

March 6, 2020

Dear

In Reply Please Quote Our File Number: 2020-00016-DLF

Re: You are entitled to part of the information you requested - 2020-00016-DLF

Lands and Forestry received your application for access to information under the *Freedom* of *Information and Protection of Privacy Act* on January 8, 2020.

In your application, you requested a copy of the following records:

Provide all communications (emails, correspondence, reports, briefings, minutes etc.) between to/from the lobbyist Michel Samson of Cox & Palmer on behalf of Lighthouse Links Development Company and the Department if Lands and Forestry from April 1, 2018 and January 8, 2020 regarding Owls Head and PID 00489591, 40751273, 40747586, 41308008, 41308016, 40747578 and 41307992 including negotiations with Government of Canada for the purchase of lands contained in and about inquired area.

You are entitled to part of the record(s) requested. However, we have removed some of the information from this record according to subsection 5(2) of the *Act*. The severed information is exempt from disclosure under the Act for the following reasons:

- Section 14 (1): advice by or for a public body or minister.
- Section 16: information subject to solicitor / client privilege.
- Section 17 (1): information the release of which would have a detrimental financial or economic impact on NS.
- · Section 20: unreasonable invasion of personal privacy.
- Section 21: business confidential information.

As you were notified on January 28, 2020, consultation with a third party has occurred. The third-party has objected to release of some records in the package. These pages will be withheld for 20-days in order to allow the third-party opportunity to file a review with the OIPC. If no review is filed, the remaining records will be provided to you.

You have the right to ask for a review of this decision by the Information Access and Privacy Commissioner (formerly the Review Officer). You have 60 days from the date of this letter to exercise this right. If you wish to ask for a review, you may do so on Form 7, a copy of which is attached. Send the completed form to the Information Access and Privacy Commissioner, P.O. Box 181, Halifax, Nova Scotia B3J 2M4.

Please be advised that a de-identified copy of this disclosure letter and the attached response to your FOIPOP application will be made public after 14 days. The package will be posted online at informationaccess.novascotia.ca. The letter will not include your name, address or any other personal information that you have supplied in the course of making your application under FOIPOP.

Please contact Lauren Smith at 902-424-3786 or by e-mail at Lauren.Smith@novascotia.ca, if you need further assistance regarding this application.

Yours truly,

Julie Towers Deputy Minister

Attachment

Bragg, Peter D

From: Rankin, Jain T Sent: July 26, 2018 3:27 PM To: Bragg, Peter D Subject: Re: Little Harbour - Lighthouse Links Update Ok Sean called me and wants to see what update we have after looking at this. Let's arrange a meeting soon. Sent from my iPhone > On Jul 26, 2018, at 1:51 PM, Bragg, Peter D < Peter. Bragg@novascotia.ca > wrote: > > Yes > > Sent from my iPhone >> On Jul 26, 2018, at 1:43 PM, Rankin, Jain T < Jain.Rankin@novascotia.ca> wrote: >> Did you check in with Lands about this one yet? >> >> Sent from my iPhone >> >> Begin forwarded message: >> >> From: "Sean.Fraser.P9@parl.gc.ca<mailto:Sean.Fraser.P9@parl.gc.ca>" <Sean.Fraser.P9@parl.gc.ca<mailto:Sean.Fraser.P9@parl.gc.ca>> >> To: "Rankin, Iain T" <lain.Rankin@novascotia.ca<mailto:fain.Rankin@novascotia.ca>> >> Subject: Fwd: Little Harbour - Lighthouse Links Update >> >> lain, >> >> As discussed, here is a copy of the draft business plan for the proposed golf course on the Eastern Shore. It's fairly detailed. >> >> As a heads up, when I asked the group to complete the form to purchase/swap for the land provincially, they advised they had applied in 2016. >> >> Once you get a chance to review, let me know and we can reconnect so I can assist in moving this ahead. >> >> Thanks, >> >> >> Sean >> >> 20(1) >> >> From: Beck Gilbert @gmail.com<mailto: @gmail.com>>

>> Date: July 25, 2018 at 11:54:22 AM ADT

<sean.fraser.p9@parl.gc.ca<mailto >> Cc: Beck Gilbert @g</sean.fraser.p9@parl.gc.ca<mailto 	mail.com <mailto:< th=""><th>@gmail.com>>, Glover, Sean (Halifax)</th><th></th></mailto:<>	@gmail.com>>, Glover, Sean (Halifax)	
@coxandpalmer.com <mai @coxandpalmer.com<n @ns.sympatico.ca<ma< td=""><td>lto @coxandpalme nailto n@coxandp illto r@ns.symp</td><td>r.com>>, Samson, Michel (Halifax) almer.com>>,</td><td>20(1)</td></ma<></n </mai 	lto @coxandpalme nailto n@coxandp illto r@ns.symp	r.com>>, Samson, Michel (Halifax) almer.com>>,	20(1)
>> Subject: Little Harbour - Lightho	use Links Update		
>> Hi Sean,			
>>			
Links golf and real estate developm is attached.	nent project with the help	draft business plan for Little Harbour and of Michel Samson, Sean Glover, and	, which
>> Please review it critically and let	me know if you want to c	hange, add, or delete anything.	20(1)
>> Putting the plan together was a Eastern Shore and create an enviro and those who will move there. >>	formative experience for i	ne as I realized how the project could tran- the really special people and their families	sform the who live there
	a must-do project and we	look to your leadership to make it happen.	
>>		to you reduction to make it happen.	
>> Best,			
>>			
>> Beck			
>>			
>>			
>>			
>> < Lighthouse Links v7 clean HFXC	OCS-#2694473-Land_Exch	lange_Proposal 7.22.18.DOCX>	

Bragg, Peter D

From: Samson, Michel (Halifax) @coxandpalmer.com>

September 13, 2018 10:54 AM

To: Bragg, Peter D

Subject: Lighthouse Links Business plan

Attachments: Lighthouse Links Business Plan (Sept, 2018).DOCX

Hi Peter,

As discussed, here is the most recent business plan for Lighthouse Links.

Best wishes,

Michel

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

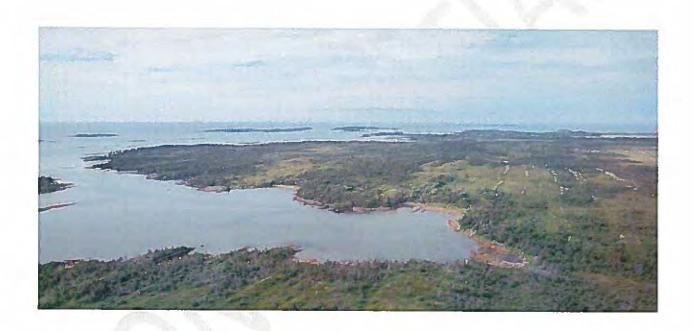
20(1)

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

LIGHTHOUSE LINKS

PROPOSAL FOR EXCHANGE OR PURCHASE OF LANDS IN LITTLE HARBOUR, HRM, NOVA SCOTIA

JULY 22, 2018



Prepared by Lighthouse Links Development Corporation

CONFIDENTIAL

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Table of Contents

Executive Summary

Introduction to the Project

Cost Estimates

Benefits to the Province of Nova Scotia

Required Lands

The Purchase/Exchange

Management



EXECUTIVE SU	JMMARY
	the project to its fullest potential, the Company is seeking to obtain title to
approximately Crown.	of contiguous land from the Province of Nova Scotia and the Federal
¥14 11 to	

17(1)

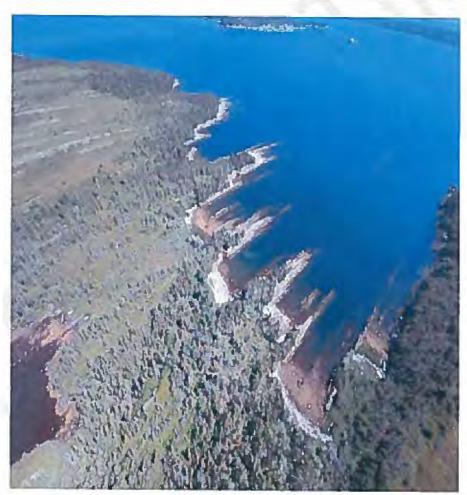
21(a)(ii); (b); (c)(i)(ii)(iii)

INTRODUCTION TO THE PROJECT

Parties affiliated with the in Little Harbour, NS.	Company currently own approximately	mately 340 acres of oce	anfront property
approximately Crown.	project to its fullest potential, the of contiguous land from the Pronutes from Dartmouth, Halifax, and	ovince of Nova Scotia	and the Federal
		_	

17(1)

21(a)(ii); (b); (c)(i)(ii)(iii)





21(a)(ii); (b); (c)(i)(ii)(iii)

17(1)

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COST ESTIMATES



21(a)(ii); (b); (c)(i)(ii)(iii)

17(1)

