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

ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

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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

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x

APPENDIX H

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REGISTRY
OFFICE #35 ...

48879-0001 (LT)

PAGE 1 OF 4 PREPARED FOR DKearms01

ON 2015/05/01 AT 11:09:08

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

PROPERTY DESCRIPTION:

UNIT 1, 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

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 AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	MOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	с
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	Ċ
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
MT111964 REA		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
REM	ARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
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.



LAND REGISTRY OFFICE #35

48879-0001 (LT)

PAGE 2 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:09:08

* 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/ CHRD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAÝ DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MTII	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	c
t .		POSTPONEMENT 07 OSTPONED TO MT113	238	EUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		POSTPONEMENT 08 POSTPONED TO MT11	228	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD TI13238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIS, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCEIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN HAY	С
		POSTPÓNEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
		POSTPONEMENT 08 POSTPONED TO MT11	3265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С

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LAND REGISTRY OFFICE #35

. 48879-0001 (LT)

PAGE 3 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:09:08

* 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
		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCÍAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
1		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REA	MRKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	M CENSCIE DEC _	KARTAVICIUS, ROMAS STORIE, RAPL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
1		POSTPONEMENT 08 POSTPONED TO MT11	5099	KARTAVICIUS, ROMAS STORIE, EARL	PIRST SOURCE MORTGAGE CORPORATION	С
	,	POSTPONEMENT 09 POSTPONED TO MT11	£099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REM	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			

MOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



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48879-0001 (LT)

PAGE 4 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:09:08

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
	2013/01/21			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	ORKS: MT1115 RECTIONS: RE	45 MARK ADDED ON 2013/0.	5/13 BY PIRSON, NAI	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN A	C.C. TATHAM & ASSOCIATES LTD. \$T134558		с
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	¥292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 PARKS: APPOIN	APL COURT ORDER IS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO FLN				с
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	ARKS: MT1342	92.				<u> </u>

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48879-0004 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01

ON 2015/05/01 AT 11:11:33 .

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PROPERTY DESCRIPTION:

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

PROPERTY REMARKS:

ESTATE/OUALIFIER: FEE SIMPLE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

ABSOLUTE

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	TAUOUNT	PARTIES FROM	PARTIES TO	CERT/ CERD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	с
MT109809	2012/03/13	CHARGE	\$3,000,000	CAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT111964 REN		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REA	ARKS: MT1098	08 TO MT111545		Growing many		
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	с
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCENTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0004 (LT)

PAGE 2 OF 4

PREPARED FOR DKearns01 ON 2015/05/01 AT 11:11:33

* 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/ CEKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	EYDRO ONE NETWORKS INC.	С
		POSTPONEMENT	3202	KARTAVICIUS, ROMAS STORIE, HARL	HYDRO ONE NETWORKS INC.	С
1	' '	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE MÉTWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	RELL CANADA	С
		POSTPONEMENT 08 POSTPONED TO MT11	8238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
KT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD #113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT D9 POSTPONED TO MILL	3270	TORCEIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1 .	POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
REN	ARKS: MT1098	08 POSTPONED TO MT11	3265			



LAND REGISTRY OFFICE .#35

48879-0004 (LT)

PAGE 3 OF 4
PREPARED FOR DKearns01
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHED
MT113407 REM		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NC ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	ARKS: RE: MT	116099				1
		POSTPONEMENT ADDED 2012/09/06 BY	и. CHASSIE, RSÓ -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHIMA (CANADA)	С
1		POSTPONEMENT	M CHASCIE DOO _	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	¢
MT116266 REI		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267		POSTPONEMENT 08 POSTPONED TO MT11	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268 RE:		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03			*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	MAPKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



LAND REGISTRY OPFICE #35

48879-0004 (LT)

PAGE 4 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:11:33

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMDUNT	PARTIES FROM	PARTIES TO	CERT/ CEKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REM	2013/01/21 MRKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	vcy.		
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** RASECRETE INC.		
MT134558 .	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN I	C.C. TATHAM & ASSOCIATES LTD. T134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	4292			
KT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 GARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE	, ;	EUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE	,	TORCHIA, BERNARD	2455150 ONTARIO INC.	с
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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REGISTRY OFFICE #35

48879-0005 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01

ON 2015/05/01 AT 11:13:05

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

PROPERTY DESCRIPTION:

UNIT 5, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITE 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

	DOPPENIS INC	-	KOKN			
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,900,000	CAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		PÓSTPONÉMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111966	2012/05/09	POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER RASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0005 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	TATIONA	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
	, .	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE METWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MILLS	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
]		POSTPONEMENT 08 POSTPONED TO MT11	2220	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD MT113238, M. CHASSIE, RSO	BELL CANADA	c
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN EAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT 08 POSTPONED TO MT11		KARTAVICIUS, ROMAS STORIS, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:13:05

* 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/ CHED
		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. CAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
KT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOL? CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		CAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	c
REA	ORKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	HUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	W CHICCIE 300	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
, ARA	PRKS: REMARK	ADDED 2012/09/06 BY	M. CHASSIB, RSU -	MILUYSUS PUSTPUNED IN MILITAUSS		
		POSTPONEMENT 09 POSTPONED TO MT11	£053	TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
	, ,	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
REA	ARKS: MT1098	08 POSTPONED TO MT11	5099			
MT116268		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARÓ	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	MARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



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

REG. NUM.	DATE	INSTRUMENT TYPE	TAUOMA	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 . ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
		MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN 1	C.C. TATHAM & ASSOCIATES LTD. 97134558		С
MT136386	2014/02/28	CERTIFICATE		*** DNLETED AGAINST THIS PROPERTY *** HASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MT13	42 <i>92</i>			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CAMADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 PARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 PRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 PRKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
мср79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	ARKS: MT1342	92.				



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PROPERTY DESCRIPTION: UNIT 6, LEVEL :

THIE 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	AMDUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **	//////////////////////////////////////	
MT541,35	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSEOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
KT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	,	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
	1	POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, RARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REA	MRKS: MT1098	08 TO MT111545		Jackson, Mild		
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
KT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



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* 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	DAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	ח
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
	' '	POSTPONEMENT 08 POSTPONED TO MT11	9 2 <i>0 2</i>	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
	1 ' ' 1	POSTPONEMENT 09 POSTPONED TO MT11	B202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
1	1	POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	c
1		POSTPONEMENT	2220	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD T113238, M. CHASSIE, RSG	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT 08 POSTPONED TO MT11	9270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113399	2012/06/14	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406		POSTPONEMENT 08 POSTPONED TO MT11		XARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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* 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
	2012/06/14 TARKS: MT1098	POSTPONEMENT 19 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	O
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	CAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	ARKS: RE: MT	116099				
MT116263	1	POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	с
		POSTPONEMENT	W 671.0272 300	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21			TORCHIA, AERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
1	2012/08/21 TARKS: MT1098	POSTPONEMENT 08 POSTPONED TO MT11	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	c
MT116268	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REM	MARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



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* 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/ CEKD
MT121713	2013/01/08	NOTICE	"	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 PARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	dcy.		
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIES	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RB:	CONSTRUCTION LIEN N	C.C. TATHAM & ASSOCIATES LTD, T134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REM	ARKS: CERTIF	TCATE OF ACTION MTL3	<u>4292</u>			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 GRKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	c
	2015/03/02 ŒRKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	MRKS: MT1342	92.				

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

PROPERTY DESCRIPTION:

UNIT 7, LEVEL 1, MUSKOXA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH RASEMENTS AS SET OUT IN SCHEDULE A AS IN MILSOSOO; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

ABSOLUTE

CAPACITY SHARE

OAK BAY DEVE	K DAY DEVELOPMENTS INC. ROWN							
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD		
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **				
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С		
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С		
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С		
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIB, BARL	С		
MT109805	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С		
MT111545	2012/04/30	NO SUB AGREEMENT		THE COMPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
		POSTPONEMENT 07 POSTPONED TO MTLL	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С		
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с		
REN	IARKS: MT1098	08 TO MT111545						
		POSTPONEMENT 09 TO MT111545]	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С		
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С		
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



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

REG. NUM.	DATE	INSTRUMENT TYPE	AMDUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK RAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	2012/06/14 WARKS: MT1098	Postponement 07 Postponed to MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
	2012/06/14 MARKS: MT1098	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
	 2012/06/14 2012/06/14 2012/06/14	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
	1	POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
	2012/06/14 MARKS: MT1098	POSTPONEMENT DE POSTPONED TO MT11	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO I	TORCHIA, BERNARD TI13238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
ł		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
		POSTPONEMENT 07 POSTPONED TO MTLI	3 <i>265</i>	BUSINESS DEVELOPMENT RANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, RARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
RE	MARKS: MT1098	08 POSTPONED TO MT11	3265			



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ON 2015/05/01 AT 11:18:40

* 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
		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
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)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	c
RE!	ARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1	,	FOSTPONEMENT	M CHICCIE DCO _	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT115053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHLA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
i		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, BARL	FIRST SOURCE MORTGAGE CORPORATION	c
RE	MARKS: MT1098	08 POSTPONED TO MT11	\$099 !			
MT116268 RE		POSTPONEMENT 09 POSTPONED TO MT11	8099	TORCEIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DZLETED AGAINST THIS PROPERTY *** EXAMINER OF SCRUEYS		
RE	ARKS: CORREC	T 35R23857 DELETED B	CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0007 (LT)

PAGE 4 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:18:40

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REA	2013/01/21 PARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COF	RECTIONS: RE	MARK ADDED ON 2013/0.	5/13 BY PIRSON, NAM	ycy.		
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.		С
MT135666 REA		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN N	C.C. TATHAM & ASSOCIATES LTD. #134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** PASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MT13	£292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
MT146456 REF	2014/11/24 ARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
	2015/02/18 CARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
	2015/03/02 PARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN		-		С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRITE INC.		
REI	MARKS: MT1342	92.				



LAND REGISTRY OFFICE #35

48879-0008 (LT)

PAGE 1 OF 4

PREPARED FOR DKearns01

ON 2015/05/01 AT 11:19:20

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

PROPERTY DESCRIPTION:

UNIT 8. LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTEMENT 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 RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

ABSOLUTE

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

	ANI DEVELOPMENTS INC. NOWN							
REG. NUM.	DATE	INSTRUMENT TYPE	TRUOMA	PARTIES FROM	PARTIES TO	CERT/ CHKD		
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **				
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С		
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSXOKA		С		
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С		
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С		
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С		
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
4		POSTPONEMENT D7 POSTPONED TO MT11	1,545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c		
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С		
MT111965	2012/05/09	POSTPONEMENT 09 TO MT111545	÷	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С		
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	С		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0008 (LT)

PAGE 2 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:19:20

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

REG. NUM.	DATE	INSTRUMENT TYPE	TAUOMA	PARTIES FROM	PARTIES TO	CERT/ CHED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT113381 REA		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	с
MT113382 <i>REN</i>		POSTPONEMENT	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	с
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	c ·
İ		POSTPONEMENT 08 POSTPONED TO MTII	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO 1	TORCHIA, BERNARD CT113238, M. CYASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	B270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT P8 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCEIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT 07 POSTPONED TO MILI	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
''		POSTPONEMENT	7265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



LAND REGISTRY OFFICE #35

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PAGE 3 OF 4 PREPARED FOR DKearns01

ON 2015/05/01 AT 11:19:20

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

REG. NUM.	DATE	INSTRUMENT TYPE	TRUOMA	PARTIES FROM	PARTIES TO	CERT/ CHKD
		POSTPONEMENT 09 POSTPONED TO MTLL	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
REI	MARKS: RE: MT	116099				
MT116263 RBI		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT	M CHICCIP DEC	KARTAVICIUS, ROMAS STORIE, RARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	c
		POSTPONEMENT 07 POSTPONED TO MILL	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
		POSTPONEMENT	5000	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
REG	PARKS: MI1098	08 POSTPONED TO MT11	5033			
MT116268 RE	1 ' '	POSTPONEMENT 09 POSTPONED TO MT11	6099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RB	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			:



LAND REGISTRY OFFICE #35

48879-0008 (LT)

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:19:20

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REM	2013/01/21 PARKS: MT1115	4.5		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	CY.		
MT134292	2013/12/16	CONSTRUCTION LIEW		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN N	C.C. TATHAM & ASSOCIATES LTD. T134558		С
		CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN DAY		С
	2014/11/24 MARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT PANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE 09.		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	ARKS: MT1342	92.				



