Green
OC985719	06/03/2009	Notice of Assignment of Lessee's Interest	Joseph Baart	Gladys Baart
OC986309	06/04/2009	Notice of Lease	Hyde Park Residences Inc.	Lois Marion Stewart
OC987657	06/09/2009	Notice of Lease	Hyde Park Residences Inc.	Douglas Alan Vaughn
OC988133	06/10/2009	Notice of Lease	Hyde Park Residences Inc.	Ronald Norris Heinbuch and Joanne Frances Heinbuch
OC989892	06/15/2009	Notice of Lease	Hyde Park Residences Inc.	Colin MacKenzie and Judy MacKenzie
OC996648	06/30/2009	Notice of Lease	Hyde Park Residences	Barbara Joyce James

			Inc.	
OC999989	07/08/2009	Notice of Lease	Hyde Park Residences Inc.	Andrew Hamilton Wilson
OC1003764	07/16/2009	Notice of Lease	Hyde Park Residences Inc.	William Donaldson
OC1003939	07/16/2009	Notice of Lease	Hyde Park Residences Inc.	Lawrence Stuart Calnan and Norma Helen Calnan
OC1005310	07/20/2009	Notice of Lease	Hyde Park Residences Inc.	Margaret Louise Marlatt
OC1006905	07/23/2009	Notice of Lease	Hyde Park Residences Inc.	Gerald Franklin Beals and Lise Oliva Beals
OC1007270	07/24/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Herman Berghout and Anna Petronella Berghout
OC1008191	07/27/2009	Notice of Lease	Hyde Park Residences Inc.	Dorothy Ovens
OC1012253	08/04/2009	Notice of Lease	Hyde Park Residences Inc.	Maria Elizabeth Jean Raymond
OC1013372	08/06/2009	Notice of Lease	Hyde Park Residences Inc.	Francis James Gribben and Heather Gribben
OC1024204	08/31/2009	Notice of Lease	Hyde Park Residences Inc.	Donna Mae Gignac
OC1030827	09/18/2009	Notice of Lease	Hyde Park Residences Inc.	Brian Goddard and Margaret Lodge
OC1052386	11/18/2009	Application	Margaret Mary Carter	
OC1113592	05/31/2010	Notice of Assignment of Lessee's Interest	Bob Timmons, Ann Timmons and Marilyn Wright	Christine Jeffs
OC1116373	06/04/2010	Notice of Assignment of Lessee's Interest	June Craig	June Craig and Laura Jill Craig

OC1119691	06/15/2010	Notice of Assignment of Lessee's Interest	James Mabbutt and Huguette Mabbutt	Aage Edward Svendsen and Marion Rose Svendsen
OC1154900	08/31/2010	Notice of Assignment of Lessee's Interest	Henry Joseph Janssens and Barbara Ann Janssens	Gaetane Noden
OC1183044	11/22/2010	Notice of Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1184356	11/25/2010	Notice of a Development Charges Deferral Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1211886	03/02/2011	Notice of Assignment of Lessee's Interest	Brian Goddard and Margaret Lodge	Victor Hosquet and Barbara Hosquet
OC1217889	03/24/2011	Notice with respect to a Private Communal Water System and a Private Communal Waste Water System Responsibility Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1230427	05/02/2011	Notice of Assignment of Lessee's Interest	Ronald William Poulton and Lorna Agnes Bannerman Poulton	Brenda Hamm
OC1230479	05/02/2011	Notice of Assignment of Lessee's Interest	Brenda Hamm	Maria Quenneville and Maurice Quenneville
OC1233349	05/11/2011	Application	Marion Rose Svendsen	
OC1251748	06/29/2011	Application	Mary Ellen Hurd and David Brent Melbourne	Mary Ellen Hurd, David Brent Melbourne and the Estate of Betty Jean Provost
OC1255464	07/08/2011	Application	Joyce Winnifred Bond	Joyce Winnifred Bond and the Estate of Albert H. Bond
OC1255671	07/08/2011	Notice of Assignment of Lessee's Interest	Joyce W. Bond and Joyce Winnifred Bond	Lois Brown
OC1264826	07/29/2011	Notice of Assignment of Lessee's Interest	Joyce Deeks	Eric Rolofs and Diane Rolofs
OC1278084	08/31/2011	Notice of Assignment of Lessee's Interest	Mary Ellen Hurd and David Brent Melbourne	Huguette Saley
OC1280467	09/07/2011	Notice of Assignment of	Rudy Hollywood and	Lawrence Hull and

