

<b>Properties</b>
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<i>PIN</i>	04097 – 0214 LT
<i>Description</i>	PART BED OF OTTAWA RIVER LYING, IN FRONT OF LOT 40, CONCESSION A, OTTAWA FRONT, NEPEAN, PARTS OF WATER LOT LOCATION CL4467, PARTS 4 AND 36 PLAN 4R26534. SAVING, EXCEPTING AND RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HERBY GRANTED, AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS OR PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROAD OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE LAND HEREBY GRANTED IS SUBJECT TO THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 36 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431438; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 AND 4 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431439; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 36 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431440; TOGETHER WITH AN EASEMENT OVER PARTS 10, 13, 16, 17, 25 AND 26 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574 AS IN OC1431441; CITY OF OTTAWA
<i>Address</i>	OTTAWA
<i>PIN</i>	04097 – 0216 LT
<i>Description</i>	PART OF CHAUDIERE STREET (CLOSED BY BY-LAW CR410131) LYING WEST OF BOOTH STREET AND PART OF LOTS 19, 20, 21, 22, 23 AND 24, PLAN 10 AND PART OF LOT 40, CONCESSION A, OTTAWA FRONT, NEPEAN (SHOWN AS UNION SQUARE ON REGISTERED PLAN 10) CLOSED BY BY-LAW 2511, INSTRUMENT NO. CR75320; LOTS 1, 2, 3, 4, 5 AND 6 NORTH SIDE OF HEAD STREET, LOTS 12, 13, 14, 15, 16 AND 17, PART OF LOT 18 SOUTH SIDE OF HEAD STREET, PART OF LOTS 19, 20, 21, 22, 23 AND 24 SOUTH SIDE OF CHAUDIERE STREET AND PART OF HEAD STREET (CLOSED BY BY-LAW CR410131) LYING WEST OF BOOTH STREET, PLAN 10, DESIGNATED AS PARTS 7 AND 37 ON PLAN 4R26534, EXCEPT PARTS 10, 11 AND 13 ON PLAN 4R26574; SUBJECT TO AN EASEMENT OVER PART 7 PLAN 4R26534 EXCEPT PART 10 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431438; SUBJECT TO AN EASEMENT OVER PARTS 7 AND 8 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431439; SUBJECT TO AN EASEMENT OVER PARTS 7 AND 37 PLAN 4R26534 EXCEPT PARTS 10, 11 AND 13 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431440; TOGETHER WITH AN EASEMENT OVER PARTS 10, 13, 16, 17, 25 AND 26 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574 AS IN OC1431441; CITY OF OTTAWA
<i>Address</i>	OTTAWA
<i>PIN</i>	04097 – 0090 LT
<i>Description</i>	PT ALBERT ISLAND PL 10 , AS IN NS120593 ; LTS 1, 2, 3, 4 & 5, PL 10 , ALBERT ISLAND ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PT ALBERT ISLAND PL 10 , AS IN NS120593 ; LTS 1, 2, 3, 4 & 5, PL 10 , ALBERT ISLAND IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437
<i>Address</i>	OTTAWA
<i>PIN</i>	04097 – 0087 LT

<b>Properties</b>
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*Description* PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER LYING , IN FRONT OF LOT 40, CONCESSION A, BROKEN FRONT OTTAWA RIVER, FORMERLY IN THE TOWNSHIP OF NEPEAN, NOW IN THE CITY OF OTTAWA, BEING ALSO PARTS OF WATER LOT LOCATION CL 4467, IN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, IN THE LAND REGISTRY OFFICE NO. 4 FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON, AT OTTAWA DESIGNATED AS PT 3 ON 4R5277. SAVING, EXCEPTING AND RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED, AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS OR PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROAD OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE LAND HEREBY GRANTED IS SUBJECT TO THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

*Address* OTTAWA

*PIN* 04280 - 0138 LT

*Description* PT LT 40, CON AOF, (SHOWN AS UNION SQUARE PLAN 10)(CLOSED BY BY-LAW CR75320) AS IN CR259644 (2NDLY); PT CHAUDIERE ST, PL 10, LYING EAST OF BOOTH ST, CLOSED BY BYLAW CR410131, AS IN CR416955, LTS 7, 8, 9, 10 & 11, PL 10, N/S HEAD ST; PT HEAD ST, PL10, LYING EAST OF BOOTH ST, CLOSED BY BYLAW CR410131, AS IN CR416955; S/T CR416851, EXCEPT PT LT 9, LOT 10 & 11, PLAN 10 BEING PART 9 ON PLAN 5R8158; OTTAWA/NEPEAN.; SUBJECT TO AN EASEMENT OVER PART 9 PLAN 5R8158 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PARTS 14 AND 15 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431439