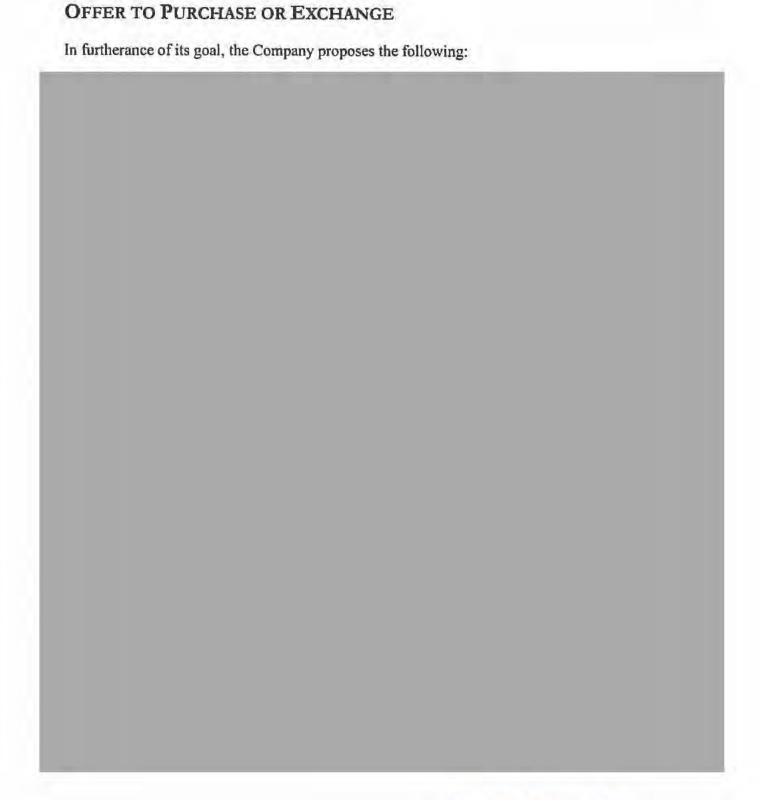
REQUIRED LANDS

The Company is interested in a combination of purchasing and/or undertaking a land exchange for the Subject Lands, to complement to the 340 acres, shown in yellow, owned by the proponents, as shown below.

0.1		
Sub	lect	Lands

The	are more particularly set out a	as follows:
	owned by the Province	
	owned by the Province	

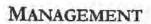
Attached as Exhibit B and below is a map showing the location of these properties. Properties owned by the Company or related parties are in yellow. The Federal and Provincial properties are in white. The eastern portion of Cuckold Island is owned privately and also shown in white.



21(a)(ii); (b); (c)(i)(ii)(iii)

17(1)

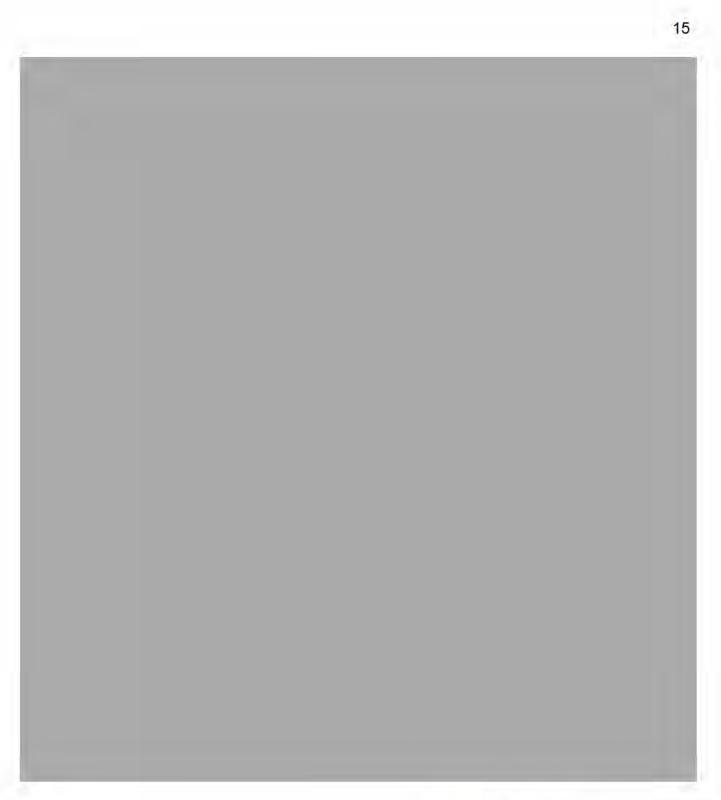
9 | Page *10037766/00004/2694473/v4



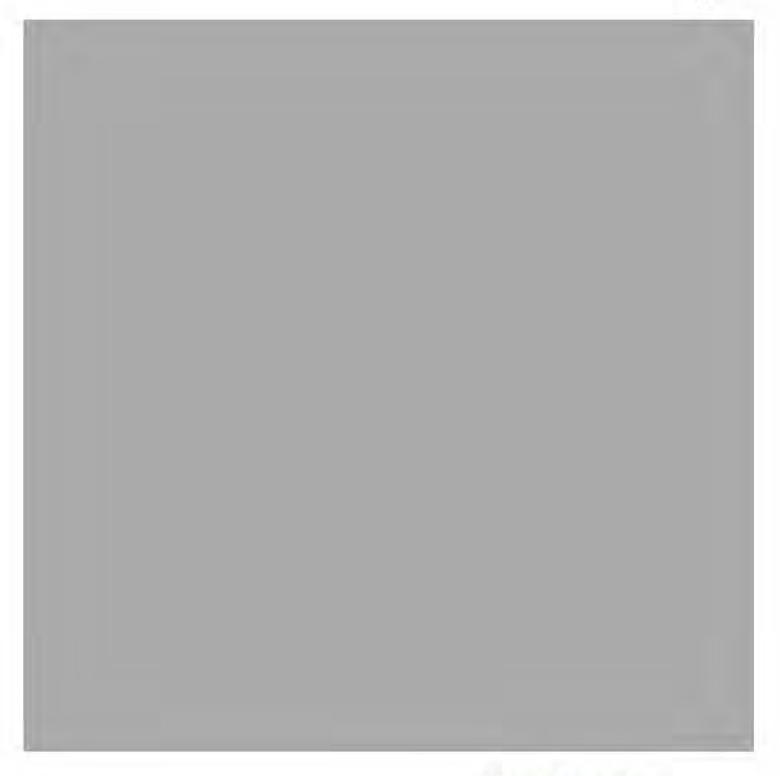


20(1)

21(a)(ii); (b); (c)(i)(ii)(iii)



21(a)(ii); (b); (c)(i)(ii)(iii)



21(a)(ii); (b); (c)(i)(ii)(iii)

17(1)

Bragg, Peter D

From: Bragg, Peter D September 13, 2018 10:55 AM Sent: To: Samson, Michel (Halifax) Subject: Re: Lighthouse Links Business plan Thanks for responding to my request so quickly. PB Sent from my iPhone > On Sep 13, 2018, at 10:54 AM, Samson, Michel (Halifax) @coxandpalmer.com> wrote: > Hi Peter, > As discussed, here is the most recent business plan for Lighthouse Links. 20(1) > Best wishes, > Michel > Hon. Michel P. Samson | Cox & Palmer | Counsel Fax 902 421 3130 Web coxandpalmerlaw.com > Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax > NS > < Lighthouse Links Business Plan (Sept, 2018).DOCX>

Pages 19-59

Awaiting 20 Day Review Period

From:

Hickman, Leslie C

To:

Towers, Julie K; Geddes, Peter; Bolger, Joanne E

Subject: Date: RE: Lighthouse Links November 26, 2018 6:45:18 PM

Also pls include Robyn McPherson if staff are being included thanks

From: Hickman, Leslie C

Sent: Monday, November 26, 2018 6:44 PM

To: Towers, Julie K < Julie. Towers@novascotia.ca>; Geddes, Peter < Peter. Geddes@novascotia.ca>;

Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: Lighthouse Links

Hi the NSBI contact is:

Jonathan Coles, CPA, CMA Investment Attraction Executive

Nova Scotia Business Inc. (t)902-424-1769 (m)902-448-4055 (f)902-424-0311

Sean Glover at Cox and Palmer used to be their lawyer, but Michel Sampson sent us an appraisal out of the blue a few mos ago, so I am not clear if Sean is still their lawyer

From: Towers, Julie K

Sent: Monday, November 26, 2018 1:45 PM

To: Geddes, Peter < Peter. Geddes@novascotia.ca >; Bolger, Joanne E

<loanne.Bolger@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>

Subject: FW: Lighthouse Links

Fyi re NSE

Leslie – who was the contact at NSBI? Anyone else needed?

Joanne – please set up meeting after Leslie answers with reps from Lands, Regional (Parks), Policy, NSE & NSBI. Copy Peter Bragg and Kevin Musgrave. 1 hour within a week or two. Michel Samson can identify who should attend from Lighthouse Links. He mentioned likely the proponent's lawyer.

20(1)

Thanks

From: Martin, Frances R

Sent: Monday, November 26, 2018 1:38 PM
To: Towers, Julie K < Julie Towers@novascotia ca>

Subject: Re: Lighthouse Links

Andrew Murphy.

Sent from my iPhone

On Nov 26, 2018, at 12:37 PM, Towers, Julie K < Julie Towers@novascotia.ca > wrote:

I can convene a meeting with our staff. Would you like some of your folks present, and if so, whom?

I will also connect with NSBI

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, November 26, 2018 10:02 AM
To: Towers, Julie K < Julie Towers@novascotia.ca>

Subject: Lighthouse Links

20(1)

Hi Deputy,

It was great seeing you at the Marine Renewables Canada conference. During our discussion we talked about convening a meeting with senior officials from Lands & Forestry and Environment to work on a game plan and make sure we are all on the same page. As I mentioned, we would like to have this meeting take place as soon as possible.

Let me know when we can meet.

Best wishes.