		Lessee's Interest	Joan Hollywood	Lynn Hull
OC1281362	09/09/2011	Notice of Assignment of Lessee's Interest	Elsie Ruby Salter	Phyllis Grace Allum
OC1299092	10/27/2011	Application	Robert Lloyd Abbott	
OC1327127	01/24/2012	Application	Joseph Ruddick	
OC1333120	02/13/2012	Notice of Assignment of Lessee's Interest	Richard Schouten and Lydia Schouten	Beverly Konkle and Derek Konkle
OC1354961	04/26/2012	Notice of Assignment of Lessee's Interest	June Elaine Myers	June Elaine Myers and Mark Myers
OC1367068	05/31/2012	Notice of Assignment of Lessee's Interest	Donald Ralph Joyce	Donald Albert Lacroix and Norma Elizabeth Lacroix
OC1396212	08/09/2012	Notice of Assignment of Lessee's Interest	Donna Manning	Ronald Birtch and Dora Birtch
OC1403084	08/28/2012	Notice of Assignment of Lessee's Interest	Lois Ida Garland	Heinz Klabouch and Linda Cathcart
OC1416192	10/04/2012	Notice of Assignment of Lessee's Interest	Lois Ann Mayhew, Clarence Sheldon Mayhew, Marion Esther Mayhew and Ronald Sheldon Mayhew	Lois Ann Mayhew and Ronald Sheldon Mayhew
OC1460358	03/15/2013	Notice of Assignment of Lessee's Interest	Mabel Jean Leech	Avis Irene Templeton
OC1469589	04/19/2013	Notice of Assignment of Lessee's Interest	Lois Ann Mayhew and Ronald Sheldon Mayhew	Linda Johns
OC1508482	08/15/2013	Notice of Assignment of Lessee's Interest	Joseph Ruddick	Charles Hazen Diffin and Margaret Joan Diffin
OC1508663	08/15/2013	Notice of Assignment of Lessee's Interest	William Donaldson	Mary Dianne Pope
OC1519532	09/17/2013	Notice of Assignment of Lessee's Interest	Hilde Schreier	Keith Eddy and Margaret Eddy
OC1523252	09/27/2013	Notice of Assignment of Lessee's Interest	Helen Marjorie Smith	Jacqueline Marcelle Bergeron
OC1550421	01/06/2014	Application	Velma Rath	
OC1561057	02/25/2014	Application for a Court Order	Ontario Superior Court of Justice	Deloitte Restructuring Inc.
OC1621854	09/23/2014	Notice of Assignment of	Marion Rose Svendsen	Adolf Sorschen and

		Lessee's Interest		Erika Anna Sorschen
OC1624265	09/30/2014	Notice of Assignment of Lessee's Interest	Andrew Hamilton Wilson	Wayne Dalton Brown and Glenda Dian Brown
OC1677903	05/01/2015	Notice of Charge of Lease	Gerald Thomas Blair and Francine Marie Blair	Kelly-Ann Lamarche and Corey Lamarche