LAND REGISTRY OFFICE #35

48879-0009 (LT)

PREPARED FOR DKearns01
ON 2015/05/01 AT 11:20:36

PAGE 1 OF 4

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

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 MY150900; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/OUALIFIER:

FEE SIMPLE ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

ULER 2012	IX HAY DEVELOPMENTS INC. ROWN								
REG. NUM.	DATE	INSTRUMENT TYPE	TATIONA	PARTIES FROM	PARTIES TO	CERT/ CEKD			
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **					
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С			
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С			
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С			
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С			
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С			
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С			
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С			
		POSTPONEMENT 07 POSTPONED TO MT11	1545	EUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С			
	, , , , , , , , , , , , , , , , , , , ,	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С			
REA	ARKS: MT1098	08 TO MT111545							
	, ,	POSTFONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С			
ME113202	2012/06/08	TRANSFER RASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С			
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с			

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0009 (LT)

PAGE 2 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:20:36

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

REG. NUM.	DATE	INSTRUMENT TYPE	TNUOMA	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
WT113381 RE		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	с
MT113382		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIS, RARL	HYDRO ONE NETWORKS INC.	С
	1 '	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MILLS	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		POSTPONEMENT 08 POSTPONED TO MT11	2238	KARTAVICIUS, ROMAS STORIE, BARL	BELL CANADA	c
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD T113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
,	1	POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHÍA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1 ' '	POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406		POSTPONEMENT 08 POSTPONED TO MT11		KARTAVICIUS, ROMAS STORIE, BARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



REGISTRY OFFICE #35 .

48879-0009 (LT)

PAGE 3 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:20:36

* 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
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	32 <i>6</i> 5	TORCHIA, DERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
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	\$8,500,600	CAK BAY DEVELOPMENTS INC. CAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
1		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	(arks: re: mt -	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT ADDED 2012/09/06 BY	M CHARGIE DSO	KARTAVICIUS, ROMAS STORIE, BARL MT109808 POSTFONED TO MT115053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11	·	TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
REI	MARKS: MT1098	08 POSTPONED TO MT11	5099 			
		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	c i
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE)	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			1

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0009 (LT)

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PREPARED FOR DKearns01 ON 2015/05/01 AT 11:20:36

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN SAY		C
	2013/01/21 CARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NA	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN I	C.C. TATHAM & ASSOCIATES LTD. %T134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MILS	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	MOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 (ARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	c
	2015/02/18 GRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 GARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.	<u> </u>			

Ontario ServiceOntario

LAND REGISTRY OFFICE #35

48879-0010 (LT)

PAGE 1 OF 4 PREPARED FOR DREarns01 ON 2015/05/01 AT 11:21:10

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

PROPERTY DESCRIPTION:

UNIT 10, LEVEL 1, MUSKOKA STANDARD COMDOMINIUM 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 48818-0722

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 AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAX BAY DEVELOPMENTS INC.	С
KT104431	2011/10/25	NOTIÇE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	CAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIB, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
MT111966	2012/05/09	08 TO MT111545 POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



REGISTRY OFFICE #35

48879-0010 (LT)

PAGE 2 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:21:10

* 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/ CEXD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
MT113382		POSTPONEMENT 08 POSTPONED TO MILL	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	[] 238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
1		POSTPONEMENT 08 POSTPONED TO MT11	9238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD #T113238, M. CHASSIE, RSC	BELL CANADA	c
		POSTPONEMENT 07 POSTPONED TO MILL	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	¢
1		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, BARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
•		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
B .	1 ' '	POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	· c
MT113406	2012/06/14	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
RE!	MARKS: MT1098	08 POSTPONED TO MT11	3265			



LAND REGISTRY OFFICE #35

48879-0010 (LT)

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:21:10.

* 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/ CHED
MT113407 REA		POSTPONEMENT 09 POSTPONED TO MT11	3 <i>265</i>	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
REI	MARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT	W officers too	KARTAVICIUS, ROMAS STORIE, BARL MT109808 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT OF POSTPONED TO MT11		TORCEIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	c
	1	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
RE	MARKS: MT1098	08 POSTPONED TO MT11	5099			
MT116268 REI		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	MARKS: CORREC	T 35R23857 DELETED B	CN 2015/04/08			



REGISTRY
OFFICE #35

48879-0010 (LT)

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PREPARED FOR DKearns01 ON 2015/05/01 AT 11:21:10

* 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/ CEKD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		O.
REM	2013/01/21 PARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
MT134292	2013/12/16	CONSTRUCTION LIEN	7	*** DRLETED AGAINST THIS PROPERTY *** BASECREIE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN P	C.C. TATHAM & ASSOCIATES LTD. 27134558		С
	2014/02/28		:	*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	CARKS: CERTIF	ICATE OF ACTION MILS	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 MARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	c
	2015/02/18 IARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	c
МС₽79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	COMDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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REGISTRY OFFICE #35

48879-0011 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:21:48

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

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 AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOFMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	с
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
		PÓSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111966	2012/05/09	08 TO MT111545 POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	HYDRO OME NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER BASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	BEIL CANADA	с

MOTE: 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.



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PAGE 2 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:21:48 .

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

DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHED
2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
		3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	с
		3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	c
		238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		3238	KARTAVICIUS, ROMAS STORIS, BARL	BELL CANADA	С
		9809 POSTPONED TO I	TORCHIA, BERNARD II113238, M. CHASSIE, RSO	BELL CANADA	С
		3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		32 <i>6</i> 5	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
			KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	c
	2012/06/11 2012/06/14	2012/06/11 TRANSFER EASEMENT 2012/06/14 POSTPONEMENT 2012/06/14 POSTPONEMENT 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT11 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT11 2012/06/14 POSTPONEMENT 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT113 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT11 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT11 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT11	2012/06/11 TRANSFER EASEMENT \$2 2012/06/11 TRANSFER EASEMENT \$2 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT113202 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT113202 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT113202 2012/06/14 POSTPONEMENT ARKS: MT109807 OSTPONED TO MT113238 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT113238 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT109809 POSTPONED TO MT109809 POSTPONED TO MT109809 POSTPONED TO MT109809 POSTPONED TO MT113270 2012/06/14 POSTPONEMENT ARKS: MT109808 POSTPONED TO MT113270 2012/06/14 POSTPONEMENT ARKS: MT109809 POSTPONED TO MT113270 2012/06/14 POSTPONEMENT ARKS: MT109809 POSTPONED TO MT113270 2012/06/14 POSTPONEMENT ARKS: MT109809 POSTPONED TO MT113270 2012/06/14 POSTPONEMENT ARKS: MT109807 POSTPONED TO MT113265	2012/06/11 TRANSFER EASEMENT \$2 OAK RAY DEVELOPMENTS INC. 2012/06/14 POSTPONEMENT \$2 OAK RAY DEVELOPMENTS INC. 2012/06/14 POSTPONEMENT BUSINESS DEVELOPMENT BANK OF CANADA ARKS: MIJOSEO POSTPONEMENT RARKS: MIJOSEO ROSTPONEMENT RARKS: MIJOSEO POSTPONEMENT	2012/06/11 TRANSFER BASEMENT 82 OAK HAY DEVELOPMENTS INC. THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 TRANSFER BASEMENT 82 OAK HAY DEVELOPMENTS INC. THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY 2012/06/14 POSTFORMENT EXECUTION OF THE TOWNSHIP OF GEORGIAN BAY EXECUTION OF THE TOWNSHIP OF G



LAND REGISTRY OFFICE #35

48879-0011 (LT)

PAGE 3 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:21:48

* 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/ CEKD
MT113407 REM		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	tarks: RE: MT	116099				
MT116263		POSTPONEMENT ADDED 2012/09/06 BY	M. CEASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT115053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT	W 0510513 300	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT115053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MILL		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REI		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
REI	MARKS: MT1098	08 POSTPONED TO MT11	5099			
MT116268		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	MARKS: CORREC	r 35R23857 DELETED E	K CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0011 (LT)

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PREPARED FOR DKearns01 ON 2015/05/01 AT 11:21:48

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
	2013/01/21 ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COB	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	7CY.	•	:
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT1,34558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
MT135666 REP		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN A	C.C. TATHAM & ASSOCIATES LTD. T134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINSI THIS PROPERTY *** BASECRETE INC.		
REM	ARKS: CERTIF	TCATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
	2014/11/24 PARKS: APPOIN	APL COURT ORDER I'S RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
	2015/02/18 MARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	C
	2015/03/02 MARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REI	MARKS: MT1342	92.				

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LAND REGISTRY OFFICE #35

48879-0012 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01 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:

PEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

OME 211 DOVE	AK BAY DEVELOPMENTS INC. ROWN					
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN RAY	OAK BAY DEVELOPMENTS INC.	С
KT304431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	CAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11] 1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
REA	ARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCEIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С



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48879-0012 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	TAUOMA	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT113381 REF		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
ME113382		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE METWORKS INC.	С
	1 '	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE METWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
	' '	POSTPONEMENT 08 POSTPONED TO MT11	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	c
		POSTPONEMENT	9809 POSTPONED TO 1	TORCHIA, BERNARD \$T113238, M. CHASSIE, RSC	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MILL	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN HAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
1		POSTPONEMENT	3265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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

NARD THE DISTRICT MUNICIPALITY OF MUSKOKA C
ION OF THE TOWNSHIP OF GEORGIAN BAY
LOPMENTS INC. CLUB INC. INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA) C
LOPMENTS INC. CLUB INC. FIRST SOURCE MORTGAGE CORPORATION C
LOPMENTS INC. CLUB INC. FIRST SOURCE MORTGAGE CORPORATION C
ELOPMENT BANK OF CANADA INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA) C TPONED TO MT116053
ROMAS INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA) C TPONED TO MT116053
NARD INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA) C
TELOPMENT BANK OF CANADA FIRST SOURCE MORTGAGE CORPORATION C
ROMAS FIRST SOURCE MORTGAGE CORPORATION C
NARD FIRST SOURCE MORTGAGE CORPORATION C
MUNICIPALITY OF MUSKOKA
AGAINST THIS PROPERTY *** SURVEYS
DEV DEV DEV DEV DEV DEV



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PREPARED FOR DKearns01
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* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REM	2013/01/21 PARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST TEIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	1	C.C. TATHAM & ASSOCIATES LTD. #T134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER RASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 PARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	с
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE 07.	1 2 2	BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	с
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:23:41

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

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 MIL50900; TOWNSELP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/QUALIFIER: PEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM PROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

	-		ROWN			CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54335	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.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	CAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUÉ, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REP	ARKS: MT1098	08 TO MT111545	,			
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MTLL3202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С



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* 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/
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GRORGIAN BAY	С
	' '	POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
	1 1 1	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERMARD	HYDRO ONE METWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
1		POSTPONEMENT 08 POSTPONED TO MT11	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO P	TORCHIA, BERNARD MILIB238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	HUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406	' '	POSTPONEMENT 08 POSTPONED TO MT11		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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* 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
MT113407 REF		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		CAK BAY DEVELOPMENTS INC. CAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	MARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	M CELSSIE RSO -	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT DO POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266		POSTPONEMENT 07 POSTPONED TO MT11	} 5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	C
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE	MARKS: MT1098	OS POSTPONED TO MT11	.5099			
MT116268 REI		POSTPONEMENT 09 POSTPONED TO MT11	\$099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST TEIS PROPERTY *** EXAMINER OF SURVEYS		
RE	MARKS: CORREC	T 35R23857 DELETED E	K CN 2015/04/08			

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* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REA	2013/01/21 ARKS: MT1115	4.5		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NA	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN 1	C.C. TATHAM & ASSOCIATES LTD. \$134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REP	ARKS: CERTIF	ICATE OF ACTION MT13	¥292			İ
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 TARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
MT149306 REF	2015/02/18 PRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 (ARKS: MT1098	TRANSFER OF CHARGE		TORCEIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARO CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REA	PRKS: MT1342	92.				<u> </u>

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.