*Address* OTTAWA

*PIN* 04280 - 0040 LT

*Description* PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT OF LT 40 , CON ABF, PT 4, 4R5277; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PART 16 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431439

*Address* OTTAWA

*PIN* 04280 - 0041 LT

*Description* PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT

**Properties**

OF LT 40 , PART 5 , 4R5277 , CON ABF; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 5 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

Address OTTAWA

PIN 04280 – 0042 LT

Description PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT OF LT 40 , PART 9 , 4R5277 , CON ABF; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 9 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

Address OTTAWA

PIN 04280 – 0067 LT

Description PT BOOTH ST, PL 10 , AS IN CR259644 ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PT BOOTH ST, PLAN 10 AS IN CR259644 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

Address OTTAWA

PIN 04280 – 0148 LT

Description PART OF HEAD STREET, LYING WEST SIDE OF BOOTH STREET, PLAN 10, DESIGNATED AS PART 1 ON 5R-5826, CLOSED BY BYLAW REGISTERED AS OC1594236. NEPEAN. S/T CR515653 ; S/T CR694628, CR701062; CITY OF OTTAWA

Address OTTAWA

**Consideration**

Consideration \$2.00

**Party From(s)**

Name DOMTAR INC.

**Party From(s)**

Address for Service 395 de Maisonneuve Boulevard West  
Montreal, Quebec  
H3A 1L6

I, Josee Mireault, Assistant Secretary, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Party To(s)**

Capacity

Share

Name WINDMILL DREAM ZIBI ONTARIO INC.  
Address for Service 1306 Wellington Street, Suite 201  
Ottawa, Ontario  
K1Y 3B2

**Statements**

The applicant is prepared to produce the document for inspection within fourteen (14) days of the request and the applicant consents to the cancellation of the document on presentation of proof satisfactory to the Land Registrar that the document was not produced upon request.

Term : 5 years. Expiry Date: June [ ], 2020 or such earlier date being the date of termination of the lease made between Domtar Inc. as landlord and Windmill Dream Zibi Ontario Inc. as tenant.

The registered owner(s) hereby consents to the registration of the Notice of Lease

**Signed By**

Robert Hurtubise 660-1600 Carling Ave acting for Party Signed 2015 06 23  
Ottawa From(s)  
K1Z 1G3

Tel 613-232-1830

Fax 613-232-2499

I have the authority to sign and register the document on behalf of the Party From(s).