Permitted Encumbrances for PIN No. 04437-0259

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
LT243953	10/03/1980	Transfer of Easement	James Donald Green and Sidney Francis Green	The Corporation of the Township of Goulbourn
OC846433	04/30/2008	Notice of an Agreement	City of Ottawa	Hyde Park Residences Inc.
OC846435	04/30/2008	Notice of an Agreement	City of Ottawa	Hyde Park Residences Inc.
OC846825	04/30/2008	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC849197	05/06/2008	Notice of Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC920598	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Robert Lloyd Abbott and Ethel Alice Abbott
OC920814	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Joan Iris Bailey
OC920873	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Bernadette Rose Nagle
OC921983	10/31/2008	Notice of Lease	Hyde Park Residences Inc.	Glenroy Ashton Huff and Marjorie Catherine Huff
OC925776	11/12/2008	Notice of Lease	Hyde Park Residences Inc.	Elsie Ruby Salter
OC940551	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Lloyd Francis Decoste and Jacqueline Edna Decoste

OC940615	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Bob Timmons, Ann Timmons and Marilyn Wright
OC946415	01/16/2009	Notice of Lease	Hyde Park Residences Inc.	Jacqueline Taylor
OC947828	01/22/2009	Notice of Lease	Hyde Park Residences Inc.	Carol Leslie Pattison
OC957101	03/02/2009	Notice of Lease	Hyde Park Residences Inc.	Donald Ralph Joyce
OC957347	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Glenn Wannamaker and Ewen Rose Wannamaker
OC957403	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Barry Barnett and Lynn Barnett
OC957769	03/04/2009	Notice of Lease	Hyde Park Residences Inc.	Raymond Tugwell and James Elizabeth Tugwell and Joanne
OC958460	03/06/2009	Notice of Lease	Hyde Park Residences Inc.	Robert Adelard Ranger and Robert Purcell Ranger
OC966010	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Elsbeth Rae Adam Bell
OC966015	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Betty Jean Provost
OC966099	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Bellefeuille and Georgette Bellefeuille
OC966254	04/06/2009	Notice of Lease	Hyde Park Residences Inc.	Karl Felix Calagoure and Joseph Doris Alberta Calagoure
OC971514	04/24/2009	Notice of Lease	Hyde Park Residences Inc.	Thomas Ainslie Frame and Lucille Eva Frame
OC974591	05/01/2009	Notice of Lease	Hyde Park Residences	Gerald Thomas Blair

			Inc.	and Francine Marie Blair
OC974770	05/01/2009	Notice of Lease	Hyde Park Residences Inc.	Bruce James Carter and Margaret Mary Carter
OC977761	05/12/2009	Notice of Lease	Hyde Park Residences Inc.	Walter Neutel and Clasina Ineke Neutel
OC979712	05/19/2009	Notice of Lease	Hyde Park Residences Inc.	Barbara Lecompte
OC985193	06/02/2009	Notice of Lease	Hyde Park Residences Inc.	Nora Ann Green
OC986309	06/04/2009	Notice of Lease	Hyde Park Residences Inc.	Lois Marion Stewart
OC987657	06/09/2009	Notice of Lease	Hyde Park Residences Inc.	Douglas Alan Vaughn
OC988133	06/10/2009	Notice of Lease	Hyde Park Residences Inc.	Ronald Norris Heinbuch and Joanne Frances Heinbuch
OC989892	06/15/2009	Notice of Lease	Hyde Park Residences Inc.	Colin MacKenzie and Judy MacKenzie
OC996648	06/30/2009	Notice of Lease	Hyde Park Residences Inc.	Barbara Joyce James
OC999989	07/08/2009	Notice of Lease	Hyde Park Residences Inc.	Andrew Hamilton Wilson
OC1003764	07/16/2009	Notice of Lease	Hyde Park Residences Inc.	William Donaldson
OC1003939	07/16/2009	Notice of Lease	Hyde Park Residences Inc.	Lawrence Stuart Calnan and Norma Helen Calnan
OC1005310	07/20/2009	Notice of Lease	Hyde Park Residences Inc.	Margaret Louise Marlatt
OC1006905	07/23/2009	Notice of Lease	Hyde Park Residences	Gerald Franklin Beals