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* 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

	LOPMENIS INC	-	KOMN			CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA	·	с
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,860	DAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	CAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REN	ARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER BASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	HYDRO OME NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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

	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CERD
012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRÓ ONE METWORKS INC.	С
	·	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		238	BUSINESS DEVELOPMENT BANK OF CANADA	RELL CANADA	С
		222	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	©
012/06/14	Postponement		TORCHIA, BERNARD #1113238, M. CHASSIE, RSO	BELL CANADA	С
		3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3270	KARTAVICIUS, ROMAS STORIE, PARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
			KARTAVICIUS, ROMAS STORIE, BARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
0::0::0::0::0::0::0::0::0::0::0::0::0::	12/06/11 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098 12/06/14 XS: MT1098	12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 OSTPONED TO MT113. 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 POSTPONED TO MT11. 12/06/14 POSTPONEMENT KS: MT109807 POSTPONED TO MT11.	12/06/14 POSTPONEMENT KS: MT109807 POSTPONEMENT KS: MT109808 POSTPONED TO MT113202 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113202 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113238 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT113238 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT113238 12/06/14 POSTPONEMENT KS: 2012/07/17 AMENDED TO MT109809 POSTPONED TO POSTPONED TO MT113270 12/06/14 POSTPONEMENT KS: MT109808 POSTPONED TO MT113270 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113270 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113270 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113270 12/06/14 POSTPONEMENT KS: MT109809 POSTPONED TO MT113270	12/06/14 POSTPONEMENT 12/06/14 POSTPONEMENT	12/08/14 POSTPONEMENT 52 DAK SAY DEVELOPMENT SINC. THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY 13/08/14 POSTPONEMENT 52 DAK SAY DEVELOPMENT BANK OF CANADA THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THORO ONE METWORKS INC. THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY THE CORPORATION OF T



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ON 2015/05/01 AT 11:24:14 .

* 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/ CERD
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	с
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
KE	TARKS: RE: MT	116099				
	, .,	POSTPONEMENT ADDED 2012/09/05 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT RANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT ADDED 2012/09/05 BY	M. CHASSIE, RSO —	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
		POSTPONEMENT	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	Ì	ÓRCER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REA	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0015 (LT)

PAGE 4 OF 4 PREPARED FOR DECARDS01

ON 2015/05/01 AT 11:24:14

* 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/ CERD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSRIP OF GEORGIAN BAY		С
	2013/01/21 ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	YCY.		
MTF134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN !	C.C. TATHAM & ASSOCIATES LTD. \$134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REM	ARKS: CERTIF	TCATE OF ACTION MT13	1292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 MARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	C
	2015/02/18 PRKS: MT1098	TRANSFER OF CHARGE		RUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 [ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REP	ARKS: MT1342	92.				İ

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LAND REGISTRY OFFICE #35

OFFICE #35 48879-0016 (LT)

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

PAGE 1 OF 4

PREPARED FOR DKearns01 ON 2015/05/01 AT 11:24:50

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 RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

ABSOLUTE

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAX BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT111964 REM		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MTIL1966	2012/05/09	00 TO MT111545 POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER BASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
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.

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



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48879-0016 (LT)

PAGE 2 OF 4
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

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LAND REGISTRY OFFICE #35

48879-0016. (LT)

PAGE 3 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:24:50

* 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/ CHED
MT113407 REP		POSTPONEMENT 09 POSTPONED TO MT:1	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REA	MARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENI BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	V CTD CCTD	KARTAVICIUS, ROMAS STORIB, EARL MT109808 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1		POSTPONEMENT 07 POSTPONED TO MTL1	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
		POSTPONEMENT	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	а
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135		ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	TARKS: CORREC	T 35R23857 DELETED 9	K CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0016 (LT)

PAGE 4 OF 4

PREPARED FOR DKearns01 ON 2015/05/01 AT.11:24:50

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
	2013/01/21 (ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
cox	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	ICY.		-
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN N	C.C. TATHAM & ASSOCIATES LTD. #134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	TCATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 (ARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 PARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MC279	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		с
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
RE	ARKS: MT1342	92.				

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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

	SCOPMENTS INC		ROWN			
REG. NUM.	DATE	INSTRUMENT TYPE	AMOÚNT	PARTIES FROM	PARTIES TO	CERT/ CHED
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MI109809	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.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REA	CARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	Ċ
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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* 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	с
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11]] 3 <i>202</i>	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
1		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	c
•		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CÂNADA	BELL CANADA	с
		POSTPONEMENT 08 POSTPONED TO MT11	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO 1	TORCHIA, BERNARD WIll3238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11]] 3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1	POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT 08 POSTPONED TO MT11	3265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



LAND REGISTRY OFFICE #35

48879-0017 (LT)

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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 *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOL? CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
RE!	MRKS: RE: MT	116099				
MT116263 REI		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO —	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT	w cuicera aco _	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MILL		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REF		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	с
MT116267		POSTPONEMENT	 	XARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268	2012/08/21	08 POSTPONED TO MT11 POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT118135		ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED E	Y CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0017 (LT)

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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 *

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		С
REA	2013/01/21 ARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ycy.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN A	C.C. TATHAM & ASSOCIATES LTD. \$T134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REM	ARKS: CERTIF	ICATE OF ACTION MT13	1,292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 (ARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	c
	2015/02/18 PARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 GARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, HERNARD	2455150 ONTARIO INC.	c
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	ARKS: MT1342	92.				

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LAND REGISTRY OFFICE #35

48879-0019 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:26:53

* 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/OUALIFIER: FEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

						CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	THUOMA	PARTIES FROM	PARTIES TO	CHED
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE	·	THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	c
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
REA	PRKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAX BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С



LAND REGISTRY OFFICE #35

48879-0019 (LT)

PAGE 2 OF 4 FREPARED FOR DKearns01 ON 2015/05/01 AT 11:26:53

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

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LAND REGISTRY OFFICE #35

48879-0019 (LT)

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:26:53

* 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/ CHED
MT113407 REA		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
MT116053	2012/08/16	CEARGE	\$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	С
MT116100	2012/08/16 WARKS: RE: MT	NO ASSGN RENT GEN	1	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116263 RE		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	EUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264		POSTPONEMENT	M. CHASSIE. RSO -	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	с
MT116265 REI		POSTPONEMENT 09 POSTPONED TO MT11	5053	TORCEIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REN		POSTPONEMENT 07 POSTPONED TO MT11	8099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267		POSTPONEMENT	**************************************	KARTAVÍCIUS, ROMAS STORIB, EARL	FIRST SOURCE MORTGAGE CORPORATION	Ċ
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/06/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT118135	2012/10/03			*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED E	Y CN 2015/04/08			



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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:26:53

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
REN	2013/01/21 ARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	J	C.C. TATHAM & ASSOCIATES LTD. #T134558		c
1		CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REM	ARKS: CERTIF	TCATE OF ACTION MT13	¥292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 GARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 WRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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LAND REGISTRY OFFICE #35

. 48879-0921 (LT)

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

PROPERTY DESCRIPTION:

UNIT 21, LEVEU 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; TOWNSEIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/OUALIFIER: FEE SIMPLE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

ABSOLUTE

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

			ROWN			CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	TAUOMA	PARTIES FROM	PARTIES TO	CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111 54 5	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REX	IARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER PASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С



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* 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/ CHED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113381 REA		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	с
	, ,	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11) 3 <i>202</i>	TORCHIA, BERNARD	HYDRO GNE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CAMADA	BELL CANADA	С
1		POSTPONEMENT 08 POSTPONED TO MILL	3238	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	с
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD TIL13238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1	POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1	Postponement 09 Postponed to MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406		POSTPONEMENT 08 POSTPONED TO MT11		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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PAGE 3 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:28:04

* 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/ CHRD
MT213407 RBM	1 1 1	POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	VARKS: RE: MT	116099				
MT116263 REI		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1		POSTPONEMENT	M CTROOTE POO	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REI		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267		POSTPONEMENT		KARTAVĮCIUS, ROMAS STORIE, BARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE?	MARKS: MT1098	08 POSTPONED TO MILL	5099			
MT116268		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		c
KT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



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* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		n
REA	2013/01/21 DARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COF	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	tcy.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:		C.C. TATHAM & ASSOCIATES LTD. T134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER BASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 GARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	PARKS: MT1342	92.				



LAND REGISTRY OFFICE #35

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. ON 2015/05/01 AT 11:28:36

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

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 MILSOUR; TOWNSHIP OF GEORGIAN BAY

PROPERTY REMARKS:

ESTATE/CUALIFIER: FEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

CAR BAI DEVE	K BAY DEVELOPMENTS INC. ROWN						
REG. NUM.	DATE	INSTRUMENT TYPE	АМ ОЏ И Т	PARTIES FROM	PARTIES TO	CERT/ CHKD	
** PRINTOUT	INCLUDES AI	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **			
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С	
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С	
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С	
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С	
MT109808	2612/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С	
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С	
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С	
		POSTPONEMENT 07 POSTPONED TO MT11]]545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С	
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIB, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С	
REA	ARKS: MT1098	08 TO MT111545					
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С	
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С	
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с	

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 OPFICE #35

48879-0022 (LT)

PAGE 2 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:28:36

* 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/ CERD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK PAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN DAY	С
	, , , ,	POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE METWORKS INC.	С
MT113382		POSTPONEMENT	3202	KARTAVICIUS, ROMAS STORIB, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPÓNED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	с
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
		POSTPONEMENT OB POSTPONED TO MT11	3238	KAŔTAVICIUS, ROMAS STORIS, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD T113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1 ' '	POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT	2065	KARTAVICIUS, ROMAS STORIS, EARL	THE DISTRICT MUNICIPALITY OF MUSEOKA	С



LAND REGISTRY OFFICE #35

48879~0022 (LT)

PAGE 3 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:28:36

* 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
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MŢ116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
İ		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
KSI	TARKS: RE: MT	116099				
MT116263 REI		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSC -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	c
HT116264		POSTPONEMENT	M CHASSIE DSO _	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 RES		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MOETGAGE CORPORATION	С
WT116267		POSTPONEMENT OS POSTPONED TO MT11	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268	1 ' '	POSTPONEMENT 09 POSTPONED TO MILL	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03			*** DELETED AGRINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	ARKS: CORREC	T 35R23857 DELETED E	F CN 2015/04/08			



LAND REGISTRY OFFICE #35

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PREPARED FOR DKearns01 ON 2015/05/01 AT 11:28:36

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REA	2013/01/21 ARKS: MTI115 RECTIONS: RE			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIBN N	C.C. TATHAM & ASSOCIATES LTD. #1134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REP	MARKS: CERTIF	ICATE OF ACTION MT13	4292 -			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 TARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 APKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 CARKS: MT1098	TRANSFER OF CHARGE 09.		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
МСР79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

Ontario ServiceOntario

LAND REGISTRY OFFICE #35

48979-0023 (LT)

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FREPARED 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 RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

ABSOLUTE

CAPACITY SHARE

ROWN

	SLOPMENTS INC		KOWN		arma /	
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE	j	THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT111966	2012/05/09	08 TO MT111545 POSTFONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
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	С

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.



