

Smith, Lauren W

From: Hickman, Leslie C
Sent: August 15, 2019 3:34 PM
To: Steele, Cynthia; Samson, Michel (Halifax)
Cc: Rooney, Sean P; Glover, Sean (Halifax); Geddes, Peter
Subject: Lighthouse Links- Letter of Offer

Hi Cindy,

I was just speaking with Michel about moving to negotiating the Letter of Offer for the proposed sale of the Crown lands. When you return from vacation next week, can you please connect with Sean Glover (copied) to explain how that process works so we can get a draft prepared? At this stage, it would only be for the Crown lands as the Federal surplus parcel is not under provincial administration and control.

Thanks,

Leslie

Hickman, Leslie C

From: Hickman, Leslie C
Sent: August 15, 2019 3:27 PM
To: Bolger, Joanne E; Geddes, Peter
Cc: Muskaan, Atiyaah
Subject: RE: Time for a call today?

17(1)

Hi Joanne, Michel and I spoke.

He wanted confirmation that the ask to buy the Fed parcel is with Cabinet. I said as he knows, I cannot share that information at staff level, but I can confirm that work on the ask is in process. I reiterated that we are still waiting on amore fulsome project description/purpose. We discussed that the best next step to address some of his clients' asks is to get the Letter of Offer negotiated and signed. He was on board with that suggestion and I will send an email to connect the folks involved in getting a LOO negotiated. We also discussed that a LOA for access after the LOO is signed would not permit his client building full road infrastructure.

Leslie

From: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>
Sent: Thursday, August 15, 2019 12:40 PM
To: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Cc: Muskaan, Atiyaah <Atiyaah.Muskaan@novascotia.ca>
Subject: FW: Time for a call today?

From: Samson, Michel (Halifax) [REDACTED] <[REDACTED]@coxandpalmer.com>
Sent: Thursday, August 15, 2019 12:35 PM
To: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>
Subject: RE: Time for a call today?

Thanks Joanne. It shouldn't take long. She can reach me on my cell at [REDACTED]

20(1)

Michel

Hon. Michel P. Samson | Cox & Palmer | Counsel

Direct [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]
Sent: August 15, 2019 12:25 PM
To: Samson, Michel (Halifax) [REDACTED] <[REDACTED]@coxandpalmer.com>
Subject: RE: Time for a call today?

Ok. Leave it with me and I will see if Leslie is available today for a call.

Kind regards,
 Joanne

Bolger, Joanne E

From: Bolger, Joanne E
Sent: August 15, 2019 3:29 PM
To: Towers, Julie K
Subject: FYI Only - Michel Samson (FW: Time for a call today?)

Forwarding to you as FYI only.

Joanne

From: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Sent: Thursday, August 15, 2019 3:27 PM
To: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>; Geddes, Peter <Peter.Geddes@novascotia.ca>
Cc: Muskaan, Atiyaah <Atiyaah.Muskaan@novascotia.ca>
Subject: RE: Time for a call today?

17(1)

Hi Joanne, Michel and I spoke.

He wanted confirmation that the ask to buy the Fed parcel is with Cabinet. I said as he knows, I cannot share that information at staff level, but I can confirm that work on the ask is in process. I reiterated that we are still waiting on amore fulsome project description/purpose. We discussed that the best next step to address some of his clients' asks () is to get the Letter of Offer negotiated and signed. He was on board with that suggestion and I will send an email to connect the folks involved in getting a LOO negotiated. We also discussed that a LOA for access after the LOO is signed would not permit his client building full road infrastructure.

Leslie

From: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>
Sent: Thursday, August 15, 2019 12:40 PM
To: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Cc: Muskaan, Atiyaah <Atiyaah.Muskaan@novascotia.ca>
Subject: FW: Time for a call today?

From: Samson, Michel (Halifax) () <[@coxandpalmer.com](mailto: @coxandpalmer.com)>
Sent: Thursday, August 15, 2019 12:35 PM
To: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>
Subject: RE: Time for a call today?

20(1)

Thanks Joanne. It shouldn't take long. She can reach me on my cell at ()

Michel

Hon. Michel P. Samson | Cox & Palmer | Counsel

Direct () **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS

Hickman, Leslie C

From: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Sent: September 9, 2019 4:03 PM
To: Hickman, Leslie C; Rooney, Sean P 20(1)
Cc: Steele, Cynthia; Samson, Michel (Halifax)
Subject: RE: Owls Head- [REDACTED]
Attachments: 1913398 rpt.pdf 17(1)

Attached, as discussed, is the revised appraisal.