			Inc.	and Lise Oliva Beals
OC1007270	07/24/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Herman Berghout and Anna Petronella Berghout
OC1008191	07/27/2009	Notice of Lease	Hyde Park Residences Inc.	Dorothy Ovens
OC1012253	08/04/2009	Notice of Lease	Hyde Park Residences Inc.	Maria Elizabeth Jean Raymond
OC1013372	08/06/2009	Notice of Lease	Hyde Park Residences Inc.	Francis James Gribben and Heather Gribben
OC1024204	08/31/2009	Notice of Lease	Hyde Park Residences Inc.	Donna Mae Gignac
OC1030827	09/18/2009	Notice of Lease	Hyde Park Residences Inc.	Brian Goddard and Margaret Lodge
OC1052386	11/18/2009	Application	Margaret Mary Carter	
OC1113592	05/31/2010	Notice of Assignment of Lessee's Interest	Bob Timmons, Ann Timmons and Marilyn Wright	Christine Jeffs
OC1183044	11/22/2010	Notice of Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1184356	11/25/2010	Notice of a Development Charges Deferral Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1211886	03/02/2011	Notice of Assignment of Lessee's Interest	Brian Goddard and Margaret Lodge	Victor Hosquet and Barbara Hosquet
OC1217889	03/24/2011	Notice with respect to a Private Communal Water System and a Private Communal Waste Water System Responsibility Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1251748	06/29/2011	Application	Mary Ellen Hurd and David Brent Melbourne	Mary Ellen Hurd, David Brent Melbourne and the Estate of Betty Jean Provost

OC1278084	08/31/2011	Notice of Assignment of Lessee's Interest	Mary Ellen Hurd and David Brent Melbourne	Huguette Saley
OC1281362	09/09/2011	Notice of Assignment of Lessee's Interest	Elsie Ruby Salter	Phyllis Grace Allum
OC1299092	10/27/2011	Application	Robert Lloyd Abbott	
OC1367068	05/31/2012	Notice of Assignment of Lessee's Interest	Donald Ralph Joyce	Donald Albert Lacroix and Norma Elizabeth Lacroix
OC1508663	08/15/2013	Notice of Assignment of Lessee's Interest	William Donaldson	Mary Dianne Pope
OC1561057	02/25/2014	Application for a Court Order	Ontario Superior Court of Justice	Deloitte Restructuring Inc.
OC1624265	09/30/2014	Notice of Assignment of Lessee's Interest	Andrew Hamilton Wilson	Wayne Dalton Brown and Glenda Dian Brown
OC1677903	05/01/2015	Notice of Charge of Lease	Gerald Thomas Blair and Francine Marie Blair	Kelly-Ann Lamarche and Corey Larmarche

Permitted Encumbrances for PIN No. 04437-0261

<u>Registration No.</u>	<u>Date</u>	<u>Instrument Type</u>	<u>Parties From</u>	<u>Parties To</u>
OC846433	04/30/2008	Notice of an Agreement	City of Ottawa	Hyde Park Residences Inc.
OC846825	04/30/2008	Transfer of Easement	Hyde Park Residences Inc.	City of Ottawa
OC920598	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Robert Lloyd Abbott and Ethel Alice Abbott
OC920814	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Joan Iris Bailey
OC920873	10/30/2008	Notice of Lease	Hyde Park Residences Inc.	Bernadette Rose Nagle
OC921983	10/31/2008	Notice of Lease	Hyde Park Residences Inc.	Glenroy Ashton Huff and Marjorie Catherine Huff
OC925776	11/12/2008	Notice of Lease	Hyde Park Residences	Elsie Ruby Salter