**Submitted By**

RASMUSSEN, STARR, RUDDY LLP 660-1600 Carling Ave 2015 06 23  
Ottawa  
K1Z 1G3

Tel 613-232-1830

Fax 613-232-2499

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$0.00
Total Paid	\$60.00

## LAND TRANSFER TAX STATEMENTS

- In the matter of the conveyance of: 04097 – 0214 PART BED OF OTTAWA RIVER LYING, IN FRONT OF LOT 40, CONCESSION A, OTTAWA FRONT, NEPEAN, PARTS OF WATER LOT LOCATION CL4467, PARTS 4 AND 36 PLAN 4R26534. SAVING, EXCEPTING AND RESERVING UNTO US, OUR HEIRS AND SUCCESSORS,  
THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HERBY GRANTED, AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS OR PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROAD OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE LAND HEREBY GRANTED IS SUBJECT TO THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT; SUBJECT TO AN EASEMENT OVER PARTS  
4 AND 36 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431438; SUBJECT TO AN EASEMENT OVER PARTS 2, 3 AND 4 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431439; SUBJECT TO AN EASEMENT OVER PARTS 4 AND 36 PLAN 4R26534 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431440; TOGETHER WITH AN EASEMENT OVER PARTS 10, 13, 16, 17, 25 AND 26 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574 AS IN OC1431441; CITY OF OTTAWA
- 04097 – 0216 PART OF CHAUDIERE STREET (CLOSED BY BY-LAW CR410131) LYING WEST OF BOOTH STREET AND PART OF LOTS 19, 20, 21, 22, 23 AND 24, PLAN 10 AND PART OF LOT 40, CONCESSION A, OTTAWA FRONT, NEPEAN (SHOWN AS UNION SQUARE ON REGISTERED PLAN 10) CLOSED  
BY BY-LAW 2511, INSTRUMENT NO. CR75320; LOTS 1, 2, 3, 4, 5 AND 6 NORTH SIDE OF HEAD STREET, LOTS 12, 13, 14, 15, 16 AND 17, PART OF LOT 18 SOUTH SIDE OF HEAD STREET, PART OF LOTS 19, 20, 21, 22, 23 AND 24 SOUTH SIDE OF CHAUDIERE STREET AND PART OF HEAD STREET (CLOSED BY BY-LAW CR410131) LYING WEST OF BOOTH STREET, PLAN 10, DESIGNATED AS PARTS 7 AND 37 ON PLAN 4R26534, EXCEPT PARTS 10, 11 AND 13 ON PLAN 4R26574; SUBJECT TO AN EASEMENT OVER PART 7 PLAN 4R26534 EXCEPT PART 10 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431438; SUBJECT TO AN EASEMENT OVER PARTS 7 AND 8 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431439; SUBJECT TO AN EASEMENT OVER PARTS 7 AND 37 PLAN 4R26534 EXCEPT PARTS 10, 11 AND 13 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30, 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F, AND G PLAN 10 AS IN OC1431440; TOGETHER WITH AN EASEMENT OVER PARTS 10, 13, 16, 17, 25 AND 26 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574 AS IN OC1431441; CITY OF OTTAWA
- 04097 – 0090 PT ALBERT ISLAND PL 10 , AS IN NS120593 ; LTS 1, 2, 3, 4 & 5, PL 10 , ALBERT ISLAND ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PT ALBERT ISLAND PL 10 , AS IN NS120593 ; LTS 1, 2, 3, 4 & 5, PL 10 , ALBERT ISLAND IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437
- 04097 – 0087 PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER LYING , IN FRONT OF LOT 40, CONCESSION A, BROKEN FRONT OTTAWA RIVER, FORMERLY IN THE TOWNSHIP OF NEPEAN, NOW IN THE CITY OF OTTAWA, BEING ALSO PARTS OF WATER LOT LOCATION CL 4467, IN THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, IN THE LAND REGISTRY OFFICE NO. 4 FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON, AT OTTAWA DESIGNATED AS PT 3 ON

## LAND TRANSFER TAX STATEMENTS

4R5277. SAVING, EXCEPTING AND RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED, AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS OR PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROAD OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE LAND HEREBY GRANTED IS SUBJECT TO THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

04280 – 0138 PT LT 40, CON AOF, (SHOWN AS UNION SQUARE PLAN 10)(CLOSED BY BY-LAW CR75320) AS IN CR259644 (2NDLY); PT CHAUDIERE ST, PL 10, LYING EAST OF BOOTH ST, CLOSED BY BYLAW CR410131, AS IN CR416955, LTS 7, 8, 9, 10 & 11, PL 10, N/S HEAD ST; PT HEAD ST, PL10, LYING EAST OF BOOTH ST, CLOSED BY BYLAW CR410131, AS IN CR416955; S/T CR416851, EXCEPT PT LT 9, LOT 10 & 11, PLAN 10 BEING PART 9 ON PLAN 5R8158; OTTAWA/NEPEAN.; SUBJECT TO AN EASEMENT OVER PART 9 PLAN 5R8158 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PARTS 14 AND 15 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431439

04280 – 0040 PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT OF LT 40 , CON ABF, PT 4, 4R5277; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 4 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437; SUBJECT TO AN EASEMENT OVER PART 16 PLAN 4R26574 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431439

04280 – 0041 PCL WATER LOT-17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT OF LT 40 , PART 5 , 4R5277 , CON ABF; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62

**LAND TRANSFER TAX STATEMENTS**

OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 5 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437