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

Fanning, Walter

Hickman, Leslie C; Geddes, Peter; Hurphy, Andrew (ENV) RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links) November 27, 2018 4:31:12 PM

Thanks Peter

From: Hickman, Leslie C

Sent: Tuesday, November 27, 2018 3 54 PM

To: Geddes, Peter < Peter . Geddes@novascotia.ca>; Fanning, Walter < Walter Fanning@novascotia.ca>; Murphy. Andrew (ENV)

<Andrew.J.Murphy@novascotia.ca>

Subject: RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Ok thanks just free now from meetings

From: Geddes, Peter

Sent: Tuesday, November 27, 2018 2 35 PM

To: Fanning, Walter < Walter Fanning@novascotia.ca>; Murphy, Andrew (ENV) < Andrew I. Murphy@novascotia.ca>

Cc: Hickman, Leslie C < Leslie Hickman@novascotia.ca>

Subject: RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

I talked to Andrew about this

From: Fanning, Walter

Sent: Tuesday, November 27, 2018 2:08 PM

To: Murphy, Andrew (ENV) < Andrew J. Murphy@novascotia.ca>

Cc: Hickman, Leslie C < Leslie Hickman@novascotia ca>; Geddes, Peter < et al. Geddes@novascotia ca>

Subject: RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Hi Andrew

I am committed until late today, so if Leslie (who likely knows most of the detail) or Peter G, are unable to call, I can.

Walter

From: Murphy, Andrew (ENV)

Sent: Tuesday, November 27, 2018 1:28 PM

To: Porter, Jon M < ton Porter@novascotia.ca>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Fanning, Walter < Walter Fanning@novascotia.ca>;

Geddes, Peter < Peter Geddes@novascotta.ca>; Labor, Peter < Peter Labor@novascotta.ca>

Subject: FW: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Importance: High

Can anyone provide me some context regarding below? And also what property or PID this is? Call if it is easier

Thanks.

Andrew

From: Murphy, Andrew (ENV)

Sent: November 27, 2018 12:41 PM

To: Leach, Nicole L (Nicole Leach@novemblaca) < https://doi.org/10.1007/2019-10.1007

Subject: FW ASAP Please - Request for Meeting - Michel Samson (Lighthouse Unks)

Importance: High

Nicole can you please respond with my availability. Peter can you please let me know how this intersects our mandate?

From: Bolger, Joanne E

Sent: November 27, 2018 12:28 PM To: msamson@coxandpalmer.com

Cc: Hickman, Leslie C < Leslie Hickman@novascot/a ca>; Martin, Frances R < Frances Martin@novascot/a ca>; Fairclough, Andrea C

<Andrea Fairclough@novascotia.ca>; McPherson, Robyn Robyn_McPherson@novascotia.ca>; Parker, Matt 5 Matt.Parker@novascotia.ca>; Bragg, Peter D <Peter Bragg@ngyascotia.ca>; Musgrave, Kevin J <Kevin Musgrave@novascotia.ca>; icoles@nsh.ca; Porter, Jon M <lon Porter@novascotia.ca>; Fanning, Walter < Walter Fanning@novascotia.ca>; Murphy, Andrew (ENV) < Andrew L.Murphy@novascotia.ca>; Stewart, Lynne < Lynne Stewart@novascotia.ca>;

Muskaan, Atiyaah < Atiyaah, Muskaan@novascona.ca>; Bennett, Trish < Trish Bennett@novascona.ca>

Subject: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Importance: High

Good morning Mr. Samson.

I am responding on behalf of DM Towers to your request for a meeting regarding Lighthouse Links.

The Deputy has asked me to schedule this meeting within the next week or two, so the options will be limited as she is on holiday the week of Dec 10th, as well as Dec 17th & 18th.

She has asked that the following people be included in the meeting:

Nova Scotia Environment:

Frances Martin, Deputy Minister

Andrew Murphy, Executive Director, Sustainability and Applied Science with NS Environment

Lands and Forestry

Leslie Hickman, Executive Director, Land Services Robyn McPherson, Manager, Acquisitions and Disposals Watter Fanning, Executive Director, Regional Services Matt Parker, Director, Parks, Outreach & Service Delivery Jon Porter, Executive Director, Renewable Resources Peter Bragg, Minister Rankin's Executive Assistant

Premier's Office

Kevin Musgrave, Strategic Initiatives Analyst

NSBI

Jonathan Coles, Investment Attraction Executive

The meeting will take place at our office, located at 1701 Hollis Street, 3rd Floor Founders Square. Please let me know who from your organization would be joining the meeting.

Here are a few of dates where both Deputies are available. Please populate the chart with your availability at your earliest convenience and return to me.

By copy to others included in this meeting. Please populate the chart below and return to me ASAP.

Date	Michel Samson	DM Martin	Hickman	Ionathan Coles	Robyn McPherson	Kevin Musgrave	Peter Bragg	Andrew Murphy	Mart Parker	Jon Porter	Walter Fanning
		Acadora Tambough	Afrysian Moskaan							Cynno Sarwari	Testi: Gennett
Wed, Dec 5th 11:00 – 12:00pm [preferred] , 1:00 – 2:00pm, 2:00 – 3:00pm, 3:00 – 4:00pm		VE ₂ -12-12 preliment							H.	arrwart	- (a-1)14-51
Thurs, Dec 6th 10:30 - 11 30am		Yes									
Wed, Dec 19th 11:00 - 12:00pm		Yes									
Thurs, Dec 20th 2.30 - 3.30pm		Yes									
Fri, Dec 21st 11:00 12:00pm	F-77	Yes								1	

Thank you,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
PO Box 690
Halifax, Nova Scotla, Canada B3J 279

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne bowel @povascoho ca

From: Samson, Michel (Halifax) 1@corondgalmer.com>

Sent: Monday, November 26, 2018 10:02 AM
To: Towers, Julie K < <u>Julie Towers@novascotia.ca></u>

Subject: Lighthouse Links

Hi Deputy,

It was great seeing you at the Marine Renewables Canada conference. During our discussion we talked about convening a meeting with senior officials from Lands & Forestry and Environment to work on a game plan and make sure we are all on the same page. As I mentioned, we would like to have this meeting take place as soon as possible.

20(1)

Let me know when we can meet.

Best wishes,
Michel
Hun. 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

20(1)

Bragg, Peter D

From: Jonathan Coles <jcoles@nsbi.ca>
Sent: November 28, 2018 10:40 AM

To: Samson, Michel (Halifax); Bolger, Joanne E

Cc: Hickman, Leslie C; Martin, Frances R; Fairclough, Andrea C; McPherson, Robyn; Parker,

Matt S; Bragg, Peter D; Musgrave, Kevin J; Porter, Jon M; Fanning, Walter; Murphy,

Andrew (ENV); Stewart, Lynne; Muskaan, Atiyaah; Bennett, Trish

Subject: RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Hi Joanne,

I have populated my availability as per below.

Thank you,

Jonathan

Jonathan Coles, CPA, CMA | Investment Attraction Executive Nova Scotia Business Inc.

(I) 902-424-1769 | (m) 902-448-4055 | (f) 902-424-0311 |coles@nsbi.ca | www.novascotiabusiness.com

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: November 28, 2018 9:49 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Cc: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Martin, Frances R <Frances.Martin@novascotia.ca>; Fairclough, Andrea C <Andrea.Fairclough@novascotia.ca>; McPherson, Robyn <Robyn.McPherson@novascotia.ca>; Parker, Matt S <Matt.Parker@novascotia.ca>; Bragg, Peter D <Peter.Bragg@novascotia.ca>; Musgrave, Kevin J <Kevin.Musgrave@novascotia.ca>; Jonathan Coles <jcoles@nsbi.ca>; Porter, Jon M <Jon.Porter@novascotia.ca>;

Fanning, Walter < Walter. Fanning@novascotia.ca>; Murphy, Andrew (ENV) < Andrew. J. Murphy@novascotia.ca>; Stewart, Lynne < Lynne. Stewart@novascotia.ca>; Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca>; Bennett, Trish. Stewart@novascotia.ca>

Subject: RE: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Hi Joanne,

2-3pm next Wednesday, December 5th would work for Sean Glover and I.

Best wishes,

Michel

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

Direct 902 491 6808 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: November 27, 2018 11:28 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Martin, Frances R < Frances. Martin@novascotia.ca>; Fairclough, Andrea C < Andrea. Fairclough@novascotia.ca>; McPherson, Robyn < Robyn. McPherson@novascotia.ca>; Parker, Matt S

< Matt.Parker@novascotia.ca >; Bragg, Peter D < Peter.Bragg@novascotia.ca >; Musgrave, Kevin J

< Kevin.Musgrave@novascotia.ca>; jcoles@nsbi.ca; Porter, Jon M < Jon.Porter@novascotia.ca>; Fanning, Walter

<Walter.Fanning@novascotia.ca>; Murphy, Andrew (ENV) <Andrew.J.Murphy@novascotia.ca>; Stewart, Lynne

<<u>Lynne.Stewart@novascotia.ca</u>>; Muskaan, Atiyaah <<u>Atiyaah.Muskaan@novascotia.ca</u>>; Bennett, Trish

<Trish.Bennett@novascotia.ca>

Subject: ASAP Please - Request for Meeting - Michel Samson (Lighthouse Links)

Importance: High

Good morning Mr. Samson,

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Frances Martin, Deputy Minister

Andrew Murphy, Executive Director, Sustainability and Applied Science with NS Environment

Lands and Forestry

Leslie Hickman, Executive Director, Land Services Robyn McPherson, Manager, Acquisitions and Disposals Walter Fanning, Executive Director, Regional Services Matt Parker, Director, Parks, Outreach & Service Delivery Jon Porter, Executive Director, Renewable Resources Peter Bragg, Minister Rankin's Executive Assistant

Premier's Office

Kevin Musgrave, Strategic Initiatives Analyst

Wed, Dec 5th 11:00 - 12:00pm (preferred), 1:00

- 2:00pm, 2:00 - 3:00pm, 3:00 - 4:00pm

NSBI

Jonathan Coles, Investment Attraction Executive

The meeting will take place at our office, located at 1701 Hollis Street, 3rd Floor Founders Square. *Please let me know who from your organization would be joining the meeting.*

Here are a few of dates where both Deputies are available. Please populate the chart with your availability at your earliest convenience and return to me.