			Inc.	
OC940551	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Lloyd Francis Decoste and Jacqueline Edna Decoste
OC940615	12/19/2008	Notice of Lease	Hyde Park Residences Inc.	Bob Timmons, Ann Timmons and Marilyn Wright
OC946415	01/16/2009	Notice of Lease	Hyde Park Residences Inc.	Jacqueline Taylor
OC947828	01/22/2009	Notice of Lease	Hyde Park Residences Inc.	Carol Leslie Pattison
OC957101	03/02/2009	Notice of Lease	Hyde Park Residences Inc.	Donald Ralph Joyce
OC957347	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Glenn Wannamaker and Ewen Lorraine Rose Wannamaker
OC957403	03/03/2009	Notice of Lease	Hyde Park Residences Inc.	Barry Barnett and Lynn Barnett
OC957769	03/04/2009	Notice of Lease	Hyde Park Residences Inc.	Raymond Tugwell and James Elizabeth Tugwell and Joanne
OC958460	03/06/2009	Notice of Lease	Hyde Park Residences Inc.	Robert Adelard Ranger and Robert Purcell Ranger
OC966010	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Elsbeth Rae Adam Bell
OC966015	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Betty Jean Provost
OC966099	04/03/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Bellefeuille and Georgette Bellefeuille
OC966254	04/06/2009	Notice of Lease	Hyde Park Residences Inc.	Karl Felix Joseph Calagoure and Doris

				Alberta Calagoure
OC971514	04/24/2009	Notice of Lease	Hyde Park Residences Inc.	Thomas Ainslie Frame and Lucille Eva Frame
OC974591	05/01/2009	Notice of Lease	Hyde Park Residences Inc.	Gerald Thomas Blair and Francine Marie Blair
OC974770	05/01/2009	Notice of Lease	Hyde Park Residences Inc.	Bruce James Carter and Margaret Mary Carter
OC977761	05/12/2009	Notice of Lease	Hyde Park Residences Inc.	Walter Neutel and Clasina Ineke Neutel
OC979712	05/19/2009	Notice of Lease	Hyde Park Residences Inc.	Barbara Lecompte
OC985193	06/02/2009	Notice of Lease	Hyde Park Residences Inc.	Nora Ann Green
OC986309	06/04/2009	Notice of Lease	Hyde Park Residences Inc.	Lois Marion Stewart
OC987657	06/09/2009	Notice of Lease	Hyde Park Residences Inc.	Douglas Alan Vaughn
OC988133	06/10/2009	Notice of Lease	Hyde Park Residences Inc.	Ronald Norris Heinbuch and Joanne Frances Heinbuch
OC989892	06/15/2009	Notice of Lease	Hyde Park Residences Inc.	Colin MacKenzie and Judy MacKenzie
OC996648	06/30/2009	Notice of Lease	Hyde Park Residences Inc.	Barbara Joyce James
OC999989	07/08/2009	Notice of Lease	Hyde Park Residences Inc.	Andrew Hamilton Wilson
OC1003764	07/16/2009	Notice of Lease	Hyde Park Residences Inc.	William Donaldson
OC1003939	07/16/2009	Notice of Lease	Hyde Park Residences	Lawrence Stuart Calnan and Norma Helen

