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New Property Identifiers

Executions

Additional: See Schedule

Additional: See Schedule

and Registrar

(1) Registry Land Titles (2) Page 1 of 35 pages

(3) Property Identifier(s) *Firstly: 04104-0031* Block Property *Secondly: 04104-0031* Additional: See Schedule

(4) Principal Amount
TWENTY MILLION Dollars \$20,000,000.00

(5) Description *Firstly: 04104-0031*
LANDS "A": Lots 1585 to 1590, both inclusive, Registered Plan No. 39, City of Ottawa, Regional Municipality of Ottawa-Carleton, Registry Division of Ottawa-Carleton (No. 4)
LANDS "B": Parcel A-2, in the Register for Section M-108, City of Ottawa, Regional Municipality of Ottawa-Carleton Land Titles Division of Ottawa-Carleton (No. 4)
LANDS "C": Lots 1561 to 1567, both inclusive, Registered Plan No. 39, City of Ottawa, Regional Municipality of Ottawa-Carleton Registry Division of Ottawa-Carleton (No. 4)
CONTINUED ON SCHEDULES ATTACHED.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Charged Fee Simple

(8) Standard Charge Terms - The parties agree to be bound by the provisions in Standard Charge Terms filed as number **8817** and the Chargor(s) hereby acknowledge(s) receipt of a copy of these terms.

(9) Payment Provisions

(a) Principal Amount \$ 20,000,000.00	(b) Interest Rate See Schedule % per annum	(c) Calculation Period See Schedule
(d) Adjustment Date See Schedule	(e) Date and Period See Schedule	(f) First Payment Date See Schedule
(g) Payment Date See Schedule	(h) Amount of Each Payment See Schedule	Dollars \$
(i) Balance Due Date See Schedule	(j) Insurance See Standard Charge Terms No. 8817	Dollars \$

(10) Additional Provisions

Continued on Schedule

(11) Chargor(s) The chargor hereby charges the land to the chargee ~~TAIB, Jamilah, In Trust~~

The chargor(s) acknowledge(s) receipt of a true copy of this charge.

Name(s) **SAKTO DEVELOPMENT CORPORATION (as to Lands "A" and Lands "B")**
SAKTO DEVELOPMENT CORPORATION (as to a 999,999/1,000,000 interest)
1041229 ONTARIO INC. (as to a 1/1,000,000 interest) (as to Lands "C")
I have authority to bind the Corporations.

Signature(s) *[Signature]* Date of Signature Y M D **1996 08 19**

per: **Sean Murray**
Secretary-Treasurer

(12) Spouse(s) of Chargor(s) I hereby consent to this transaction.

Name(s) _____ Signature(s) _____ Date of Signature Y M D _____

(13) Chargor(s) Address for Service **Commerce Plaza, The Xerox Tower, Suite 810, 333 Preston Street, OTTAWA, Ontario K1S 5N4**

(14) Chargee(s) **TAIB, Jamilah, In Trust**

(15) Chargee(s) Address for Service **72 Buena Vista Road, Rockcliffe Park, OTTAWA, Ontario K1M 0V3**

(16) Assessment Roll Number of Property **MULTIPLE**

(17) Municipal Address of Property **MULTIPLE**

(18) Document Prepared by: **SCOTT & AYLEN Barristers & Solicitors 1000 - 60 Queen Street OTTAWA, Ontario K1P 5Y7**

Fees	
Registration Fee	50
Total	

Additional Property Identifier(s) and/or Other Information

(3) PROPERTY IDENTIFIER(S) cont'd

Block Property

04104 - 0031 (3rdly)

(5) LEGAL DESCRIPTION cont'd

LANDS "A":

FIRSTLY: PIN 04104-0298

Part Lots 1561, 1562, 1563, 1581 and 1582, and
Lots 1583, 1584, 1585, 1586, 1587, 1588, 1589 and 1590 and
Part Lot 1591, Plan 39, Part Queen Street, Plan 39 (as closed by By-Law CR427644),
as in N723036;
Part Lots 84, 85 and 86, Plan 194250, as in N723036;
SUBJECT TO AND TOGETHER WITH N723036;
(formerly Township of Nepean)
now City of Ottawa
Regional Municipality of Ottawa-Carleton

Land Titles Division of Ottawa-Carleton (No. 4)

~~**SECONDLY: PIN 04104-0067**~~

~~Part Lots 1561, 1562 and 1563 and Lots 1564, 1565, 1566 and 1567, and
Part Lots 1568, 1581, 1582, 1591 and 1592, Plan 39, Part Queen Street, Plan 39, (as closed by
By-Law CR427644), as in N723035;
Part Lot 80 and Lots 81, 82 and 83 and
Part Lots 84, 85 and 86, Plan 194250, as in N723035;
Part Block 132, Plan 13, as in N723035;
SUBJECT TO AND TOGETHER WITH Row as in N723035;
(formerly Township of Nepean)
now City of Ottawa
Regional Municipality of Ottawa-Carleton~~