By copy to others included in this meeting. Please populate the chart below and return to me ASAP.

Deputy Towers/Michel Samson/DM Frances Martin/Leslie Hickman/Jonathan Coles/Ru McPherson/Kevin Musgrave/Peter Bragg/Andrew Murphy/Matt Parker/Jon Porter re: Michel Leslie Jonathan Robyn Peter Andrev Kevin **DM Martin** Samson Hickman Coles McPherson Bragg Murph Musgrave Date Andrea Atiyaah Fairclough Muskaan

Yes

YES - 11-12

preferred

		1200 000 000	67
Thurs, Dec 6th 10:30 - 11:30am	Yes	Yes	
Wed, Dec 19th 11:00 - 12:00pm	Yes	No	
Thurs, Dec 20th 2:30 - 3:30pm	Yes	Yes	
Fri, Dec 21st 11:00 - 12:00pm	Yes	Yes	

Thank you,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
PO Box 698
Halifax, Nova Scotia, Canada B3J 2T9

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne.bolger@novascolia.ca

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, November 26, 2018 10:02 AM
To: Towers, Julie K < Julie Towers@novascotia.ca>

Subject: Lighthouse Links

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20(1)

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Best wishes,

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

Bolger, Joanne E

20(1)

From: Samson, Michel (Halifax) < @coxandpalmer.com>

Sent: November 28, 2018 3:47 PM

To: Bolger, Joanne E

Subject: Accepted: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean

Glover re: Lighthouse Links

Categories: Meetings to set up, ED Renewable Resources - Jonathan Porter, ED Regional Serv. -

Walter Fanning, ED Land Services - Leslie Hickman, DM Meetings, Correspondence

Date Dec 5/18

	UShthazz Wils - Outs Head, Hall Gax County. Michal Sanson, Seon Glover Frances Montin, Mattherbor. (Coxt Palmer) (Coxt Palmer) [MSE-Deput] Andrew Murphy, Julis, Leslis, Jan Parter, Peter Brass + Keu, n Mustrave
	4. M: Chal Senson- Thesistered Company Colorist?
17(1)	Our pous Appointent - Is it possible for this to happen? Lotier in the Julie - We notified tels we may be intensted. - Requested studied by Juan tels. - Clearing coordinate? How does this impact the property.
17(1)	@ PAPA - & Spitalty Marchet on Rock Proper
	Suly 22(3) dow Plan.

Date Dec 5/18 Lighthouse links

UH (EA Required?)

Tronsby

Watercouse Matercouse alteration

- Man apparals

- LLR Aborismal Consultation 40 Arch Worl Benefits Agreement. - After the without to from PAPA - Public Consultation -JUH rust be removed bist. 14-Jout Discussion -

No Public Consultation until after decision

ARRA PAPA.

17(1)

Date Dec 5/8

MS. Access for investigations (engineers etc)
- Roads.

Ut. Yos, WAs with cardithons.

- Disturbance would require consultation Encourage non disturbance research.

MS - Working Group.

To be determined at a later date.

@ h or but of Ron.

NSZJSC Ught Haose Unks not Oller cupny,

Bolger, Joanne E

Subject: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re:

Lighthouse Links

Location: 1701 Hollis St., 3rd Floor Large Boardroom, Founders Square

Start: Wed 2018-12-05 11:00 AM End: Wed 2018-12-05 12:00 PM

Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Bolger, Joanne E

Required Attendees: @coxandpalmer.com; Samson, Michel (Halifax); Towers, Julie K; Martin, Frances

20(1) R; Hickman, Leslie C; Coles, Jonathan; McPherson, Robyn; Musgrave, Kevin J; Bragg,

Peter D; Murphy, Andrew (ENV); Parker, Matt S; Porter, Jon M

Optional Attendees: Fairclough, Andrea C; Muskaan, Atiyaah; Stewart, Lynne; Bennett, Trish

Resources: RM-HLFX-FoundersSquare-DNR-03FL-Brd-LRG

Participants include:

Nova Scotia Environment:

Frances Martin, Deputy Minister

Andrew Murphy, Executive Director, Sustainability and Applied Science with NS Environment

Lands and Forestry

Leslie Hickman, Executive Director, Land Services Robyn McPherson, Manager, Acquisitions and Disposals Matt Parker, Director, Parks, Outreach & Service Delivery Jon Porter, Executive Director, Renewable Resources Peter Bragg, Minister Rankin's Executive Assistant

Premier's Office

Kevin Musgrave, Strategic Initiatives Analyst

NSBI

Jonathan Coles, Investment Attraction Executive

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, November 26, 2018 10:02 AM

To: Towers, Julie K < Julie. Towers@novascotia.ca>

Subject: Lighthouse Links

Hi Deputy,

During our discussion we talked about convening a meeting with senior officials from Lands & Forestry and Environment to work on a game plan and make sure we are all on the same page. As I mentioned, we would like to have this meeting take place as soon as possible.

20(1)

Let me know when we can meet.

Best wishes,

Michel

Hon. Michai 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

20(1)

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: December 6, 2018 1:41 PM

To: Towers, Julie K; Martin, Frances R

Subject: Business Plan 20(1)

Attachments: Lighthouse Links Business Plan (Sept, 2018).DOCX

Hi Deputies,

Thanks again for the productive meeting yesterday in regards to Lighthouse Links.

I am attaching the most recent business plan. Please let me know if you have any questions or concerns.

Best wishes,

Michel

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

Pirect Fax 902 421 3130 Web coxandpalmerlaw.com

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

Smith, Lauren W

From: Sent: Geddes, Peter

Sent: To: January 16, 2019 2:03 PM O'Brien-Latham, Lesley

Subject:

FW: New information - Action Required - 2018-885 Michel Samson FW: Meeting today

re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re:

Lighthouse Links

Attachments:

Lighthouse Links Business Plan (Sept, 2018).DOCX

more

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Sent: Wednesday, January 16, 2019 1:56 PM
To: Geddes, Peter < Peter. Geddes@novascotia.ca>

Subject: FW: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

FYI

Before you advised re RR, I had sent this to Julie

From: Hickman, Leslie C

Sent: Friday, January 11, 2019 2:40 PM

To: Towers, Julie K < <u>Julie.Towers@novascotia.ca</u>>
Cc: Bolger, Joanne E < <u>Joanne.Bolger@novascotia.ca</u>>

Subject: RE: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Hi Julie,

I was going to discuss an aspect of this request when we had our call earlier today so that I can get the draft to Joanne for your review:

- C&P to send Business Plan (this has been received)

I am not sure if you have had an opportunity to review the 'business plan' they provided after the meeting (copy attached). I have two main questions (we can also discuss in person next week when we meet if that is easier):

These are the highlights for key topics in the new proposal:

The latest version states re:

14(1)

17(1)

From: Hickman, Leslie C

Sent: Thursday, December 27, 2018 12:44 PM

To: Bolger, Joanne E < Joanne.Bolger@novascotia.ca>

Subject: RE: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Ok that helps. I had sent an email back to the their lawyer about the roads and forwarded it to Julie, but I can incorporate the refence in the letter

From: Bolger, Joanne E < Joanne.Bolger@novascotia.ca>

Sent: Thursday, December 27, 2018 11:41 AM

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Subject: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

I spoke with Julie, and she was referring to notes that she took from the meeting. She wants you to draft a letter to Mr. Samson outlining what was discussed during the meeting to ensure everyone is clear on what needs to be done.

- C&P to send Business Plan (this has been received)
- Roads scope of need
- EC process re: PAPA
- Sale process MK consultation/IRM review/EC/Public engagement, etc.
- Company to identify & obtain all other permits

Any anything else that you may have noted from the meeting.

Does that help?

If not, please give me a call.

Thanks Joanne

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Sent: Thursday, December 27, 2018 9:44 AM

To: Bolger, Joanne E < Joanne.Bolger@novascotia.ca>

Subject: RE: Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances

Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Ok thanks. Unless she meant sending her update about the Fed parcel once RS and LS staff receive more info as was requested of the Feds?

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Thursday, December 27, 2018 9:43 AM

To: Hickman, Leslie C < Leslie Hickman@novascotia.ca>

Subject: RE: Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances

Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Ok. I will ask her what she meant and get back to you.

Thanks Joanne

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Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

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request as nothing for us to do

13(1)

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14(1)

Sent: Thursday, December 27, 2018 9:39 AM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

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Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Good day Leslie,

I am following up on this meeting with Michel Samson.

Julie told me that you were going to provide her with 'next steps'. Have you done this already and I missed it? Please advise.