LAND REGISTRY OFFICE #35

48879-0023 (LT)

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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 *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHED CHED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK HAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	с
MT113382		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS SIORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO OME NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	HELL CANADA	С
1		POSTPONEMENT	3238	KARTAVICIUS, ROMAS STORIĖ, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD #T113238, M. CHRSSIE, RSÓ	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MTIL	9270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT OS POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, BARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT D8 PÖSTPONED TO MT11	3265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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* 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
MT113407 REI	1 ' '	POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLT CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
RE	CARKS: RE: MI	116099				
MT116263		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
REI	Marks: Remark 	ADDED 2012/09/06 BY	M. CHASSIE, RSO -	MT109808 POSTPONED TO MT116053		
		POSTPONEMENT 09 POSTPONED TO MTIL	5053	TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266		POSTPONEMENT 07 POSTPONED TO MT11	i 8099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
RE	ARKS: MT1098	08 POSTPONED TO MT11	5099			
MT116268		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DZLETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R238S7 DELETED B	Y CN 2015/04/08			



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PREPARED FOR DKearms01 ON 2015/05/01 AT 11:30:38

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN PAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
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.		С
MT135666 REN		APL (GENERAL) TCATE OF ACTION RE:	CONSTRUCTION LIEN B	C.C. TATHAM & ASSOCIATES LTD. T134558		С
MT136386		CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REM	MRKS: CERTIF	CATE OF ACTION MT13	<u>≇292</u> 			
MT142820	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		С
	2014/11/24 WRKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
1	2015/03/02 PARKS: MT1098	TRANSFER OF CHARGE	5	TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		c
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** DASECRETE INC.		
REA	ARKS: MT1342	92 -				



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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:

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

FEE SIMPLE

ABSOLUTE

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

DIN BILL BETT	SLOPMENTS INC	<u> </u>	KOWN			
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLT CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	CAK BAY GOLF CLUB INC. CAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MILL	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111966	2012/05/09	00 TO MTILI545 POSTPONEMENT 09 TO MTILI545		TORCEIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

MOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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



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48879-0024 (LT)

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

THE DISTRICT MUNICIPALITY OF MUSKOKA	С
THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
HYDRO ONE NETWORKS INC.	с
HYDRO ONE NETWORKS INC.	С
HYDRO ONE NETWORKS INC.	С
BELL CANADA	С
BELL CANADA	С
BELL CANADA	С
THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
THE DISTRICT MUNICIPALITY OF MUSKOKA	С
THE DISTRICT MUNICIPALITY OF MUSKOKA	С
	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY HYDRO ONE NETWORKS INC. HYDRO ONE NETWORKS INC. HYDRO ONE NETWORKS INC. BELL CANADA BELL CANADA THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY THE DISTRICT MUNICIPALITY OF MUSKOKA



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48879-0024 (LT)

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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 *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407	2012/06/14 ARKS: MT1098	POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100	2012/08/16	NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
RE	CARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	HUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	C
MT116264		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
R.5.	ARKS: REMARK	ADDED 2012/09/06 BY	M. CHASSIE, RSO -	MT109808 POSTPONED TO MT116053		
		POSTPONEMENT 09 POSTPONED TO MT11	6053	TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267	2012/08/21	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE	ARKS: MT1098	08 POSTPONED TO MT11	5099			
MT116268 <i>RBI</i>		POSTPONEMENT 09 POSTPONED TO MT11	6099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE	1	THE DISTRICT MUNICIPALITY OF MUSKOKA		¢
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	MARKS: CORREC	T 35R23857 DELETED B	Y 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 FICKED THEM ALL UP.



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* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REA	2013/01/21 PARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN RAY		С
COF	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
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.		С
MT135666 REA		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN P	C.C. TATHAM & ASSOCIATES LTD. #T134558		С
MI136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	42 <i>92</i>			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BRY		С
	2014/11/24 WARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
MT149306 REA	2015/02/18 MARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 MARKS: MT1098	TRANSFER OF CHARGE		TORCEIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2915/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRITE INC.		
REI	ARKS: MT1342	92.				



LAND REGISTRY OFFICE #35

48879-0025 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01

ON 2015/05/01 AT 11:31:47

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

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

VIII 211 3312	LOPMENTS INC	-	ROWN			CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT111966	2012/05/09	08 TO MT111545 POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK RAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с



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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:31:47

* 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/ CERTD
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
	2012/06/14 MARKS: MT10980	POSTPONEMENT 07 POSTPONED TO MILL	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	c
	2012/06/14 MARKS: MT1098	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	с
	2012/06/14 MARKS: MT10980	POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE METWORKS INC.	С
	2012/06/14 MARKS: MT1098	POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
	2012/06/14	POSTPONEMENT 08 POSTPONED TO MT11	222	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	с
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD 27113238, M. CHASSIE, RSO	BELL CANADA	С
	2012/06/14 VARKS: MT1098	POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1	2012/06/14 MARKS: MT1098	POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	4	POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	2012/06/14 WARKS: MT1098	POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
	2012/06/14	POSTPONEMENT 08 POSTPONED TO MT.1.1		KARTAVICIUS, ROMAS STORIE, RARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



LAND REGISTRY OFFICE #35

48879-0025 (LT) .

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:31:47

* 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/ CHED
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CEARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. DAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MOETGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVSLOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
RE	ARKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1		POSTPONEMENT	w greets so	KARTAVICIUS, ROMAS STORIE, BARL	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT		MT1109808 POSTPONED TO MT116053 TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
N.Ei	MARKS: MI1098	09 POSTPONED TO MT11	6053			
MT116266 RE		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
MT116267		POSTPONÉMENT	444	KARTAVICIUS, ROMAS STORIE, BARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE	ARKS: MT1098	08 POSTPONED TO MT11	5099			
		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:31:47

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
1	2013/01/21 IARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
		MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	ICY.		
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.		С
MT135666 <i>REA</i>		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN I	C.C. TATHAM & ASSOCIATES LTD. \$T134558		С
İ		CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	MRKS: CERTIF	ICATE OF ACTION MT13	4 <i>292</i>			1
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 GARKS: APPOIN	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/0 2 /18 PRKS: MT1098	TRANSPER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 GARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARE CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS COMSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		:
REP	ARKS: MT1342	92.	ĺ			

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:32:23

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

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 RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

ABSOLUTE

OWNERS' NAMES
OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CERD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	CAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, BARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	c
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
REN	ARKS: MT1098	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSPER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	BELL CANADA	С



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PAGE 2 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:32:23

* 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/ CEED
MT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
i	, .	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO OME NETWORKS INC.	с
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT PANK OF CANADA	BELL CANADA	С
	, ,	POSTPONEMENT 08 POSTPONED TO MT11	8236	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD MT113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	, ,	POSTPONEMENT 09 POSTPONED TO MILL	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 97 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
		POSTPONEMENT	7265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	c



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PREPARED FOR DKearns01
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	TRUOMA	PARTIES FROM	PARTIES TO	CERT/ CHED
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	¢
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
REI	iarks: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	A GENERAL DOO	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 0.9 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT D7 POSTPONED TO MILL	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
1		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03			*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



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PAGE 4 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:32:23

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		c
	2013/01/21 QRKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		с
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIPSON, NAI	JCY.		
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LID.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN P	C.C. TATHAM & ASSOCIATES LTD. #T134558		С
		CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	TCATE OF ACIION MT13	4292			1
MT142020	2014/08/12	TRANSFER BASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	c
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 FARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
	2015/02/18 MARKS: MT1098	TRANSFER OF CHARGE	 	BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
1	2015/03/02 PARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CÓNDO PLN				С
MT150900	2015/04/07	COMDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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PREFARED FOR DKearns01 ON 2015/05/01 AT 11:32:57

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

PROPERTY DESCRIPTION:

UNIT 27, LEVEL 1, MUSKOXA 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

UAK BAY DEVE	RE SAY DEVELOPMENTS INC. ROWN						
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CHKD	
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS 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.	С	
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С	
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С	
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	с	
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С	
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С	
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С	
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с	
REP	MRKS: MT1098	08 TO MT111545					
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	c	
MT113202	2012/06/08	TRANSPER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С	
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.

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



LAND REGISTRY OFFICE #35

48879-0027 (LT)

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ON 2015/05/01 AT 11:32:57

* 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/ CHED
KT113265	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113381 REM		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
MT113382		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE METWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	MELL CANADA	С
1		POSTPONEMENT 08 POSTPONED TO MT11	3238	KARTAVICIUS, RÓMAS STORIE, EARL	BELL CANADA	С
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO I	TORCHIA, BERNARD TI13238, M. CHASSIE, RSO	BELL CANADA	С
		Postponement 07 Postpóned to MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MILL	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	EUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406		POSTPONEMENT		KARTAVICIUS, ROMAS STORI3, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	с



LAND REGISTRY OFFICE #35

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PAGE 3 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:32:57

* 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/ CHED
MT113407 REM		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
KEN	MRKS: RE: MT	116099				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL EANK OF CHINA (CANADA)	С
]	POSTPONEMENT	M CHARRE BRO	KARTAVICIUS, ROMAS STORIE, RARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	c
		POSTPONEMENT 08 POSTPONED TO MILL	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	с
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	с
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03			*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REI	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



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* 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/ CHED
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REN	2013/01/21 CARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	CY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN A	C.C. TATHAM & ASSOCIATES LTD. TI34558		С
MT136386	2014/02/28	CÉRTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	ARKS: CERTIF	ICATE OF ACTION MILS	1292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 TARKS: APPOIN	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 PARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REA	APKS: MT1342	92.		<u> </u>		

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LAND REGISTRY OFFICE #35

48879-0028 (LT)

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PREPARED FOR DKearns01
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 AFFURTENANT 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 AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **	,	
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С .
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT189808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, BARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT		KARTAVICIUS, ROMAS STORIB, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REA	iarks: MT1098 i	08 TO MT111545				
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER RASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	с



LAND REGISTRY OFFICE #35

48879-0028 (LT)

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:33:39

* 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/ CHED
MT113265	2012/06/11	TRANSFER BASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113381 REN		POSTPONEMENT 07 POSTPONED TO MT11	3202	BUSINESS DEVELOFMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
MT113382		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		POSTPONEMENT 08 POSTPONED TO MT11	2728	KARTAVICIUS, ROMAS STORIS, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD #T113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MTLL	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1		POSTPONEMENT 08 POSTPONED TO MTIL	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
ME113406		POSTPONEMENT PS POSTPONED TO MILL	B265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С

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.