- 04280 – 0042 PCL WATER LOT–17, SEC OTTAWA RIVER A ; PT BED OF OTTAWA RIVER IN FRONT OF LT 40 , PART 9 , 4R5277 , CON ABF; SAVING, EXCEPTING & RESERVING UNTO US, OUR HEIRS AND SUCCESSORS, THE FREE USE, PASSAGE AND ENJOYMENT OF, IN OVER AND UPON ALL NAVIGABLE WATERS WHICH SHALL OR MAY HEREAFTER BE FOUND ON OR UNDER, OR FLOWING THROUGH OR UPON, ANY PART OF THE LAND HEREBY GRANTED AND RESERVING ALSO THE RIGHT OF ACCESS TO THE SHORES OF ALL RIVERS, STREAMS AND LAKES FOR ALL VESSELS, BOATS AND PERSONS. ALSO SAVING, EXCEPTING AND RESERVING THE SURFACE RIGHTS ONLY IN AND OVER ANY PUBLIC OR COLONIZATION ROADS OR ANY HIGHWAYS CROSSING THE SAID LAND AT THE DATE OF THESE LETTERS PATENT. THE SAID LAND HEREBY GRANTED IS S/T THE CONDITION CONTAINED IN SECTION 59 OF THE PUBLIC LANDS ACT, REQUIRING THAT ALL ORES OR MINERALS RAISED OR REMOVED THEREFROM SHALL BE TREATED AND REFINED IN CANADA, AND IS SUBJECT ALSO TO THE PROVISIONS OF SECTION 62 OF THE PUBLIC LANDS ACT. ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PART 9 PLAN 4R5277 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437
- 04280 – 0067 PT BOOTH ST, PL 10 , AS IN CR259644 ; OTTAWA/NEPEAN; SUBJECT TO AN EASEMENT OVER PT BOOTH ST, PLAN 10 AS IN CR259644 IN FAVOUR OF PARTS 1, 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 26, 27, 30 AND 33 PLAN 4R26534 EXCEPT PART 12 PLAN 4R26574; LEASEHOLD LOTS B, C, D, E, F AND G PLAN 10 AS IN OC1431437
- 04280 – 0148 PART OF HEAD STREET, LYING WEST SIDE OF BOOTH STREET, PLAN 10, DESIGNATED AS PART 1 ON 5R–5826, CLOSED BY BYLAW REGISTERED AS OC1594236. NEPEAN. S/T CR515653 ; S/T CR694628, CR701062; CITY OF OTTAWA

BY: DOMTAR INC.  
 TO: WINDMILL DREAM ZIBI ONTARIO INC.

1. JONATHAN WESTENDE

I am

- (a) A person in trust for whom the land conveyed in the above–described conveyance is being conveyed;
- (b) A trustee named in the above–described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above–described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice–President, Manager, Secretary, Director, or Treasurer authorized to act for WINDMILL DREAM ZIBI ONTARIO INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:  
 r ) lease term of which including any renewals cannot exceed 50 years

5. The land is not subject to an encumbrance

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**LAND TRANSFER TAX STATEMENTS**

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A. Nature of Instrument: Notice Of Lease

LRO 4 Registration No. OC1693444 Date: 2015/06/23

B. Property(s):

PIN 04097 – 0214	Address OTTAWA	Assessment –
		Roll No
PIN 04097 – 0216	Address OTTAWA	Assessment –
		Roll No
PIN 04097 – 0090	Address OTTAWA	Assessment –
		Roll No
PIN 04097 – 0087	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0138	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0040	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0041	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0042	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0067	Address OTTAWA	Assessment –
		Roll No
PIN 04280 – 0148	Address OTTAWA	Assessment –
		Roll No

C. Address for Service: 1306 Wellington Street, Suite 201  
Ottawa, Ontario  
K1Y 3B2

D. (i) Last Conveyance(s):

PIN 04097 – 0214	Registration No. OC1431440
PIN 04097 – 0216	Registration No. OC1431440
PIN 04097 – 0090	Registration No. OC1431437
PIN 04097 – 0087	Registration No. OC1431437
PIN 04280 – 0138	Registration No. OC1431439
PIN 04280 – 0040	Registration No. OC1431439
PIN 04280 – 0041	Registration No. OC1431437
PIN 04280 – 0042	Registration No. OC1431437
PIN 04280 – 0067	Registration No. OC1431437
PIN 04280 – 0148	Registration No. OC1594306

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Robert Hurtubise  
660–1600 Carling Ave  
Ottawa K1Z 1G3