Thank you, Joanne

79 From: Bolger, Joanne E < Joanne.Bolger@novascotia.ca> Sent: Wednesday, December 05, 2018 8:22 AM To: Martin, Frances R <Frances.Martin@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; icoles@nsbi.ca; McPherson, Robyn <Robyn.McPherson@novascotia.ca>; Musgrave, Kevin J <Kevin.Musgrave@novascotia.ca>; Bragg, Peter D < Peter.Bragg@novascotia.ca>; Murphy, Andrew (ENV) <Andrew.J.Murphy@novascotia.ca>; Parker, Matt S <Matt.Parker@novascotia.ca>; Porter, Jon M < Cc: Fairclough, Andrea C < Andrea Fairclough@novascotia.ca >; Bennett, Trish < Trish.Bennett@novascotia.ca >; Stewart, Lynne <Lynne.Stewart@novascotia.ca>; Fanning, Walter <Walter.Fanning@novascotia.ca>; Muskaan, Atiyaah <Atiyaah.Muskaan@novascotia.ca> Subject: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links Forwarding this e-mail to you in preparation of today's meeting: Deputy Julie Towers/Deputy Frances Martin/Hon, Michel Samson/Sean Glover re: Lighthouse Links. Regards, Joanne @coxandpalmer.com> From: Samson, Michel (Halifax) Sent: Tuesday, December 04, 2018 5:00 PM To: Towers, Julie K < Julie. Towers@novascotia.ca> Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca >; Glover, Sean (Halifax) < @coxandpalmer.com> Subject: RE: Lighthouse Links Hi Deputy, I apologize for the short notice but thought I would send some of the items we wish to discuss during the meeting tomorrow. 17(1) Thanks again and I look forward to the discussion. Best wishes, Michel Hon, Michel P. Samson | Cox & Palmer | Counsel

From: Towers, Julie K [mailto:Julie.Towers@novascotia.ca]

Sent: November 27, 2018 10:50 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

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

Fax 902 421 3130 Web coxandpalmerlaw.com

Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca > Subject: RE: Lighthouse Links

Hello. My Executive Assistant, Joanne Bolger, will arrange the meeting logistics. Please let her know who will join you. Thanks. Julie

Julie Towers
Deputy Minister
Lands and Forestry
1701 Hollis Street
Halifax NS B3J 3M8
902-424-4121

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, November 26, 2018 10:02 AM
To: Towers, Julie K < Julie. Towers@novascotia.ca>

Subject: Lighthouse Links 20(1)

Hi Deputy,

It was great seeing you at the Marine Renewables Canada conference. During our discussion we talked about convening a meeting with senior officials from Lands & Forestry and Environment to work on a game plan and make sure we are all on the same page. As I mentioned, we would like to have this meeting take place as soon as possible.

Let me know when we can meet.

Best wishes,

Michel

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

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



Bolger, Joanne E

From: Hickman, Leslie C

Sent: January 28, 2019 2:48 PM

To: Bolger, Joanne E

Subject: RE: New information - Action Required - 2018-885 Michel Samson FW: Meeting today

re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re:

Lighthouse Links

Categories: ED Land Services - Leslie Hickman, Correspondence

14(1)

Hi I just got off of a call with Peter G and Lesley re Owls Head so I will hold off until we do to make sure I cover what she needs.

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Monday, January 28, 2019 2:30 PM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Subject: RE: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Hi Leslie,

Since you are on a roll today....any update on this one?

Joanne

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Sent: Friday, January 18, 2019 6:21 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca >

Subject: Re: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie

Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Hi no we didn't

Sent from my iPhone

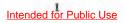
On Jan 17, 2019, at 8:47 AM, Bolger, Joanne E < Joanne.Bolger@novascotia.ca > wrote:

Good morning Leslie,

Did you have a chance to speak with Julie about this issue yesterday?

Can you please provide me with an update on the response for this correspondence?

Thank you, Joanne



From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Sent: Friday, January 11, 2019 2:40 PM

To: Towers, Julie K < <u>Julie.Towers@novascotia.ca</u>>
Cc: Bolger, Joanne E < <u>Joanne.Bolger@novascotia.ca</u>>

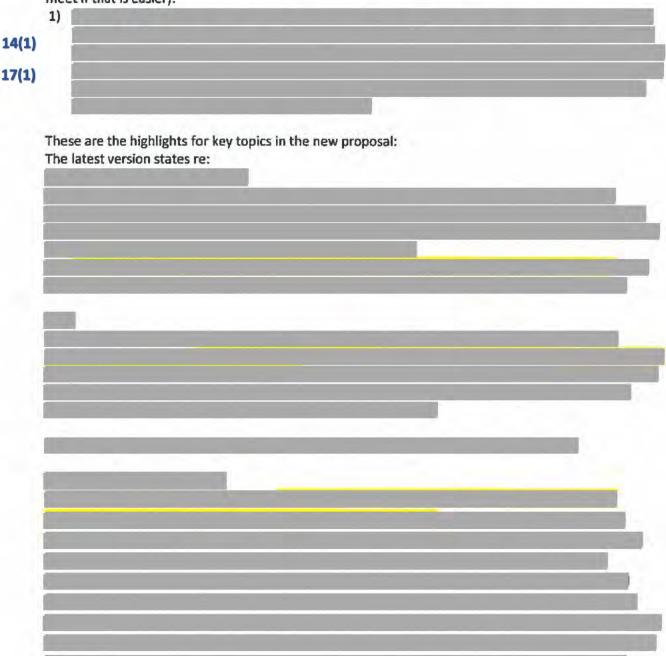
Subject: RE: New Information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

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- C&P to send Business Plan (this has been received)

I am not sure if you have had an opportunity to review the 'business plan' they provided after the meeting (copy attached). I have two main questions (we can also discuss in person next week when we meet if that is easier):



91

14(1)

14(1)

17(1)

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Subject: RE: New information - Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

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- Company to identify & obtain all other permits

Any anything else that you may have noted from the meeting.

Does that help?

If not, please give me a call.

Thanks Joanne

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Sent: Thursday, December 27, 2018 9:44 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

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Sent: Thursday, December 27, 2018 9:43 AM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Subject: RE: Action Required - 2018-885 Michel Samson FW: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links

Ok. I will ask her what she meant and get back to you.

Thanks Joanne

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Julie told me that you were going to provide her with 'next steps'. Have you done this already and I missed it? Please advise.

Thank you, Joanne

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Wednesday, December 05, 2018 8:22 AM

To: Martin, Frances R < Frances.Martin@novascotia.ca >; Hickman, Leslie C

<Leslie.Hickman@novascotia.ca>; jcoles@nsbi.ca; McPherson, Robyn

<<u>Robyn.McPherson@novascotia.ca</u>>; Musgrave, Kevin J <<u>Kevin.Musgrave@novascotia.ca</u>>; Bragg, Peter

D <Peter.Bragg@novascotia.ca>; Murphy, Andrew (ENV) <Andrew.J.Murphy@novascotia.ca>; Parker,

Matt 5 < Matt.Parker@novascotia.ca>; Porter, Jon M < Jon.Porter@novascotia.ca>

Cc: Fairclough, Andrea C < Andrea. Fairclough@novascotia.ca >; Bennett, Trish

<Trish.Bennett@novascotia.ca>; Stewart, Lynne <Lynne.Stewart@novascotia.ca>; Fanning, Walter

<Walter.Fanning@novascotia.ca>; Muskaan, Atiyaah <Atiyaah.Muskaan@novascotia.ca>

Subject: Meeting today re: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean

Glover re: Lighthouse Links

13(1)

Forwarding this e-mail to you in preparation of today's meeting: Deputy Julie Towers/Deputy Frances Martin/Hon. Michel Samson/Sean Glover re: Lighthouse Links.

Regards, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Tuesday, December 04, 2018 5:00 PM

To: Towers, Julie K < Julie. Towers@novascotia.ca>

20(1)

Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca >; Glover, Sean (Halifax)

@coxandpalmer.com>
Subject: RE: Lighthouse Links

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17(1)

Thanks again and I look forward to the discussion.

Best wishes,

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

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Subject: RE: Lighthouse Links

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Deputy Minister
Lands and Forestry
1701 Hollis Street
Halifax NS B3J 3M8

From: Samson, Michel (Halifax @coxandpalmer.com>
Sent: Monday, November 26, 2018 10:02 AM

To: Towers, Julie K < Julie. Towers@novascotia.ca>

Subject: Lighthouse Links

20(1)

Hi Deputy,

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Let me know when we can meet.

Best wishes,

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

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: February 20, 2019 4:27 PM

To: Towers, Julie K
Subject: RE: Lighthouse Links

20(1)

Hi Deputy,

Hope all is well. Could you give me a call when you are free? I can be reached at or my cell

Merci.

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

From: Towers, Julie K [mailto:Julie.Towers@novascotia.ca]

Sent: November 27, 2018 11:50 AM

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Subject: RE: Lighthouse Links

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Lands and Forestry
1701 Hollis Street
Halifax NS B3J 3M8
902-424-4121

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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

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: March 25, 2019 1:10 PM

To: Towers, Julie K
Subject: Lighthouse Links
20(1)

Hi Deputy,

Would you be free for a call or a meeting in the next couple of days to meet regarding Lighthouse Links and develop a plan and timeline going forward?

Let me know.

Merci.

Michel

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

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

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: March 27, 2019 9:42 PM

To: Towers, Julie K
Subject: Re: Lighthouse Links
20(1)

Hi Deputy,

Are we still on for tomorrow? I didn't hear anything.

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

From: Julie.Towers@novascotia.ca
Sent: March 25, 2019 2:01 PM
To: @coxandpalmer.com
Subject: RE: Lighthouse Links

Thursday after 2 open. We can meet here. I will ask my assistant to send an appointment.