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48879-0028 (LT)

PAGE 3 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:33:39 . .

* 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/ CERD
MT113407 RES		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCEIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. CAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
RE	MARKS: RE: MI	V16099				
MT116263 <i>REI</i>		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL MANK OF CHINA (CANADA)	c
MT116264		POSTPONEMENT	M CFASSIE, RSO -	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REI		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
		POSTPONEMENT	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
MT116268	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCEIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



LAND REGISTRY OFFICE #35

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PREPARED FOR DKearns01 ON 2015/05/01 AT 11:33:39

* 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
MT121713	2013/01/08	MOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
REM	2013/01/21 ARKS: MT1115	4.5	,,,	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	ICY.		
MT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAK & ASSOCIATES LTD.		С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN 1	C.C. TATHAM & ASSOCIATES LTD. 17134558		С
	2014/02/28			*** DELETED AGAINST TEIS PROPERTY *** BASECRETE INC.		
REN	PARKS: CERTIF	ICATE OF ACTION MT13	<u></u>			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 MARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 PRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REM	ARKS: MT1342	92.				



LAND REGISTRY OPPICE #35

48879-0029 (LT)

PAGE 1 OF 4 PREPARED FOR DKearns01 ON 2015/05/01 AT 11:34:12

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

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 MIL50900; 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

--P

				···		CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	ÇHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2608/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK PAY GOLF CLUB INC. OAK PAY DEVELOPMENTS INC.	EUSINESS DEVELOPMENT BANK OF CANADA	Ċ
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	с
MT111964 REN		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111966	2012/05/09	POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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48879-0029 (LT)

PAGE 2 OF 4
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* 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/ CHED
MT113265	2012/06/11	TRANSFER EASEMENT	\$ 2	OAK BAY DEVELOPMENTS INC.	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3202	EUSINESS DEVELOPMENT BANK OF CANADA	HYDRO CNE NETWORKS INC.	с
	1	POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	c
	1	POSTPONEMENT 07 OSTPONED TO MT113	! 238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
		POSTPONEMENT 08 POSTPONED TO MT11	2738	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD CT113238, M. CHASSIE, RSO	BELL CANADA	с
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1	FOSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN EAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSEOKA	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
REA	MARKS: MT1098	D8 POSTPONED TO MT11	\$265			



LAND REGISTRY OFFICE #35

.48879-0029 (LT)

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PREPARED FOR DKearns01
ON.2015/05/01 AT 11:34:12

* 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
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3 <i>265</i>	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	O
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	с
REI	ARKS: RE: MT	116099				
MT116263 REI		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
1		POSTPONEMENT	M CUNCETE BOA	KARTAVICIUS, ROMAS STORIE, BARL MT109808 POSTFONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11	·	TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 REI		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	с
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE	MARKS: MT1098	08 POSTPONED TO MT11	6099 !			
MT116268 <i>REI</i>	1 .	POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER	TO THE PROPERTY OF THE PROPERT	*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
RE	ARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0029 (LT)

PAGE 4 OF 4
PREPARED FOR DKearns01
ON 2015/05/01 AT 11:34:12

* 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
MT121713	2013/01/08	NOTTCE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 MARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICX.		
KT134292	2013/12/16	CONSTRUCTION LIEN		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
MT134558	2013/12/20	CONSTRUCTION LIEN	\$245,050	C.C. TATHAM & ASSOCIATES LTD.	·	С
		APL (GENERAL) ICATE OF ACTION RE:	CONSTRUCTION LIEN N	C.C. TATHAM & ASSOCIATES LTD. %T134558		С
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	<u>4292</u>			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 MARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	BOH REALTY SERVICES INC.	С
	2015/02/18 GRKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
мср79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
ME151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REA	ARKS: MT1342	92.				

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LAND REGISTRY OFFICE #35

48879-0030 (LT)

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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 *

PROPERTY DESCRIPTION:

OAK BAY DEVELOPMENTS INC.

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 RAY

PROPERTY REMARKS:

ESTATE/OUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

CAPACITY SHARE ROWN

	HOPPIENTS INC		ROWN			CERT/
REG. NUM.	DATE	INSTRUMENT TYPE	MOUNT	PARTIES FROM	PARTIES TO	CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAȘ STORIE, EARL	С
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	С
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С



LAND REGISTRY OPFICE #35

48879-0030 (LT)

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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	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с
•		POSTPONEMENT 07 POSTPONED TO MILL	3202	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3202	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	с
		POSTPONEMENT 08 POSTPONED TO MT11	8236	KARTAVICIUS, ROMAS STORIE, EARL	BELL CAMADA	c
		POSTPONEMENT 7/17 AMENDED TO MT10	9809 POSTPONED TO P	TORCEIA, BERNARD #113238, M. CHASSIE, RSO	BELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN EAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>265</i>	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	с
		POSTPONEMENT 08 POSTPONED TO MT11	3265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



LAND REGISTRY OFFICE #35

48879-0030 (LT).

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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
MT113407		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. CAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	CAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
1		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REN	M <u>arks:</u> Re: MT	116099 i				
		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	W CHICCLE BOO	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	c
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116266 RE		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
	' '	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE!	MARKS: MT1098	OB POSTPONED TO MT11	5099			
MT116268 REI		POSTPONEMENT 09 POSTPONED TO MT11	5099	TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		с
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
R.E.	ARKS: CORREC	T 35R23857 DELETED E	K CN 2015/04/08			



LAND REGISTRY OFFICE #35

48879-0030 (LT)

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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/ CHRD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COR	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	ecy.		
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.		С
MT135666 REA		APL (GENERAL) ICATE OF ACTION RE:		C.C. TATHAM & ASSOCIATES LTD. T134558		С
MT136386	2014/02/28	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	ARKS: CERTIF	ICATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	CAK BAY DEVELOPMENTS INC.	BELL CANADA	с
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
•	2014/11/24 PARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 ARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCEIA, BERNARD	2455150 ONTARIO INC.	С
MCP79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		CAK BAY DEVELOPMENTS INC.		с
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REN	ARKS: MT1342	92.				

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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:36:05

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

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/OUALIFIER: FEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE:

2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

	HOPMENTS INC	<u> </u>	ROWN			CBRT/
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CEKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2015/04/08 **		
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT54:165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	BUSINESS DEVELOPMENT BANK OF CANADA	С
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	с
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С
		POSTPONEMENT 07 POSTPONED TO MT11	} 1545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT111965	2012/05/09	POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
REN	ARKS: MT1098	08 TO MT111545				
		POSTPONEMENT D9 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
MT113202	2012/06/08	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	HYDRO ONE NETWORKS INC.	С
MT113238	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С

MOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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



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ON 2015/05/01 AT 11:36:05

* 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	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	, , , , , , , , , , , , , , , , , , , ,	POSTPONEMENT 07 POSTPONED TO MT11] 3 <i>202</i>	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRO ONE NETWORKS INC.	с
1		POSTPONEMENT 08 POSTPONED TO MT11	3202	KARTAVICIUS, ROMAS STORIE, EARL	HYDRO ONE NETWORKS INC.	c
		POSTPONEMENT 09 POSTPONED TO MT11	32 <i>02</i>	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	С
		POSTPONEMENT 07 OSTPONED TO MT113	238	EUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		POSTPONEMENT 08 POSTPONED TO MT11	238	KARTAVICIUS, ROMAS STORIE, EARL	RELL CANADA	с
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD WILL3238, M. CHRSSIE, RSO	HELL CANADA	С
		POSTPONEMENT 07 POSTPONED TO MT11	\$270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	3270	KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
ĺ		POSTPONEMENT OS POSTPONED TO MT11	2265	KARTAVICIUS, ROMAS STORIE, EARL	THE DISTRICT MUNICIPALITY OF MUSKOKA	С



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PREPARED FOR DKearns01
ON 2015/05/01 AT 11:36:05

* 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
		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$5,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
	2012/08/16 CARKS: RE: MT	NO ASSGN RENT GEN	5	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MT116263	2012/08/21	POSTPONEMENT	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116264		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MILL		TORCHIA, BERNARD	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	с
MT116267		POSTPONEMENT	5099	KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	c
MT116268	2012/08/21	POSTPONEMENT OF POSTPONED TO MT11		TORCHIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03 WARKS: CORREC	ORDER T 35R23857 DELETED E	Y CN 2015/04/08	*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		



LAND REGISTRY OFFICE #35

48879-0031.(LT)

PAGE 4 OF 4

PREPARED FOR DKearns01 ON 2015/05/01 AT 11:36:05

* 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/ CHRD
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 (ARKS: MT1115			THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
		MARK ADDED ON 2013/0	5/13 BY PIRSON, NAM	ICY.		
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.		С
		APL (GENERAL) ICATE OF ACTION RE:	J	C.C. TATHAM & ASSOCIATES LTD. T134558		C
	2014/02/28			*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REN	CARKS: CERTIF	ICATE OF ACTION MT13	#292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 VARKS: APPOIN	APL COURT ORDER TS RECEIVER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
MT149306 REN	2015/02/18 CARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453349 ONTARIO INC.	С
	2015/03/02 WARKS: MT1098	TRANSFER OF CHARGE	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TORCHIA, BERNARD	24S51SU ONTARIO INC.	С
мср79	2015/04/07	STANDÁRD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		CAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REP	ARKS: MT1342	9.2	<u> </u>			

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

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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/OUALIFIER: FEE SIMPLE ABSOLUTE RECENTLY:

CONDOMINIUM FROM 48018-0722

PIN CREATION DATE: 2015/04/08

OWNERS' NAMES

OAK BAY DEVELOPMENTS INC.

CAPACITY SHARE

ROWN

	AUTO							
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/		
** PRINTOUT	* PRINTQUI INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE; 2015/04/08 **							
MT54135	2008/08/12	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С		
MT54165	2008/08/12	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
MT104431	2011/10/25	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С		
MT109807	2012/03/13	CHARGE	\$700,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	EUSINESS DEVELOPMENT BANK OF CANADA	с		
MT109808	2012/03/13	CHARGE	\$5,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	KARTAVICIUS, ROMAS STORIE, EARL	С		
MT109809	2012/03/13	CHARGE	\$3,000,000	OAK BAY GOLF CLUB INC. OAK BAY DEVELOPMENTS INC.	TORCHIA, BERNARD	с		
MT111545	2012/04/30	NO SUB AGREEMENT		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	OAK BAY DEVELOPMENTS INC.	С		
		POSTPONEMENT 07 POSTPONED TO MT11	I 545	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С		
		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	с		
REN	ARKS: MT1098	08 TO MT111545						
		POSTPONEMENT 09 TO MT111545		TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	¢		
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	с		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

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48879-0015 (LT)