We look forward to a draft Letter of Offer for the provincial portion at your earliest opportunity.

Thank you,

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2 20(1)

From: Hickman, Leslie C [mailto:Leslie.Hickman@novascotia.ca]
Sent: September 9, 2019 4:01 PM
To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Cc: Steele, Cynthia <Cynthia.Steele@novascotia.ca>
Subject: Owls Head- [REDACTED] 17(1)

Hi Sean R, 14(1)
 I hope you made out ok in the storm. 17(1)

I was just on a call with the Deputy, Sean Glover (copied) and M Sampson. [REDACTED]
 [REDACTED] Sean G is going to send Cindy the requested revised appraisal information so was can get the Letter of Offer
 (for the prov Crown lands) finalized. [REDACTED]
 [REDACTED]
 [REDACTED]

Please et us know if you have any questions.
 Leslie

Attached, as discussed, is the revised appraisal.

51

We look forward to a draft Letter of Offer for the provincial portion at your earliest opportunity.

Thank you,

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

From: Hickman, Leslie C [<mailto:Leslie.Hickman@novascotia.ca>]
Sent: September 9, 2019 4:01 PM
To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax) [REDACTED] <[\[REDACTED\]@coxandpalmer.com](mailto:[REDACTED]@coxandpalmer.com)>
Cc: Steele, Cynthia <Cynthia.Steele@novascotia.ca>
Subject: Owls Head-[REDACTED]

17(1)

Hi Sean R,
I hope you made out ok in the storm.

I was just on a call with the Deputy, Sean Glover (copied) and M Sampson. [REDACTED]
[REDACTED] Sean G is going to send Cindy the requested revised appraisal information so
was can get the Letter of Offer (for the prov Crown lands) finalized. [REDACTED]
[REDACTED]
[REDACTED]

17(1)

Please et us know if you have any questions.
Leslie

To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax) <[REDACTED]@coxandpalmer.com>
Cc: Steele, Cynthia <Cynthia.Steele@novascotia.ca>
Subject: Owls Head-[REDACTED] 17(1) 20(1)

Hi Sean R,
I hope you made out ok in the storm.

I was just on a call with the Deputy, Sean Glover (copied) and M Sampson. [REDACTED]
[REDACTED] Sean G is going to send Cindy the requested revised appraisal information so was can get the Letter of Offer
(for the prov Crown lands) finalized. [REDACTED]
[REDACTED]
[REDACTED]

17(1)

Please et us know if you have any questions.
Leslie

Bolger, Joanne E

From: Hickman, Leslie C
Sent: September 12, 2019 4:44 PM
To: Towers, Julie K
Subject: FW: Owls Head- [REDACTED]

17(1)

From: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com> 20(1)
Sent: Thursday, September 12, 2019 4:05 PM
To: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Rooney, Sean P <Sean.Rooney@novascotia.ca>
Cc: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>
Subject: RE: Owls Head- Letter of Intent

Thank you Cynthia, please proceed as required. We'll look forward to a draft offer/agreement when available.

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

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Hickman, Leslie C

From: Steele, Cynthia
Sent: September 20, 2019 1:26 PM
To: Glover, Sean (Halifax); Hickman, Leslie C; Rooney, Sean P
Cc: Samson, Michel (Halifax)
Subject: RE: Owls Head- [REDACTED] **17(1)**

Hi Sean,

The agreement is still being drafted. We hope to have it finalized by next week.

Cindy

From: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Sent: September 20, 2019 11:36 AM
To: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Rooney, Sean P <Sean.Rooney@novascotia.ca>
Cc: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>
Subject: RE: Owls Head- [REDACTED] **17(1)**

Good morning Cynthia and Sean, are you able to provide an update on the draft agreement?

Thank you, **20(1)**

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

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Steele, Cynthia

From: Rooney, Sean P
Sent: October 4, 2019 2:56 PM
To: Glover, Sean (Halifax); Steele, Cynthia; Hickman, Leslie C
Cc: Samson, Michel (Halifax)
Subject: RE: Owls Head- [REDACTED]

17(1)

Hi Sean- my apologies the letter of offer is not ready though we are nearly agreed to a final form.

Sean Rooney
 NS Department of Justice, Legal Services
 PO Box 7
 1690 Hollis St., 6th Floor
 Halifax NS B3J 3J9
 Tel: 902-424-7792
 Fax: 902-424-7120
Sean.Rooney@novascotia.ca

From: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Sent: October 4, 2019 2:13 PM
To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Cc: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>
Subject: RE: Owls Head- [REDACTED]

Hi Sean, just checking in to see if we might expect something from you today?