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, March 25, 2019 1:59 PM

To: Towers, Julie K < Julie. Towers@novascotia.ca>

Subject: RE: Lighthouse Links

Thanks. I am free Thursday before 11am or after 2pm.

if that doesn't work we can try a call tomorrow. My schedule is pretty open.

Merci.

Michel

Hon. Michel P. Samson | Cox & Palmer | Counsel 20(1)

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

From: Towers, Julie K [mailto:Julie.Towers@novascotia.ca]

Sent: March 25, 2019 1:52 PM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: RE: Lighthouse Links

Thursday and Friday fairly open for meeting.

Could squeeze in call Tuesday afternoon if urgent timing

Which works best?



Julie Towers
Deputy Minister
Lands and Forestry
1701 Hollis Street
Halifax NS B3J 3M8
902-424-4121

20(1)

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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:
 Towers, Julie K

 Sent:
 April 5, 2019 9:48 AM

 To:
 Hickman, Leslie C

Cc: Steele, Cynthia; Cameron, Melanie J

Subject: Re: Owls Head Fed parcel- M. Samson meeting questions

Fine

Julie Towers
Deputy Minister, NS Lands & Forestry
Sent from my iPhone

On Apr 5, 2019, at 9:46 AM, Hickman, Leslie C < Leslie. Hickman@novascotia.ca > wrote:

Hi Julie,

Following the meeting with Michel Samson, Cindy has been contacting the Feds to ask:

- can we send the plan of the surplus area (shows the lighthouse area and buffer they plan to retain and easement);
- b) can we share the appraisal/ purchase price outside of govt?; and
- c) what is the Fed definition of "public purpose"?

Cindy has not been able to contact Joe Gnemmi, Public Works, but she reached another contact who advised that the definition of "Public Purpose" is: "for provinces and municipalities, "public purpose" generally refers to roads, utilities and parks, but could include other public purposes if they were non-commercial and for the "common good" of all citizens." This is defined in the Federal Directive on the Sale or Transfer of Surplus Real Property located here: https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12043.

The plan is recorded, so we don't see any issues with sharing that with an outside party (Plan#113944038).

Without permission, we do not recommend sharing the appraisal.

We will share the definition with Michel and the plan and advise we have not received permission to share the appraisal.

Leslie

Steele, Cynthia

From:

Steele, Cynthia

Sent:

April 11, 2019 11:46 AM

To: Subject: Hickman, Leslie C; Cameron, Melanie J RE: Owls Head- Federal surplus parcel

ok

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Sent: Thursday, April 11, 2019 11:45 AM

To: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Cameron, Melanie J <Melanie.Cameron@novascotia.ca>

Subject: RE: Owls Head- Federal surplus parcel

Thanks

I am not sure he would contact them and agree we would not provide contact without asking Feds, I was thinking just put out there for them to decide if the might want to contact the feds directly (it is a surplus process so it is out in the public realm)

From: Steele, Cynthia < Cynthia. Steele@novascotia.ca>

Sent: Thursday, April 11, 2019 11:39 AM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >; Cameron, Melanie J < Melanie. Cameron@novascotia.ca >

Subject: RE: Owls Head- Federal surplus parcel

I can send him a portion of the plan with registration info included for full view of the plan. I will remind him that we do not have permission to share the appraisal. Not sure if I am comfortable in providing him with contact info as I would first want to give federal contact the heads up that Michel Samson may be calling him.

Cindy

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >

Sent: Thursday, April 11, 2019 11:11 AM

To: Cameron, Melanie J < Melanie.Cameron@novascotia.ca >; Steele, Cynthia < Cynthia.Steele@novascotia.ca >

Subject: FW: Owls Head- Federal surplus parcel

Hi can one of you please send him the plan? Also remind him as per my email the feds did approve us of sharing the appraised sale price- not sure if he might want to contact them directly to request it?

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Thursday, April 11, 2019 10:50 AM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca > 20(1)

Cc: Glover, Sean (Halifax) @coxandpalmer.com>

Subject: RE: Owls Head- Federal surplus parcel

Thanks Leslie. Please send me a copy of the plan. Could you also advise what the sale price is?

Best wishes,

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

20(1)

From: Hickman, Leslie C [mailto:Leslie.Hickman@novascotia.ca]

Sent: April 5, 2019 9:59 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Cameron, Melanie J < Melanie.Cameron@novascotia.ca>; Fanning, Walter < Walter.Fanning@novascotia.ca>

Subject: Owls Head- Federal surplus parcel

Hello Michel,

Thank you for coming to our offices for the recent meeting with Deputy Towers, Melanie and myself. We contacted Public Works to gather the information you requested regarding the surplus Federal parcel at Owls Head.

Public Works advised the following as the definition of "Public Purpose": for provinces and municipalities, 'public purpose' generally refers to roads, utilities and parks, but could include other public purposes if they were non-commercial and for the "common good" of all citizens. This is defined in the Federal Directive on the Sale or Transfer of Surplus Real Property located here:https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12043.

The plan is recorded, Plan#113944038. We can send you a copy if you are not able to locate it.

We were not able to reach anyone to receive permission to share the appraisal used to calculate their sale price.

Please let us know if you need a copy of the plan.

Regards, Leslie Pages 110-112

Awaiting 20 day review period

Form 44 Request to the Registrar of Deeds to Register a Document

Registration district: Halifax County Submitter's name: Mary Ann McGrath

Take notice that the attached document relates to a parcel that is not registered under the Land Registration Act, and the document may be accepted for registration under the Registry Act because it is (select one only)

- not a transfer for valuable consideration
- not a mortgage or security interest as defined in the Land Registration Administration Regulations.
- U a transfer of a parcel between persons married to one another
- a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of D division of matrimonial assets.
- G transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
- D a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
- a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
- a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of 1.3 Part IX of the Municipal Government Act solely for purposes of consolidation with an abutting unregistered parcel.
- a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the Agriculture and Rural
- any other instrument not mentioned above that is not required to be registered or recorded under the Land X Registration Act

I hereby request that this document be registered under the Registry Act.

Dated at Halifax, in the County of Halifax, Province of Nova Scotia, January 25

Signature of submitter

Name:

Mary Ann McGrath Address: 1713 Bedford Row

PO Box 2247

Halifax, NS B3J T3

Phone:

902,496.3802

E-Mail:

maryann.mcgrath@pwgsc.gc.ea

Fax:

902.496.5474

Bragg, Peter D

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: April 18, 2019 11:48 AM

To: Bragg, Peter D

Cc: Glover, Sean (Halifax); Beck Gilbert

Subject: Lighthouse Links

Hi Peter,

On behalf of Lighthouse Links I would like to request a meeting that would include representatives from Lands & Forestry, Environment and Aboriginal Affairs.

The purpose of the meeting would be to establish a clear path to allow this project to move forward. As time is of the essence, I would ask that the meeting take place next week.

Sean Glover from our office will be joining me as well.

20(1)

Best wishes,

Michel

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

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

Cuvelier, Pauline

Subject: Owls Head

Location: RM-HLFX-FoundersSquare-DNR-03FL-Brd-LRG

Start: Fri 5/3/2019 3:00 PM **End:** Fri 5/3/2019 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Cuvelier, Pauline

Required Attendees: Bragg, Peter D; Towers, Julie K; Musgrave, Kevin J; @coxandpalmer.com;

20(1)

Martin, Frances R

Optional Attendees: Fairclough, Andrea C

Resources: RM-HLFX-FoundersSquare-DNR-03FL-Brd-LRG

Pages 116-118

Awaiting 20 day review period

Cuvelier, Pauline

Subject:

Owls Head

Location:

RM-HLFX-FoundersSquare-DNR-03FL-Brd-LRG

Start: End: Wed 5/15/2019 3:00 PM Wed 5/15/2019 4:00 PM

Recurrence:

(none)

Meeting Status:

Meeting organizer

Organizer:

Cuvelier, Pauline

Required Attendees:

Cuvelier, Pauline; Minister, Natural Resources; Rankin, Iain T; Bragg, Peter D; Towers, Julie K; Musgrave, Kevin J; @coxandpalmer.com; Bolger, Joanne E; Minister,

20(1)

Env; Martin, Frances R; Bignell, Laura M

Optional Attendees:

Glover, Sean (Halifax); Fairclough, Andrea C; Wilson, Gordon L

Resources:

RM-HLFX-FoundersSquare-DNR-03FL-Brd-LRG

Hickman, Leslie C

From: Glover, Sean (Halifax) @coxandpalmer.com>

 Sent:
 May 22, 2019 9:32 AM

 To:
 Hickman, Leslie C

Cc: Towers, Julie K; Samson, Michel (Halifax)

Subject: Lighthouse Links -

Attachments: - Lighthouse Links.pdf

17(1)

Good morning Leslie, further to our discussions earlier this month, attached

We look forward to your comments on the same.