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* 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	С
MT113270	2012/06/11	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 07 POSTPONED TO MT11	3 <i>202</i>	BUSINESS DEVELOPMENT BANK OF CANADA	HYDRÓ ONE NETWORKS INC.	С
MT113382		POSTPONEMENT	3202	KARTAVICIUS, ROMAS STORIE, RARL	HYDRO OME NETWORKS INC.	С
		POSTPONEMENT 09 POSTPONED TO MT11	3 <i>202</i>	TORCHIA, BERNARD	HYDRO ONE NETWORKS INC.	с
		POSTPONEMENT 07 OSTPONED TO MT113	238	BUSINESS DEVELOPMENT BANK OF CANADA	BELL CANADA	С
		POSTPONEMENT OR POSTPONED TO MT11	2020	KARTAVICIUS, ROMAS STORIE, EARL	BELL CANADA	С
MT113391	2012/06/14	POSTPONEMENT		TORCHIA, BERNARD #T113238, M. CHASSIE, RSO	BELL CANADA	C
		POSTPOMEMENT 07 POSTPONED TO MT11	3270	BUSINESS DEVELOPMENT BANK OF CANADA	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
		POSTPONEMENT 08 POSTPONED TO MT11	B270	KARTAVICIUS, ROMAS STORIB, BARL	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
1	1 ' '	POSTPONEMENT 09 POSTPONED TO MT11	3270	TORCHIA, BERNARD	THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY	С
	1 ' '	POSTPONEMENT 07 POSTPONED TO MT11	3265	BUSINESS DEVELOPMENT BANK OF CANADA	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT113406		POSTPONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	TEE DISTRICT MUNICIPALITY OF MUSEOKA	С



LAND REGISTRY OFFICE #35

48879-0015 (LT)

PAGE 3 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 *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
MT113407 REI		POSTPONEMENT 09 POSTPONED TO MT11	3265	TORCHIA, BERNARD	THE DISTRICT MUNICIPALITY OF MUSKOKA	С
MT115060	2012/07/23	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
MT116053	2012/08/16	CHARGE	\$6,400,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116099	2012/08/16	CHARGE	\$8,500,000	OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
MTL16100		NO ASSGN RENT GEN		OAK BAY DEVELOPMENTS INC. OAK BAY GOLF CLUB INC.	FIRST SOURCE MORTGAGE CORPORATION	С
REI	CARKS: RE: MT	116099				
MT116263 RE!		POSTPONEMENT ADDED 2012/09/06 BY	M. CHASSIE, RSO -	BUSINESS DEVELOPMENT BANK OF CANADA MT109807 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT	M CDLCCIP DCO	KARTAVICIUS, ROMAS STORIE, EARL MT109808 POSTPONED TO MT116053	INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
MT116265	2012/08/21	POSTPONEMENT 09 POSTPONED TO MT11		TORCHIA, BERNARD	. INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)	С
		POSTPONEMENT 07 POSTPONED TO MT11	5099	BUSINESS DEVELOPMENT BANK OF CANADA	FIRST SOURCE MORTGAGE CORPORATION	С
1		POSTFONEMENT		KARTAVICIUS, ROMAS STORIE, EARL	FIRST SOURCE MORTGAGE CORPORATION	С
RE!	URKS: MT1098	08 POSTPONED TO MT11	5099			
		POSTPONEMENT 09 POSTPONED TO MT11	6099	TORCEIA, BERNARD	FIRST SOURCE MORTGAGE CORPORATION	С
MT116771	2012/08/31	NOTICE		THE DISTRICT MUNICIPALITY OF MUSKOKA		С
MT118135	2012/10/03	ORDER		*** DELETED AGAINST THIS PROPERTY *** EXAMINER OF SURVEYS		
REN	MARKS: CORREC	T 35R23857 DELETED B	Y CN 2015/04/08			



LAND REGISTRY OFFICE #35

.48879-0015 (LT)

PAGE 4 OF 5 FREPARED FOR GSaran01 ON 2015/06/02 AT 16:25:18

* 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
MT121713	2013/01/08	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2013/01/21 IARKS: MT1115	45		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
COF	RECTIONS: RE	MARK ADDED ON 2013/0	5/13 BY PIRSON, NAI	VCY.		
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.		
REN	ARKS: CERTIF	TCATE OF ACTION RE:	CONSTRUCTION LIEN I	T134558		
	2014/02/28	· ·		*** DELETED AGAINST THIS PROPERTY *** BASECRETE INC.		
REA	MARKS: CERTIF	ICATE OF ACTION MT13	4292			
MT142020	2014/08/12	TRANSFER EASEMENT	\$2	OAK BAY DEVELOPMENTS INC.	BELL CANADA	С
MT143284	2014/09/09	NOTICE		THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BAY		С
	2014/11/24 TARKS: APPOIN	APL COURT ORDER		SUPERIOR COURT OF JUSTICE	EOH REALTY SERVICES INC.	С
	2015/02/18 WARKS: MT1098	TRANSFER OF CHARGE		BUSINESS DEVELOPMENT BANK OF CANADA	2453340 ONTARIO INC.	С
	2015/03/02 ARKS: MT1098	TRANSFER OF CHARGE		TORCHIA, BERNARD	2455150 ONTARIO INC.	С
мс⊉79	2015/04/07	STANDARD CONDO PLN				С
MT150900	2015/04/07	CONDO DECLARATION		OAK BAY DEVELOPMENTS INC.		С
MT151268	2015/04/17	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** BASECRETE INC.		
REA	ARKS: MT1342	92.				1

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REGISTRY

OFFICE #35

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 5 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 *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHIKD
	2015/05/05 VARKS: MT1345	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED *** DELOITTE RESTRUCTURING INC.		
	2015/05/05 ARKS: BY-LAW	CONDO BYLAW/98		MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 79		С
	2015/05/05 WARKS: BY-LAW	CONDO BÝLAW/98 NO. 2		MUSKOKA STANDARD CONDOMINIUM CORPORATION NO. 79		c
	2015/05/29 WARKS: MT1160	TRANSFER OF CHARGE		FIRST SOURCE MORTGAGE CORPORATION	2464713 ONTARIO INC.	
MT152823	2015/05/29	NO ASSON 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 OMTARIO INC.	

APPENDIX K

Dale & Lessmann

Reply to:

David E. Mende

Direct Dial:

416-369-7838 dmende@dalelessmann.com

Email: 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:

Our Client: Industrial and Commercial Bank of China (Canada) and Re: 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:

\$9,502.68

(Prime + 2.5% floating; interest per diem: \$452.51)

Overdraft Facility outstanding:

\$265,671.24

Accrued interest:

\$927.99

(Prime + 3% floating; interest per diem: \$44.19)

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

Page 2

Yours very truly,

DALE & LESSMANN LLP

David E. Mende

DEM/nd

785084.2

APPENDIX L



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 Owing - Dec 1/14 - May 1/15 (6 months)	390,000.00
	Total of Late Interest Owing 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 Owing (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
Payable to First Source	Sched A. 2.d) Fallure to provide proof of insurance coverage after demand was made (Nov. 2013)	395,50
Payable to First Source	Sched A. 2.f) Failure to notify Lender of registration of lien (GM Exteriors)	395.50
Payable to First Source	Sched A. g) Mortgage Statement x4	1,186.50
Payable to First Source	Sched A. h) Discharge Statement	395.50
Payable to First Source	Sched A. j) Each meeting required due to an issue x 4	1,582.00
Payable to First Source	Sched A. k) Each 3 telephone/emails required by the Lender regarding the loan facility (x2)	791.00
Payable to First Source	Sched A. # 12. Management Fee (\$15,000/month as agreed - Aug.2014- April 2015)	135,000.00
Payable to First Source	Sched A. # 12. Administration Fee -\$350/hr plus hst (5 hours)	1,977.50
Payable to First Source	Inspection Expenses x 2 (by First Source)	550.00
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
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
Fees to be paid directly to Paliare Roland LLP	Legal Fees/ Receiver Costs	37,388.68
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.

it funds tempered titler 1.00 fts, 11th 20, 2019 please and additional per dient to HEXT business day.

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

APPENDIX M

Telephone: (416) 225-8750

Facsimile: (416) 225-7214



Kronis, Rotsztain, Margles, Cappel LLP

Barristers and Solicitors

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

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.

Page: 2

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;

- Page: 3
- (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;
- (I) 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:

- Page: 4
- (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;
- (i) 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;

Page: 5

- (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, Rotsglain, Margles, Cappel ILP

Page: 6

SCHEDULE A

BOLD PROPERTIES

PW 48879 - 0001 LT

UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO, 79 AND 175 APPURTENANT INTEREST; SUBJECT TO AND TODETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY Description

Address

UNIT 4, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTEMANT INTEREST: BUBLECTTO AND TODETHER WITH BASEMENTS AB BET OUT IN SCHEDULE A AS IN MT150800; TOWNSHIP OF GEORGIAN BAY Description

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UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPLIRTENANT INTEREST, SUCJECT TO AND TOGETHER WITH EASEMENTS AS SET DUT IN ECHEDILLE A AS IN MY160900; TOWNSHIP OF ECERGIAN BY .Desaription

Address PORT SEVERN

PIN

UNIT'B, LEVEL 1, MUBKOKA STANDARD CONDOMINUM PLAN NO. 76 AND ITS APPUTTEMANT INTEREST; SUBJECT TO AND TOGETHER WITH ASSEMENTS AS SET OUT IN SOHEDULE A AS IN MYTISORO; TOWNSHIP OF GEORGIAN AS Description

Address PORT SEVERN

40879 - 0007 LT

UNIT 7, LEVEL 1, MUSKOKA STANDARD CONDOMINUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT \$5000; TOWNSHIP OF GEORGIAN BAY Description

Address PORT BEVERN

PIN Description

UNIT 8, LEVEL 1, MUSICOKA BTANDARD CONDOMINIUM PLAN NO. 75' AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOOSTHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

Address PORT BEVERN

PIN

UNIT II, LEVEL 1, MUBKCKA STANDARD CONDOMINIUM PLAN NCI, 79 AND ITB APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET DUT IN SCHEDULE A AS IN MY150800; TOWNSHIP OF GEORGIAN BAY

PORT SEVERN Address

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UNIT 18, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM FLAN NO. 79 AND ITS APPURTENANT INTERESTI, BUBJECT TO AND TOCISTHER WITH EASEMENTS AS BET OUT IN SCHEDULE, A AS IN NIT-5600), TOWNSHIP OF GEORGIAN BLY Description

Address PORT SEVERN

UNIT 11, LEVEL 1, MUSIKOKA STANDARD CONDOMINIUM PLAN NO. 73 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EAGEMENTS AS BET DUT IN SCHEDULE A AS IN MITISODO; TOWNSHIP OF GEORGIAN BAS.