			Inc.	Calnan
OC1005310	07/20/2009	Notice of Lease	Hyde Park Residences Inc.	Margaret Louise Marlatt
OC1006905	07/23/2009	Notice of Lease	Hyde Park Residences Inc.	Gerald Franklin Beals and Lise Oliva Beals
OC1007270	07/24/2009	Notice of Lease	Hyde Park Residences Inc.	Bernard Herman Berghout and Anna Petronella Berghout
OC1008191	07/27/2009	Notice of Lease	Hyde Park Residences Inc.	Dorothy Ovens
OC1012253	08/04/2009	Notice of Lease	Hyde Park Residences Inc.	Maria Elizabeth Jean Raymond
OC1013372	08/06/2009	Notice of Lease	Hyde Park Residences Inc.	Francis James Gribben and Heather Gribben
OC1024204	08/31/2009	Notice of Lease	Hyde Park Residences Inc.	Donna Mae Gignac
OC1030827	09/18/2009	Notice of Lease	Hyde Park Residences Inc.	Brian Goddard and Margaret Lodge
OC1052386	11/18/2009	Application	Margaret Mary Carter	
OC1113592	05/31/2010	Notice of Assignment of Lessee's Interest	Bob Timmons, Ann Timmons and Marilyn Wright	Christine Jeffs
OC1183044	11/22/2010	Notice of Site Plan Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1184356	11/25/2010	Notice of a Development Charges Deferral Agreement	City of Ottawa	Hyde Park Residences Inc.
OC1211886	03/02/2011	Notice of Assignment of Lessee's Interest	Brian Goddard and Margaret Lodge	Victor Hosquet and Barbara Hosquet
OC1217889	03/24/2011	Notice with respect to a Private Communal Water System and a Private Communal Waste Water	City of Ottawa	Hyde Park Residences Inc.

		System Responsibility Agreement		
OC1251748	06/29/2011	Application	Mary Ellen Hurd and David Brent Melbourne	Mary Ellen Hurd, David Brent Melbourne and the Estate of Betty Jean Provost
OC1278084	08/31/2011	Notice of Assignment of Lessee's Interest	Mary Ellen Hurd and David Brent Melbourne	Huguette Saley
OC1281362	09/09/2011	Notice of Assignment of Lessee's Interest	Elsie Ruby Salter	Phyllis Grace Allum
OC1299092	10/27/2011	Application	Robert Lloyd Abbott	
OC1367068	05/31/2012	Notice of Assignment of Lessee's Interest	Donald Ralph Joyce	Donald Albert Lacroix and Norma Elizabeth Lacroix
OC1508663	08/15/2013	Notice of Assignment of Lessee's Interest	William Donaldson	Mary Dianne Pope
OC1561057	02/25/2014	Application for a Court Order	Ontario Superior Court of Justice	Deloitte Restructuring Inc.
OC1624265	09/30/2014	Notice of Assignment of Lessee's Interest	Andrew Hamilton Wilson	Wayne Dalton Brown and Glenda Dian Brown
OC1677903	05/01/2015	Notice of Charge of Lease	Gerald Thomas Blair and Francine Marie Blair	Kelly-Ann Lamarche and Corey Larmarche

Schedule "E" – Allocation of Purchase Price**The Buyer allocates the Purchase Price as follows:**

\$6,000,000 of the Purchase Price shall be allocated to the Completed Buildings located on the Lands along with that portion of the Lands which is used in conjunction with the Completed Buildings;

\$600,000 of the purchase price shall be allocated to the Partially Completed Buildings known as Apartment A and Immanuel House (Phase 3A) along with that portion of the Lands which is used in conjunction with the Partially Completed Buildings;

\$200,000 of the purchase price shall be allocated to the vacant land (known as phase 3B) and being comprised of approximately 2.9 acres;

\$200,000 of the purchase price shall be allocated to the uninstalled equipment/materials/fixtures which are identified as "other assets" including as listed in Schedule A attached to this Agreement.

FRONTENAC MORTGAGE INVESTMENT CORPORATION
Applicant

- and -

HYDE PARK RESIDENCES INC.

Court File No. 14-59998

Respondent

ONTARIO
SUPERIOR COURT OF JUSTICE
PROCEEDING COMMENCED AT
OTTAWA

APPROVAL AND VESTING ORDER

GOWLING LAFLEUR HENDERSON LLP

Barristers & Solicitors
Suite 2600
160 Elgin Street
Ottawa ON K1P 1C3

Tel: 613-233-1781
Fax: 613-563-9869

Gordon Douglas (#363590)

Tel: 613-786-8652
Fax: 613-788-3635
gordon.douglas@gowlings.com

Solicitors for Deloitte Restructuring Inc., Receiver and
Manager of Hyde Park Residences Inc.