Regards,

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

Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com

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

Pages 121 - 126

Section 14(1) and Section 17(1)

Hickman, Leslie C

Theirman, Beene		CETSTAND OF THE STANDARD OF TH	
From: Sent: To: Cc: Subject:	Glover, Sea Towers, Jul	019 9:51 AM	17(1)
Thank you Sean. We will Leslie	share with our legal	and review to advise if we have a	any requested changes.
Sent from my iPhone			
On May 22, 2019, at 9:32	2 AM, Glover, Sean (Halifax) @coxandpalmer.	com> wrote:
Good morning L	eslie, further to our	discussions earlier this month,	
We look forward	I to your comments	on the same.	
Regards,			
Sean M. Glover Direct Address Purdy's	Cell	ner Lawyer Fax 902 421 3130 Web cox 1959 Upper Water Street Halifax NS	
	- Lighthouse Links.p	20(1) odf>	

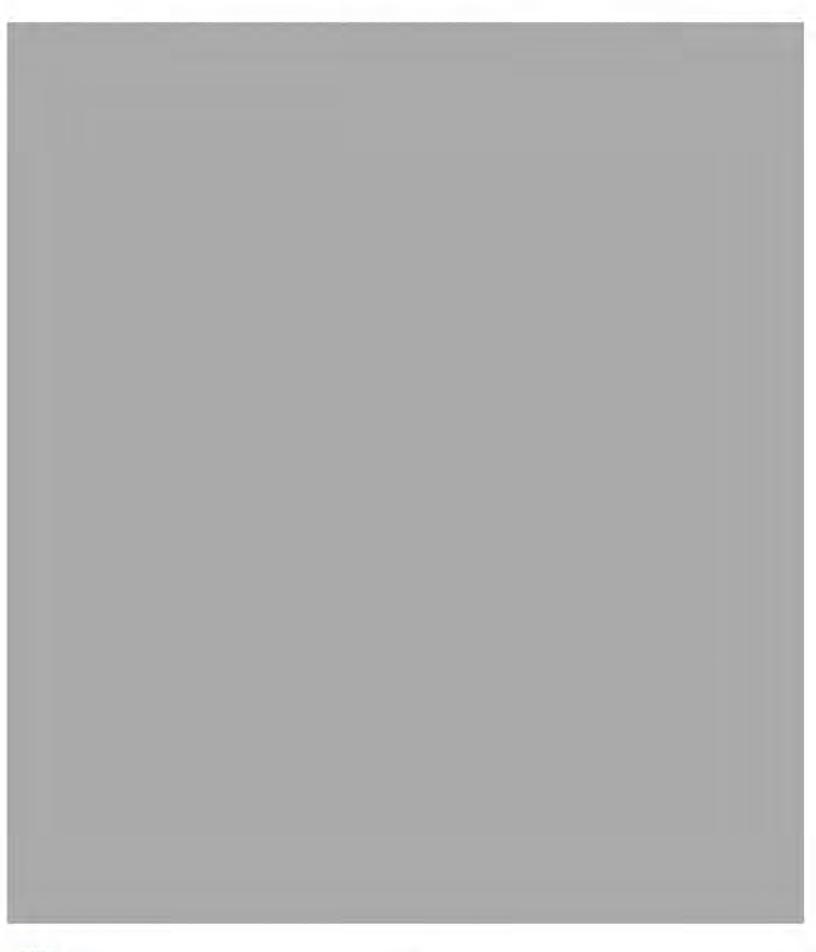
Bolger,	Joanne	E
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From: Hickman, Leslie C
Sent: June 10, 2019 2:41 PM
To: Towers, Julie K

Subject: FW: 17(1) 14(1)

FYI-

14(1) 17(1)





Sent: June 11, 2019 5:55 PM Rooney, Sean P Cc: Hickman, Leslie C; Towers, Julie K Subject: RE: 17(1) Thank you Sean, I will review with my client and seek instruction. Have a good evening. Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com>	Bolger, Joanne E	20(1)	
Sent: June 11, 2019 5:55 PM To: Rooney, Sean P Cc: Hickman, Leslie C; Towers, Julie K Subject: RE: 17(1) Thank you Sean, I will review with my client and seek instruction. Have a good evening. Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Towers, Julie K < Julie.Towers@novascotia.ca> Subject: RE:	From:	Glover, Sean (Halifax) @coxandpalmer.com>	
To: Rooney, Sean P Cc: Hickman, Leslie C; Towers, Julie K Subject: RE: 17(1) Thank you Sean, I will review with my client and seek instruction. Have a good evening. Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Towers, Julie K < Julie.Towers@novascotia.ca> Subject: RE:	Sent:		
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Have a good evening. Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Towers, Julie K < Julie.Towers@novascotia.ca> 14(1) Subject: RE:		17(1)	
Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Towers, Julie K < Julie. Towers@novascotia.ca> 14(1) Subject: RE:	Thank you Sean, I will revi	ew with my client and seek instruction.	
Direct Cell 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: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Towers, Julie K < Julie. Towers@novascotia.ca> 14(1) Subject: RE:	Have a good evening.		
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Sent: June 11, 2019 5:40 PM To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Towers, Julie K < Julie. Towers@novascotia.ca> 14(1) Subject: RE:		Fax 902 421 3130 Web coxandpalmerlaw.com er I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	
To: Glover, Sean (Halifax) @coxandpalmer.com> Cc: Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Towers, Julie K < Julie.Towers@novascotia.ca> Subject: RE:	From: Rooney, Sean P [mai	Ito:Sean.Rooney@novascotia.ca]	
Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >; Towers, Julie K < Julie. Towers@novascotia.ca > 14(1) Subject: RE:	Sent: June 11, 2019 5:40 PM	VI .	
Subject: RE:	To: Glover, Sean (Halifax)		1.53
		e.Hickman@novascotia.ca>; Towers, Julie K < Julie.Towers@novascotia.ca>	14(1)
Hi Sean—I have reviewed and discussed it with my client.	Subject: RE:		
Hi Sean—I have reviewed and discussed it with my client.			
	Hi Sean—I have reviewed	and discussed it with my client.	



14(1)

17(1)

From: Glover, Sean (Halifax) @coxandpalmer.com> 20(1)

Sent: June 10, 2019 1:44 PM

To: Rooney, Sean P < Sean.Rooney@novascotia.ca>

Cc: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: RE:

Hi Sean, thank you for letting me know.

Kindest regards,

17(1)

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

Direct Cell 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] 20(1) Sent: June 7, 2019 3:34 PM To: Glover, Sean (Halifax) @coxandpalmer.com> 17(1) Subject: RE: Hi Sean -My client has asked that I summarize the changes we are requesting, which I will provide you early next week. Have a good weekend 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) @coxandpalmer.com> Sent: June 7, 2019 12:18 PM To: Rooney, Sean P < Sean.Rooney@novascotia.ca> Subject: RE: 20(1) Good afternoon Sean, just checking in on this. Are you able to give me an update? Best, Sean M. Glover | Cox & Palmer | Partner | Lawyer Fax 902 421 3130 Web coxandpalmerlaw.com Direct Cell Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2 From: Glover, Sean (Halifax) Sent: June 3, 2019 10:02 AM To: 'Rooney, Sean P' <Sean.Rooney@novascotia.ca> Subject: RE: 17(1) Thank you Sean, I look forward to receipt of the same. Best, Sean M. Glover | Cox & Palmer | Partner | Lawyer Direct 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: June 3, 2019 9:44 AM

To: Glover, Sean (Halifax) @coxandpalmer.com>

Subject: RE:

Hi Sean- I should have the revised back to you later this week.

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

20(1)

From: Glover, Sean (Halifax) @coxandpalmer.com>

Sent: May 31, 2019 10:49 AM

To: Rooney, Sean P < Sean.Rooney@novascotia.ca>

Subject: RE: 17(1)

Good morning Sean, I hope all is well. I just left you a voicemail. Wondering if you have any update on your review of My client is asking about timeline.

Please let me know if there's anything I can do to help.

Sean

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

Direct Cell 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: May 24, 2019 4:38 PM

To: Glover, Sean (Halifax) @coxandpalmer.com>

Subject: RE:

Thanks Sean. Have a great weekend.

From: Glover, Sean (Halifax) @coxandpalmer.com>

Sent: May 23, 2019 1:01 PM

To: Rooney, Sean P < Sean.Rooney@novascotia.ca>

Subject: RE: 17(1)

Hi Sean, thanks for reaching out. Please see attached. Let me know if there's anything I can do to move it along.

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

Direct Cell 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: May 23, 2019 12:27 PM

To: Glover, Sean (Halifax) r@coxandpalmer.com>

Subject: 17(1)

Hi Sean-

I would like to make some changes and edits . Can you forward me a

Word version of the document.

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

Bolger, Joanne E

From: Sent

Bolger, Joanne E

To:

June 21, 2019 2:27 PM Samson, Michel (Halifax)

Subject:

RE: Free time this afternoon - DM Towers / Michel Samson

Good afternoon Mr. Samson,

The Deputy is at an off-site conference today, so she may not be available for a call this afternoon.

Her schedule is quite full for next week as well, but I could schedule a call for Wed, Jun 26th at 3:00pm.

Please advise if this will work for your schedule, and I will send an appointment.

Kind regards,

Joanne Bolger Executive Secretary to Deputy Minister, Julie Towers Department of Lands and Forestry 1701 Hollis Street, 3rd Floor, Founders Square PO Box 698 Halifax, Nova Scotia, Canada B3J 2T9

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne.bolger@novascotia.ca

From: Samson, Michel (Halifax)

@coxandpalmer.com>

20(1)

Sent: Friday, June 21, 2019 12:27 PM

To: Towers, Julie K < Julie. Towers@novascotia.ca>

Subject: Free time this afternoon

Hi Deputy,

Do you have a few minutes this afternoon to speak?

Let me know.