Thanks,

20(1)

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cel** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

From: Rooney, Sean P [<mailto:Sean.Rooney@novascotia.ca>]
Sent: October 1, 2019 9:21 AM
To: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>; Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Cc: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>
Subject: RE: Owls Head- [REDACTED]

17(1)

Hi Sean- we're working on this and hope to have a draft this week.

Thanks

Sean Rooney
 NS Department of Justice, Legal Services

Intended for Public Use

Hickman, Leslie C

From: Rooney, Sean P
Sent: October 8, 2019 2:47 PM
To: 'Glover, Sean (Halifax)'
Cc: Samson, Michel (Halifax); Hickman, Leslie C; Steele, Cynthia
Subject: Offer Lighthouse Links - Owl's Head
Attachments: Offer Lighthouse Links.docx; Lighthouse Links Sche A.pdf

Hi Sean- please find attached the draft Letter of Offer for the sale of the lands at Owl's Head. Please review and advise of any questions or concerns you may have. I look forward to hearing from you.

Thank you

Sean Rooney
NS Department of Justice, Legal Services
PO Box 7
1690 Hollis St., 6th Floor
Halifax NS B3J 3J9
Tel: 902-424-7792
Fax: 902-424-7120
Sean.Rooney@novascotia.ca

Hickman, Leslie C

From: Rooney, Sean P
Sent: October 8, 2019 4:42 PM
To: Glover, Sean (Halifax)
Cc: Samson, Michel (Halifax); Hickman, Leslie C; Steele, Cynthia
Subject: RE: Offer Lighthouse Links - Owl's Head

Hi Sean- I will pull together a draft agreement.

17(1)

Sean Rooney
NS Department of Justice, Legal Services
PO Box 7
1690 Hollis St., 6th Floor
Halifax NS B3J 3J9
Tel: 902-424-7792
Fax: 902-424-7120
Sean.Rooney@novascotia.ca

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Hickman, Leslie C

From: Hickman, Leslie C
Sent: October 10, 2019 4:28 PM
To: Samson, Michel (Halifax)
Subject: RE: Offer Lighthouse Links - Owl's Head

Hi Michel,
 Same group that posted the surplus- Public Works.

From: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>
Sent: Thursday, October 10, 2019 2:29 PM
To: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Subject: RE: Offer Lighthouse Links - Owl's Head

Thanks Leslie,

Could you advise which federal government agency is involved in dealing with the disposition of the Owl's Head land? Is it a Halifax office?

Thanks.

Michel

Hon. Michel P. Samson | Cox & Palmer | Counsel

Direct [REDACTED] **Fax** [REDACTED] **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS

20(1)

From: Hickman, Leslie C [<mailto:Leslie.Hickman@novascotia.ca>]
Sent: October 10, 2019 12:31 PM
To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Cc: Samson, Michel (Halifax) [REDACTED]@coxandpalmer.com>; Steele, Cynthia <Cynthia.Steele@novascotia.ca>
Subject: RE: Offer Lighthouse Links - Owl's Head

Hello,
 Michel asked if there was anything we were waiting on from you your client at this stage. Other than comments back on the Draft LOO and a project description, there was nothing else Cindy or Sean need.
 Regards,
 Leslie

From: Rooney, Sean P <Sean.Rooney@novascotia.ca>
Sent: Thursday, October 10, 2019 9:38 AM
To: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Cc: Samson, Michel (Halifax) [REDACTED]n@coxandpalmer.com>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Steele, Cynthia <Cynthia.Steele@novascotia.ca>
Subject: RE: Offer Lighthouse Links - Owl's Head

17(1)

Hi Sean- I understand my client spoke with Michel Samson earlier this week on this file and communicated to him [REDACTED]

Hickman, Leslie C

From: Hickman, Leslie C
Sent: December 19, 2019 10:24 AM
To: Steele, Cynthia
Subject: FW: Lighthouse Links (37766-4)
Attachments: Executed Letter of Offer.pdf; ATT00001.htm

From: Rooney, Sean P <Sean.Rooney@novascotia.ca>
Sent: December 18, 2019 7:10 PM
To: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Subject: Fwd: Lighthouse Links (37766-4)

FYI

Sent from my iPhone

Begin forwarded message:

From: "Glover, Sean (Halifax)" [REDACTED] <[REDACTED]@coxandpalmer.com>
To: "Rooney, Sean P" <Sean.Rooney@novascotia.ca>
Cc: "Samson, Michel (Halifax)" [REDACTED] <[REDACTED]@coxandpalmer.com>
Subject: Lighthouse Links (37766-4) 20(1)