Atioresa PORT BEVERN

PIN 48878 + 0012 LT

UNIT 12, LÉVEL 1, MUSIKOKA STANDARD CONDOMINIUM PLAN-NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SOREDULE A AS IN INTISOBOO; TOWNSHIP OF GEORGIAN QAY

Address

UNIT 14, LEVEL 1, MUSICKA STANDARO CONDONINUM PLAN NO. 78 AND ITS APPURTEMANT INTEREST; SUBJECT TO AND TOBETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT1808XR; TOWNSHIP OF GEORGIAN BAY Description

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Page: 7

PIN 48870 - 0018 LT UNIT 1G. LEVEL 1, MUSKOKA STANDARD GONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT16990; TOWNSHIP OF DEDRGIAN BAY Address PORT BEVERN 48879 - 0017 LT UNIT 17, LEVEL 1, MUSICOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; BUBJECT TO AND TOGETHER WITH EAGLMENTS AB SET DUT! IN SCHEDULE A AS IN MITGORO; TOWNSHIP OF GEORGIAN AS Овзодойол PORT GEVERN Аладыяя 48870 - 0019 LT UNIT IS, LEVEL 1, MUSICOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; BUBJECT TO AND TODETHER WITH EASEMENTS AS SET OUT IN BENEDULL A AS IN MIT150200; TOWNSHIP OF GEORGIAN BAY Address PORT SEVERN

UNIT 72. LEVEL 1, MUSKOKA STANDARD CONDOMINIUM-PLAN NO. 76 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TODETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT15000; TOWNSHIP OF GEORGIAN SAY Address PORT SEVERN LINIT 23, LEVEL 1, MUSKOKA BTANDARID CONDOMINIUM PLAN NO, 76 AND ITS APPURTENANT INTEREBT; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN INT 160600; TOWNSHIP OF GEORGIAN BAY Addrass PORT SEVERN 48879 - 0024 LT UNIT 24, LEVEL 1, MUSKOKA STANDARO CONDOMINIUM PLAN NO. 70 AND ITS APPUNTENANT INTEREST; SUBJECT TO AND YGOETHER WITH EASEMENTS, AS BET OUT IN SCHEDILLE A A BIN MITHOSODO; TOWNSHIP OF GEORGIAN EASE Description .Addresa PORT SEVERN 48679 + 0026 LT UNIT 26, LEVEL 1, MUBIKOKA STANDARD CONDOMINIUM:PLANNO, 79 AND 176 APPURTEMANT INTEREST, BUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN BOHEDULE A AS IN MT1509DQ; TOWNSHIP OF GEORGIAN BAY (Description PORT SEVERN PIN 48879 - DUZY LT

PORT SEVERN

48879 - 0028 LT

Description

Address

48879 - GO22 LT

UNIT 28 LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN.MO, 76 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TODETHER WITH EASEMENTS AS SET OUT IN SCHEOULE A AS IN MT160600; TOWNSHIP OF GEORGIAN BAY

UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 179 APPURTENANT INTEREST; SUBJECT TO AND TODIETHER WITH EASEMENTS AS SET OUT IN BCHEDULE A AS IN MT160900; TOWNSHIP OF GEORGIAN BAY

UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN BOHEDULE A AS IN MITSCOOD; TOWNSHIP OF GEORGIAN BAS Description

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Page: 8

PIN

48879 - 0031 LT

Description

UNIT 31, LEVEL 1, MUBKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MIT160900; TOWNSHIP OF GEORGIAN BAY

Address

PORT SEVERN

Unsold Properties

PIN

48879-0015 LT

Description

UNIT 15, LEVEL I, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MTI50900; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

PIN

48879-0021 LT

Description

UNIT 21, LEVEL I, 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

Page: 9

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

Page: 10

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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
, i			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	MT146456	2014/11/24	EOH Realty Services
Order			Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay
			Developments Inc.
Condo Bylaw/98	MT151933	2015/05/05	Muskoka Standard
(Bylaw No. 1)			Condominium
			Corporation No. 79
Condo Bylaw/98	MT151934	2015/05/05	Muskoka Standard
(Bylaw No. 2)			Condominium
(=) =			Corporation No. 79

Telephone: (416) 225-8750

Facsimile: (416) 225-7214



Kronis, Rotsztain, Margles, Cappel LLP Barristers and Solicitors

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

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., Conrt-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.

Page: 2

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;

Page: 3

- (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;
- (I) 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:

- Page: 4
- (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;
- (i) 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;

Page: 5

- (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;
- (I) 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,

Ruonis, Rotegtain, Margos, Cappel IIP

Page: 6

SCHEDULE A

SOLD PROPERTIES

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UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 178 APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN BCHEDULE A AB IN MITSDB00; TOWNSHIP OF GEORGIAN BAY

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UNIT A, LEVEL 1, MUSKOKA, STANDARD CONDONINIUM PLAN MO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN ECHEQUILE A AS IN MT150800; TOWNSHIP OF GEORGIAN BAY Description

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UNIT'S, LEVEL 1, MUBKOKA STANDARO CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUSJEDT TO AND TOCK THER WITH EASEMENTS AS SET OUT IN BOHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY Description

Address PORT SEVERN

PIN 48879 - 0003 LT

UNIT-6, LEVEL 1, MUSKOKA BTANDARD CONDOMINUAL PLAN NO. 75 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDUILE A AS IN MT160000; TOWNSHIP OF GEORGIAN BAY Description

UNIT7, LEVEL 1, MUSKOKA STANDARD CONDOMINUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH RASISHENTS AS SET OUT IN SCHEDULE A AS IN MI150900; TOWNSHIP OF GEORGIAN BAY

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Unit B, Level 1, Mubroka Btandard Condominue Plán no, ye and its Appurtenant interést; subject to and together with Eabgments as Bet out in schedule a as in M150000; Township of Georgian Bay

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UNIT 9, LEVEL 1, MUSKOKA STANDARD DONDOMINUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOCKETHER WITH BASEMENTS AS BET DUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY Description

Address PORT SEVERN

48870 - 0010 LT PIN

UNIT 10. LEVEL 1, MUSIKOKA STANDARD CONDOMINIUM PLAN NO. 70 AND ITS APPURITEMANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MIT150900; TOWNSHIP OF GEORGIAN BAY Description

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UNIT 11, LEVEL 1, MUSIKOKA STANDARO CONDOMINIUM PLAN NO. 79 AND ITS APPURTEMANT INTEREST, SUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF DECROIAN BAY

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UNIT 12, LÉVEL 1, MUSKOKA STANDARD CONCONINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST: SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150800; TOWNSHIP OF GEORGIAN DAY

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UNIT 14, LEVEL 1, MUSKOKA ETANDARD CONDONINIUM PLAN NO. 70 ANU ITS APPURTENANT INTEREBT; BUBJECT TO AND TOGETHER WITH EABEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY Description

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Description

UNIT 16, LEVEL 1, MUSICKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST, SUBJECT TO AND TOGETHER WITH EASIEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY

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Description

UNIT 17, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO; 70 AND 119 APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OP GEORGIAN BAY

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UNIT 19, LEVEL 1, MUSKOKA ŜTANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; BUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT150908; TOWNSHIP OF GEORGIAN BAY

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Description

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48678 - 0024 LT

Description

UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO AND YOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT180800; TOWNSHIP OF GEORGIAN-BAY

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Description

UNIT 24, LEVEL: 1, MUSKOKA-ETANDARD CONDOMINIUM PLAN NG. 75 AND ITS APPURTENANT INTEREBTI BUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MIT160200; TOWNSHIP OF GEORGIAN BAY

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48679 - 0025 LT PIN

Description

UNIT 26, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN-NO, 76 AND ITS APPURTENANT INTEREST, SUBJECT TO AND YOGETHER WITH EASEMENTS AS BET OUT IN ECHEDULE A AS IN MITSOSOO; TOWNSHIP OF GEORGIAN BAY

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Description

UNIT 27, LEVEL 1, MUSKOKA STANDARD CONDOMINIÚM 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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Description

UNIT 28, LEVÉL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUSJECT TO AND TODE THER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150800; TOWNSHIP OF GEORGIAN BAY

PORT SEVERN Address

UNIT 29, LEVEL 1, MUBKOKA STANDARD CONDOMINIUM PLAN NO, 78 AND ITS APPURTENANT INTEREST, SUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN RAY Description

Address PORT SEVERN

Page: 8

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 MT159800; TOWNSHIP OF GEORGIAN BAY

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Unsold Properties

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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 MTI50900; TOWNSHIP OF GEORGIAN BAY

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

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

Page: 9

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

Page: 10

			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

Telephone: (416) 225-8750

Facsimile: (416) 225-7214



Kronis, Rotsztain, Margles, Cappel LLP Barristers and Solicitors

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

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.

Page: 2

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;

- Page: 3
- (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;
- (I) 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.

Page: 4

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;

Page: 5

- 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.

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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.

Kronis, Rotagtain, Margles, Cappel IIP

Yours very truly,

Page: 7

SCHEDULE A

SOLD PROPERTIES

PIN

48878 - 0001 LT

Description

UNIT 1, LEVEL 1, MUSKCKA STANDARD CONDOMINIUM PLAN NO, 78 AND ITS APPURTENANT INTEREST; BUBJECT TO AND TOGETHER WITH EASEMENT'S AS BET OUT IN SCHEDULE A AB IN MITEUSCO; TOWNSHIP OF GEORGIAN DÂY

Address

Description.

UNIT A, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST! BUSIEGT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT15090C; TOWNSHIP OF GEORGIAN BAY

Arldrings PORT SEVERN

48879 - 0006. LT PIN

Desoviotion

UNIT 8, LEVEL 1, MUSKOKA STANDARO DONDOMINIUM PLAN NO. 79 AND 178 APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SOMEDULE A AS IN MT150800; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

PIN 49870 - 0006 LT

Description

Unit-6, Level. 1, muskoka standard condominium plan no. 70 and 118 appurtenant. Interest; subject to and together with easements as bet out in schedule a as in mitrogo; township of Georgian Bay

Addross

PIN

UNITY, LEVEL 1, MUSKOKA STANDARD OÓNDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH RASIMENTS AS BET OUT IN BCHEDULE A AS IN MT150000; TOWNSHIP OF GEORGIAN BAY Description

PORT SEVERN Addmes

PIN

UNIT 8, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SURJECT TO AND TOGETHER WITH EASEMENTS AS SET DUT IN SCHEDILE A AS IN MITSODOG; TOWNSHIP OF BECRGIAN BAY Description

Address PORT SEVERN

48879 - 0009 1:3

UNIT 8, LEVEL 1, MUSKOKA STANDARD GONDOMINIUM PLAN NG, 78 AND 178 APPURTENANT INTEREST; BUBLECT 1 O AND TOGETHER WITH BASEMENTS AS SET DULT IN SCHEDULE A AS IN MYSSBOO; TOWNSHIP OF GEORGIAN BAY Description

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UNIT 10. LEYEL 1, MUSIKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTEMANT INTERIEST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MITSROOD; TOWNSHIP OF GEORGIAN SAY Description

Address PORT SEVERN

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UNIT 11, LEVEL 1, MUEKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURITEMANT INTEREST; SUBJECT TO AND TODE THER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MIT(5080G; TOWNSHIP OF GEORGIAN BAY

PORT SEVERN

Addross

48879 - 0012 LT PIN

UNIT 12, LÉVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 178 APPURTEMANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCREDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY

PORT SEVERN Address

PIN

UNIT 14, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDILE A AS IN MT15090Q; TOWNSHIP OF GEORGIAN BAY Description