~~Land Titles Division of Ottawa-Carleton (No. 4)~~

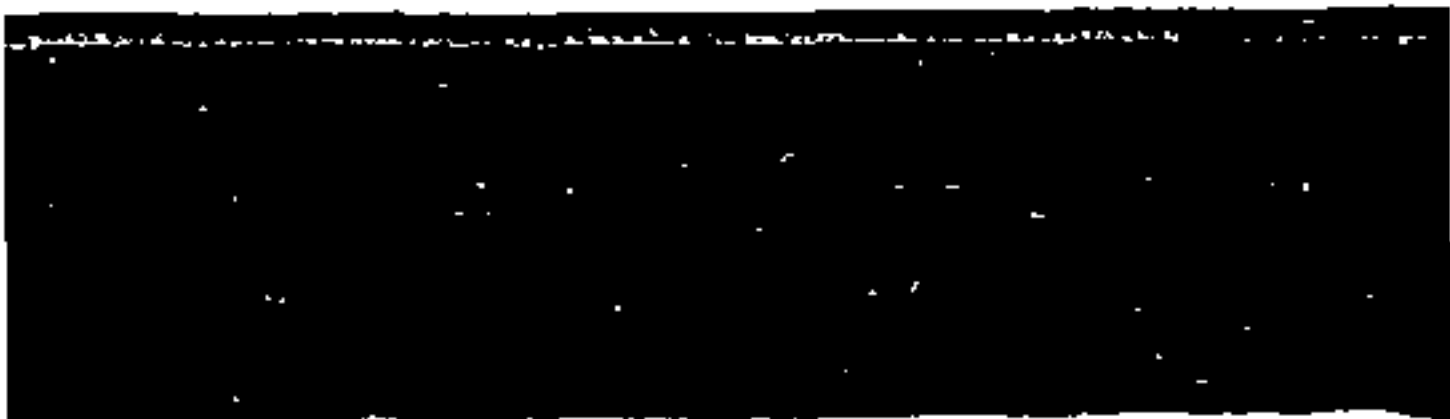
THIRDLY: PIN 04104-0031

~~SECONDLY:~~

Lots 99, 100, 101 and 102, Plan 194250;
Part Lots 87, 88 and 89, Plan 194250,
All being Part 5, Plan 4R-7967;
TOGETHER WITH Row's as in N723035 and N723036;
(formerly Township of Nepean)
now City of Ottawa
Regional Municipality of Ottawa-Carleton

Land Titles Division of Ottawa-Carleton (No. 4)

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Additional Property Identifier(s) and/or Other Information

(5) LEGAL DESCRIPTION cont'd

LANDS "B":

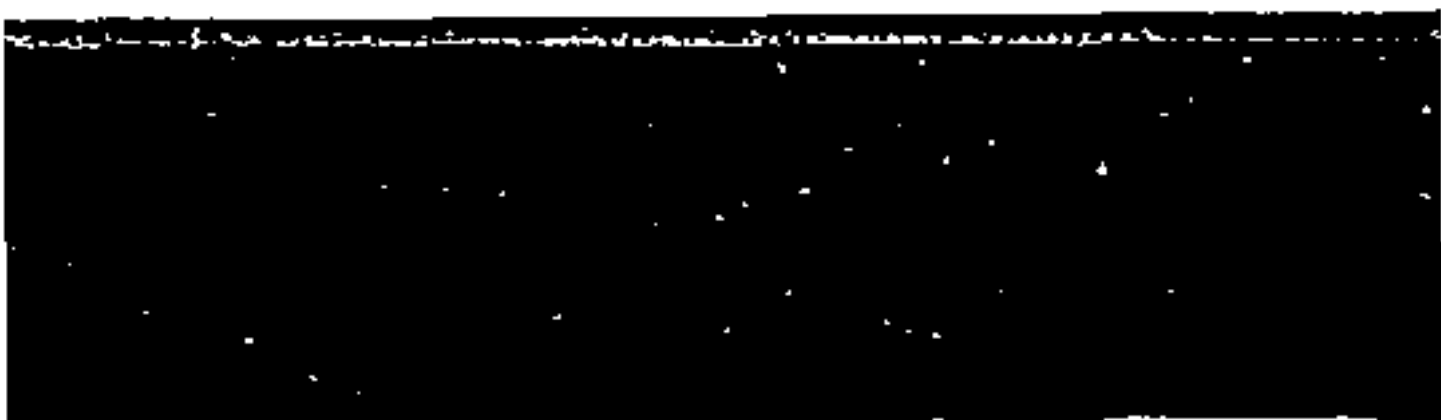
Parcel A-2, in the Register for Section M-108,
being Block A, Plan M-108
City of Ottawa
Regional Municipality of Ottawa-Carleton
Registry Office for the Land Titles Division of Ottawa-Carleton (No. 4)
more particularly described as follows:

That certain parcel or tract of lands and premises situate, lying and being in the City of Ottawa,
in the Regional Municipality of Ottawa-Carleton, described as follows:

Block A on Plan M-108 (City of Ottawa), registered in the Land Registry Office for the Land
Titles Division of Ottawa-Carleton (No. 4) SAVE AND EXCEPT Part 1 on Plan 4R-559 and
SAVE AND EXCEPT Part 1 on Plan CAR-88;

SUBJECT TO an Easement in favour of THE PUBLIC FUEL TRANSMISSION SYSTEMS
LIMITED over Part 16 on Plan R-84, SAVE AND EXCEPT Part 1 on Plan 4R-559 and SAVE
AND EXCEPT Part 1 on Plan CAR-88, as more particularly set out in Instrument 68231;

SUBJECT TO an Easement in favour of THE HYDRO-ELECTRIC COMMISSION OF THE
CITY OF OTTAWA and THE BELL TELEPHONE COMPANY OF CANADA over Part 16 on
Plan CAR-84, SAVE AND EXCEPT Part 1 on Plan 4R-559 and SAVE AND EXCEPT Part 1
on Plan CAR-88, as more particularly set out in Instrument 75674.



Additional Property Identifier(s) and/or Other Information

(5) LEGAL DESCRIPTION cont'd

LANDS "C":

PIN 04104-0067

Part Lots 1561, 1562 and 1563 and Lots 1564, 1565, 1566 and 1567, and
Part Lots 1568, 1581, 1582, 1591 and 1592, Plan 39, Part Queen Street, Plan 39, as closed by
By-Law CR427644, as in N723035;

Part Lot 80 and Lots 81, 82 and 83 and

Part Lots 84, 85 and 86, Plan 194250 as in N723035;

Part Block 132, Plan 13, as in N723035;

SUBJECT TO AND TOGETHER WITH Row as in N723035;

(formerly Township of Nepean)

now City of Ottawa

Regional Municipality of Ottawa-Carleton

Land Titles Division of Ottawa-Carleton (No. 4)

16-OTT-1: 46767

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Additional Property Identifier(s) and/or Other Information

(10) ADDITIONAL PROVISIONS cont'd

AMENDMENTS TO STANDARD CHARGE TERMS NO. 8817

1. Standard Charge Term 1(b) is amended to read:

"Chargee" means JAMILAH H. TAIB, In Trust.

2. Standard Charge Term 1(i) is amended to read as follows:

"Indebtedness" means all monies and liabilities, whether direct or indirect, absolute or contingent, now or hereafter owing, by Sakto Development Corporation (Sakto), to the parties of the Second Part named in an agreement dated the 31st day of December, 1995 between Jamilah H. Taib, of the First Part, Onn Bin Mahmud, Leila Taib, Mahmud Taib, Rahman Taib, Sogo Holdings Ltd. and Richfold Investment Limited, of the Second Part and Sakto of the Third Part (the Agreement) and owing to any other persons who, with the consent of Jamilah H. Taib, lend money to Sakto and become parties to the Agreement.

3. Standard Charge Term 1(j) is amended to read:

"Interest Rate" means the rate or rates of interest agreed from time to time by the Chargor to be paid by Sakto to the parties of the second part in the Agreement (and to others who, with the consent of Jamilah H. Taib, lend money to Sakto and become parties to the Agreement) on the principal sum of the loan made by each of them to Sakto provided that the maximum rate of interest secured by this Charge on any portion of the principal sum secured shall be that rate of interest known as the Royal Bank of Canada Prime Rate plus 5% where "Prime Rate" means the rate of interest quoted in Ottawa from time to time by Royal Bank of Canada for commercial loans in Canadian dollars to creditworthy customers.

NON-RECOURSE

The Chargee covenants with the Chargor, 1041229 Ontario Inc., that the Chargee shall not commence any action to enforce against such Chargor any covenant contained in the Charge to pay the principal sum hereby secured, interest or any other sums to be paid by a Chargor under this Charge, but shall look only to the land hereby charged for satisfaction of the obligations of such Chargor hereunder.

ACKNOWLEDGMENT OF CONSIDERATION

The Chargor, 1041229 Ontario Inc. acknowledges having received from the Chargee good and valuable and sufficient consideration for entering into this Charge.

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