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Good afternoon Sean, attached please find the fully executed letter of offer for your records. We look forward to beginning the next phase of the process with you. [REDACTED]

[REDACTED] as well as the following from my December 4th email:

An outline of the steps required to be taken between execution of the offer, and conveyance of the lands, and when these steps can, or are anticipated to occur/begin? In specific, I would think the following:

1. Approval of the Minister (if applicable)
2. Approval of Cabinet (if applicable)
3. First Nationals Consultation
4. Public Engagement (if applicable)
5. Integrated Resource Management Review
6. Issuance of Letters of Authority to my client to begin diligence investigations
7. [REDACTED]

17(1)

Can you also connect me with whoever is responsible for issuing letters of authority with respect to investigations at the property?

Thank you,

Sean M. Glover | Cox & Palmer | Partner | Lawyer

Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com

Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

20(1)

Flemming, Sue

From: Steele, Cynthia
Sent: January 15, 2020 4:17 PM
To: Glover, Sean (Halifax)
Cc: Hickman, Leslie C; Stillman, Wayne
Subject: Survey per Letter of Offer
Attachments: Letter of Offer - Lighthouse Links Little Harbour.pdf

Hi Sean,

Just wanted to remind you of the requirement under clause 14 of the offer for having the property surveyed and the requirement to request an Order of Survey prior to commencing the work.

Thanks,

Cindy Steele
Manager, Acquisitions and Disposals
(902) 424-3140 or (902) 240-2470
Land Services Branch
Department of Lands and Forestry

Confidentiality

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Flemming, Sue

20(1)

From: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Sent: January 15, 2020 6:52 PM
To: Steele, Cynthia
Cc: Stillman, Wayne; Hickman, Leslie C
Subject: RE: Survey per Letter of Offer

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

Exercice caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Thank you Cynthia, much appreciated. We'll reach out after taking instruction from Beck.

Sean M. Glover | Cox & Palmer | Partner | Lawyer
Direct [REDACTED] **Cell** [REDACTED] **Fax** 902 421 3130 **Web** coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

From: Steele, Cynthia [mailto:Cynthia.Steele@novascotia.ca]
Sent: January 15, 2020 4:33 PM
To: Glover, Sean (Halifax) [REDACTED]@coxandpalmer.com>
Cc: Stillman, Wayne <Wayne.Stillman@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Subject: Fwd: Survey per Letter of Offer

Resending this email without the agreement attached (see below) as it must have been too large and bounced back.

Let me or you Wayne know if you have any questions about the survey process.

Cindy Steele
 Manager

Sent from my iPhone

20(1)

Begin forwarded message:

From: "Steele, Cynthia" <Cynthia.Steele@novascotia.ca>
To: "Glover, Sean (Halifax)" [REDACTED]@coxandpalmer.com>
Cc: "Hickman, Leslie C" <Leslie.Hickman@novascotia.ca>, "Stillman, Wayne" <Wayne.Stillman@novascotia.ca>
Subject: Survey per Letter of Offer

Hi Sean,

Just wanted to remind you of the requirement under clause 14 of the offer for having the property surveyed and the requirement to request an Order of Survey prior to commencing the work.

Thanks,

Cindy Steele
 Manager, Acquisitions and Disposals
 (902) 424-3140 or (902) 240-2470

Flemming, Sue

From: Steele, Cynthia
Sent: January 21, 2020 4:26 PM
To: Sean Glover
Cc: Rooney, Sean P
Subject: Public Consultation as per Letter of Offer

Hi Sean,

I understand that you have been in discussions with Sean R. regarding various matters and next steps for the proposed sale of Crown lands at Owls Head. A requirement/obligation by the purchaser as noted in the offer (clause 18) is for public engagement to be conducted. Please send us your proposal for this for our review and approval.

Thanks,

Cindy Steele
 Manager, Acquisitions and Disposals
 (902) 424-3140 or (902) 240-2470
 Land Services Branch
 Department of Lands and Forestry

Confidentiality

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From: Steele, Cynthia
Sent: January 15, 2020 4:33 PM
To: Sean Glover <sglover@coxandpalmer.com>
Cc: Stillman, Wayne <Wayne.Stillman@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>
Subject: Fwd: Survey per Letter of Offer

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Cindy Steele
 Manager

Sent from my iPhone

Begin forwarded message:

From: "Steele, Cynthia" <Cynthia.Steele@novascotia.ca>
To: "Glover, Sean (Halifax)" <[\[REDACTED\]@coxandpalmer.com](mailto:[REDACTED]@coxandpalmer.com)>