PORT SEVERN Authorisa

48879 - GO16 LT

PIN

Address

PORT SEVERN

Description
UNIT 15, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 75 AND ITS APPLIATENANT INTEREST, SUBJECT TO AND TOGETHER WITH CASCINENTS AS SET OUT IN SCHEDULE A AS IN MYTIOSOCI, TOWNSHIP OF GEDRIGHN BAY Adekana PORT SEVERN 48079 - 0017 LT UNIT 17, LEVEL 1, MUSICIKA STANDARD CONDOMINIUM PLAN NO. 75 AND ITS APPURTENANT INTEREST; BUBLECT TO AND TOGETHER WITH EABMENTS AS SET OUT IN SCHEDULE A 28 IN MT(50900; TOWNSHIP OF GEORGIAN BAY Description UNIT IB, LEVEL 1, MUSIKOKA STANDARD CONDOMINIUM PLAN NO. 75 AND ITS APPUNTEMANT INTEREST, SUBJECT TO AND TOOSTHER WITH EASEMENTS AS AST OUT IN SORROULE A ASI IN MITESOOG; TOWNSHIP OF IGEORISIAN SAY Desgription Address PORT BEVERN 48879 - 0022 LT PIN UNIT 22, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APRUNTENANT INTEREST; BUSICCT TO AND YOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS INWITIODOG; TOWNSHIP OF CORDIAN BY Description Arietross UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAY NO. 78 AND ITS APPURTENANT INTEREST; BUBLECT TO AND TOGETHER WITH 482EMENTS AS SET OUT IN GCHEDILE A AS IN MITHOSOC; TOWNSHIP OF GEORGIAN BAS Description Address UNIT 24, LEVEL 1, MUSKOKA BYANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPUR LENANT INTEREST; SLAUBETT TO AND TODETHER WITH EASEMBAY'S AS BET OUT IN SCHEDILE A AS IN MITTED TOWNSHIP OF BEERGRAINED. ·Desgription PORT SEVERN Addiction 48879 • 0026 LT UNIT 26, LEVEL 1, MUSIKDRA STANDARO CONCOMINIUM PLAN RO. 78 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOOLETHEN WITH EASEMBINTS AS SET OUT IN SOMEDULE A AS IN MYTSORO; TOWNSHIP OF GEORGIAN BAY Description Addrosa UNIT 27, LEVEL 1, MUSICEKA STANDARD GONDOMINIÚM PLAN NO, 77 AND ITS APPLIA TRINANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MYTSOSOC! TOWNSHIP OF OFCREIAN BAY Address PORT SEVERN 48870 - 0028 LT UNIT 28, LEVÉL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 70 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET DUT IN SCHEDULE A 82 N WITHOUS: TOWNSHIP OF PER CRIPAINS AS Address. FORT SEVERN UNIT 28, EVEL 1, MUBIKOKA STANDARD DONDOMINIJIM PLAN NO, 79 AND 11'S APPURTENANT INTEREST; SUBJECT TO AND TOGET JER WITH 5 ASEMENTS AS BET OUT IN SCHEDULG A 58 IN MIT 10000; TOWNSHIP OF GEORGIAN BAS

Page: 9

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 MY150600; TOWNSHIP OF GEORGIAN BAY

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 BASEMENTS 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 PASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

Page: 10

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.
- 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.

Page: 11

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	MT146456	2014/11/24	EOH Realty Services
Order			Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay
			Developments Inc.
Condo Bylaw/98	MT151933	2015/05/05	Muskoka Standard
(Bylaw No. 1)			Condominium
, - /			Corporation No. 79
Condo Bylaw/98	MT151934	2015/05/05	Muskoka Standard
(Bylaw No. 2)			Condominium
, ,			Corporation No. 79



Kronis, Rotsztain, Margles, Cappel LLP Barristers and Solicitors

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

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;

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

Page: 2

- (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;

- Page: 3
- (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:
- (1) 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:

Page: 4

- (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;

Page: 5

- (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;
- (I) 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, Rotsgtain, Marglar, Cappel IIP

Page: 6

SCHEDULE A

SOLD PROPERTIES

PIN UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 178 APPURTENANT INTEREST: SUBJECT TO AND TOOSTHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MY160000; TOWNSHIP OF GEORGIAN BAY Description Add ass PIN 46879 - 0004 LT UNIT 1, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 178 APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY PORT SEVERN Alforvas 48879 - 0005 LT e)N UNIT 6, LEVEL 1, MUSICOKA STANDARD CONDOMNIUM PLANIND. 78 AND ITS APPURTENANT INTEREST; SUBJECT TO, AND TOGETHER WITH BASEMENTS AS SET OUT IN SCHEDULE A AS IN MT158800; TOWNSHIP OF GEORGIAN BAY Description PORT SEVERN Address 48879 - 0000 LT PIN UNIT'S, LEVEL 1, MUSICOKA STANDARD CONDOMINIUM PI, AN NO. /P AND ITS APPLITERNANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT160800; TOWNSHIP OF GEORGIAN BAY PORT SEVERN Address 48870 - 0007 LT DNIT 7, LEVEL 1, MUSKOKA STANDARD DONDOMINIUMPLAN NO. 78 AND ITS APPURTENANT INTEREST: SUBJECT TO AND TOCSTHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN SAY Dascription PORT SEVERN Address UNIT 6, LEVEL 1, MUBKOKA STANDARD CONDOMINIUM PLAN NO. 79 AND 176 APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH FASEMENTS AS SET DUT IN SCHEDULE A AS IN MT150500; TOWNSHIP OF GEORGIAN BAY 46679 - 0008 LT PIN Description PORTBEVERN Address 46879 - 0009 ET UNIT 9, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NG. TU AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH BASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150800; TOWNSHIP OF GEORGIAN BAY Пивелойол Address 48879 - 0010 LT UNIT 10, LEVEL 1, MUSIKOKA STANDARD CONDIGHINIUM PLAN NO. 76 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH BASEMENTS AS SET OUT IN SCHEDULE A AE IN MT(80900; YOWNSHIP OF GEORGIAN BAY Description AddVBSS UNIT 11, LEVEL 1, MUSKOKA STANCARD CONDONINIUM PLAN NO. 78 AND ITS UNIT 11, LEVEL 1, MUSKOKA STANCARD CONDONINIUM PLAN NO. 78 AND ITS APPLIATENANT INTEREST; SUBJECT TO AND TOGETHER WITH FASEMENTS AS SET DUT IN SCHEDULE A AS IN MT/50800; TOWNSHIP OF GEORGIAN BAY Day**с**пр**Ио**п PORT BEVERN Addross UNIT 12, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST, SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCRIEDUCE A AS IN MT (50800); TOWNSHIP OF GEORGIAN BAY Description PORT BEVERN Address 40870 - 0014 LT UNIT 34, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 70 AND ITS APPURTEMANT INTERESTI SUBJECT TO AND TOBETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MY1609001 TOWNSHIP OF GEORGIAN BAY Description

PORT SEVERN

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Page: 7

PIN

Description

UNIT 18, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND ITS APPURTENANT INTEREST, BUBJEOT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AB IN MT168900; TOWNSHIP OF GEORGIAN BAY

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PORT SEVERN

48879 - 0017 LT

Description

UNIT 17, LEVEL 1, MUSKOKA STANDARO CONDOMINIUM PLAN NO: 70 AND 17S APPURTENANT INTERESTI SUBJECT TO AND TOOETHER WITH EASIEMENTS AS SET DUT IN SOMEDULE A AS IN MITHOSOS, TOWNSHIP OF GEORGIAN BAY

Additions

PORT SEVERN

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UNIT 18, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO, 76 AND ITS APPURTENANT INTERSET; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT180900; TOWNSHIP OF GEORGIAN BAY

Addrass

PORT SEVERN

PIN

48879 - 0022 LT

Description

UNIT'22, LEVEL 1, MUSKDKA BYANDARD GONDOMINIUM PLAN NO, 76 AND 178 APPURTENANT INTEREST; SUBJECT 70 AND TOGETHER WITH EASEMENTS AS BET OUT IN BEHIEDULE AAS IN MY 150600; TOWNSHIP DE GEORGIAN BAY

PJN

PORT SEVERN 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 AG IN MT16080B; TOWNSHIP OF GEORGIAN-BAY

48879 - 0024 1T

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UNIT 24, LEVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND IYS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS RET OUT IN SCHEDULE A AS IN MT150000; TOWNSHIP OF GEORGIAN SAY

PORT SEVERN Address

PIN Description

UNIT 28, LEVEL 1, MUSKOKA STANDARD GONDOMINIUM FLAN NO. 76 AND ITS APPURTENANT INTEREST, BUSJECT TO AND TOGETHER WITH EASEMENTS AS BET OUT IN SCHEDULE A AS IN MT150900; TOWNSHIP OF GEORGIAN BAY

Address PORT SEVERN

PIN

48879 - 0027 LT

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UNIT 27, LEVEL 1, MUSKOKA BYANDARD CONDOMINIÚM PLAN NO, 78 ANO 178 APPUNTENANT INTÉREST, SUBJECT TO AND TOGETHER WITH BASEMENTS AS BET OUT IN BUHEDULE A AS IN MY150800; TOWNSHIP OF GEOROIAN BAY

Address PORT SEVERN

PIN

UNIT 28, LEVEL 1, MUSKOKA STANDARD CONDONINIUM FILAR NO. 79 AND ITS APPURTENANT INTEREST; BUBJECT TO AND TOGETHER WITH EASEMENTS AS SET DUT IN BEHEDILE A AS IN MY160800; TOWNSHIP OF SECRETIAN DAY

Address

48879 - 0020 LT

UNIT 20, LISVEL 1, MUSKOKA STANDARD CONDOMINIUM PLAN NO. 78 AND 11'S APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN MT150000; TOWNSHIP OF GEORGIAN BAY Description

PORT SEVERN Address

Page: 8

PIN

48879 - 0031 LT

Description

UNIT 31, LEVEL 1, MUSICIKA STANDARD CONDOMINIUM PLAN NO. 79 AND ITS APPUNTENANT INTEREST: SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHISDILLE A AS IN MIT56900; TOWNSHIP OF GEORGIAN BAY

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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 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
	in the same of the		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	MT146456	2014/11/24	EOH Realty Services
Order			Inc.
Standard Condo Plan	MCP79	2015/04/07	
Condo Declaration	MT150900	2015/04/07	Oak Bay
			Developments Inc.
Condo Bylaw/98	MT151933	2015/05/05	Muskoka Standard
(Bylaw No. 1)			Condominium
*			Corporation No. 79
Condo Bylaw/98	MT151934	2015/05/05	Muskoka Standard
(Bylaw No. 2)			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.

- 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.

EXHIBIT A

In the Affidavit of Hay Fley Bricks.

Swein before me this 28 day of

A Commissioner, etc.,

Exhibit "A"

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

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

Invoice Date	Invoice Period	Amount of Invoice (including HST)
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
		\$ 59,694.51

EXHIBIT B

this is Exhibit

in the Affidavit of

Anna Koroneos, a Commissioner, etc.,

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

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

Deloitte

Private and confidential

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

Date:

Invoice No: Client/Mandate No: Billing Partner:

Province of Ontario

for Deloitte Restructuring Inc.,

Trustee In Bankruptcy,

Expires July 10, 2016.

April 1, 2015 3769969 892587,1000001 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.

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Oak Bay Developments Inc. April 1, 2015 Page 2 – Invoice #4

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.

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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.

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

Date	Professional	Description
3/12/2015	Discussion with L. De Geus regarding insurance coverage correspondence regarding same; discussion with I. Osti reinsurance, C.C. Tatham lien settlement and other matters; Notice of Motion and Order and provide comments to E. Correspondence from C. Kopach of Blaneys regarding lien to same; discussion with counsel to C.C. Tatham regarding discussion with counsel to Basecrete regarding lien payour	
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.

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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	_	55.6		\$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.

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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 #:
Account #:

47696-002 1363514

Account #: Swift code: 1590219 NOSCCATT

ABA#:

026002532

Please send electronic payment notifications to receivablesdebiteurs@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 011 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).

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Oak Bay Developments Inc. April 1, 2015 Page 7 – Invoice #4

Deloitte

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: Invoice No: Client/Mandate No: Billing Partner: May 19, 2015 **3822478** 892587.1000001 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. Carvalheiro 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.

Deloitte.

Oak Bay Developments Inc. May 19, 2015 Page 2 – Invoice #5

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.

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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. Carvalheiro; 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.				

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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				
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				

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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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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 readministration, including all meetings, telephone attendand execution of disbursements, written and verbal corresponds.		

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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					
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.

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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

Transit-Institution #;

47696-002

Account #:

1590219

Account #:

1363514 026002532

Swift code:

NOSCCATT

ABA#:

Please send electronic payment notifications to receivablesdebiteurs@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. 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.