Michel

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

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

20(1)

Pages 138-139- Section 14(1) and S16

Bolger, Joanne E

20(1)

From: Samson, Michel (Halifax) @coxandpalmer.com>

 Sent:
 June 24, 2019 12:16 PM

 To:
 Bolger, Joanne E

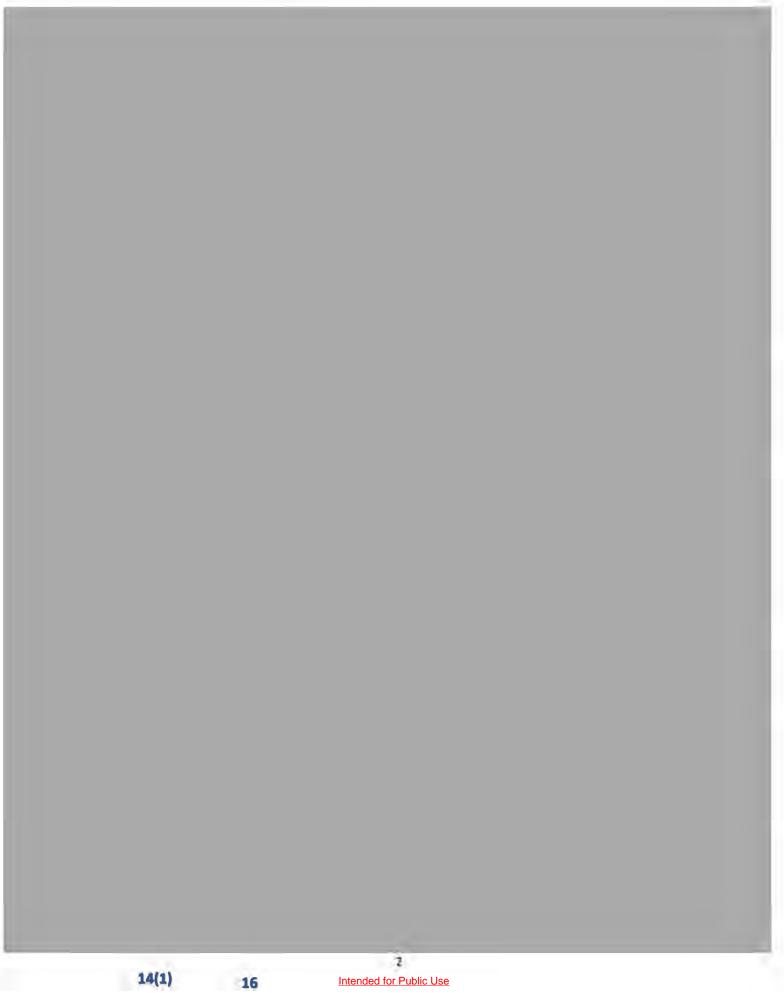
Subject: Accepted: DM Towers / Michel Samson

Categories: Meetings to set up, Correspondence

Pages 141-142 - Section 14(1) and S16

Hickman, Leslie C June 26, 2019 9:17 AM Bolger, Joanne E RE: Please advise RE: DM Towers / Michel Samson we discussed. There were three items:	17(1) 14(1)
Bolger, Joanne E RE: Please advise RE: DM Towers / Michel Samson	37.50
RE: Please advise RE: DM Towers / Michel Samson	37.50
	14(1)
ve discussed. There were three items:	14(1)
ve discussed. There were three items:	
- we have another call boo	ked this week to continue
A 10 (20 A 10 A	
NT-1 A TABLE BOOK OF THE ALL SHOWS	
o I am resending this e-mail in case my previous one was	buried in your inbox.
olger@novascotia.ca>	
그리고 프리아시아 아이가 되었다.	
you are going to provide to Julie for this call, or is what w	ou have said below all tha
[10] [10] [10] [10] [10] [10] [10] [10]	2
C	- we have another call books and the call books are seed to follow up at all.

----Original Message-----

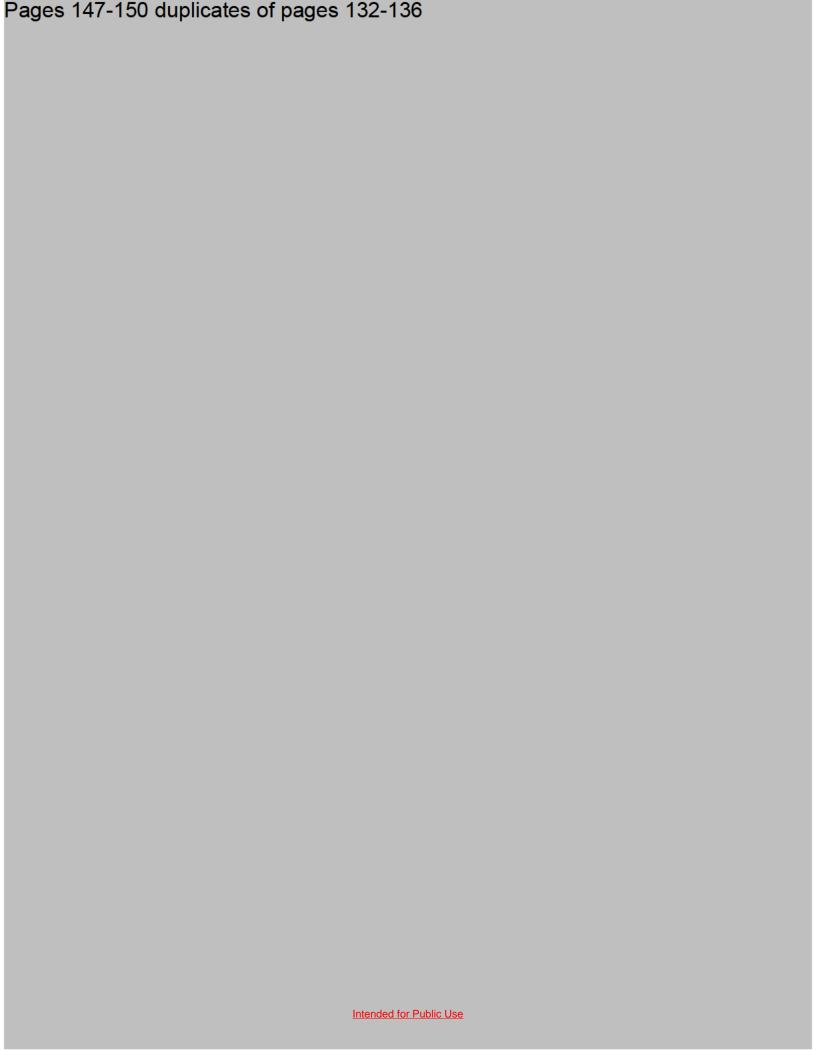


145

14(1)

16

	Glover, Sean (Halifax) r@coxandpalmer.com>	
Sent:	July 5, 2019 11:56 AM 20(1)	
Го:	Rooney, Sean P	
Cc:	Hickman, Leslie C; Towers, Julie K; Samson, Michel (Halifax)	
Subject:	RE:	
Attachments:	HFXDOCS-#3047895-v4- Asset_Acquisition.DOC;	Asset
	Acquisition - Asset Acquisition.pdf	
Good morning Sean, tha	nank you for your time earlier today. Attached please find a	
		17
look forward to your co discuss.	comments to confirmation that the same is satisfactory. Please let me know if you'd like	
Sean		
Sean M. Glover Cox & P	Palmer Partner Lawyer	
Direct Ce	Cell Fax 902 421 3130 Web coxandpalmerlaw.com	
Address Purdy's Wharf To	Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	
		_



Pages 151-162 Section 14(1) - Draft and S17(1)

Pages 163-164 Section 14(1) and Section 16

Bolger, Joanne E

From: Bolger, Joanne E

Sent: August 15, 2019 12:27 PM

To: Hickman, Leslie C
Cc: Muskaan, Atiyaah

Subject: Action Required - Hon. Michel Samson FW: Time for a call today?

Categories: Meetings to set up, ED Land Services - Leslie Hickman, Correspondence

Good day Leslie,

Michel Samson contacted Julie this morning to ask if she is available for a call today. She is now on vacation, and asked me to connect him with either you or Peter Geddes (depending on the subject). He has asked to speak with you regarding Owl's Head – Lighthouse Links.

Are you available for a call today? If so, please let me know what time.

Thank you, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Thursday, August 15, 2019 12:17 PM

To: Bolger, Joanne E <Joanne.Bolger@novascotia.ca>
Subject: RE: Time for a call today?

20(1)

Owl's Head - Lighthouse Links

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

Direct Fax 902 421 3130 Web coxandpalmeriaw.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 12:12 PM

To: Samson, Michel (Halifax) @coxandpalmer.com> 20(1)

Subject: RE: Time for a call today?

Can I tell her what the call is about?

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Thursday, August 15, 2019 12:02 PM

To: Bolger, Joanne E < <u>Joanne.Bolger@novascotia.ca</u>> 20(1)

Subject: RE: Time for a call today?

A call with Leslie would be great. Thanks.

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: August 15, 2019 11:54 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: FW: Time for a call today?

Good day,

You would have received an out of office message to your e-mail below.

I am contacting you to see if your matter is urgent. If it is, I can connect you with either the Acting DM or Leslie Hickman.

Please advise.

Thank you,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
PO Box 698
Halifax, Nova Scotia, Canada B3J 2T9

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne.bolger@novascotia.ca

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20(1)

Begin forwarded message:

From: "Samson, Michel (Halifax)" @coxandpalmer.com>

Date: August 15, 2019 at 8:30:50 AM CST

To: "Towers, Julie K" < Julie. Towers@novascotia.ca>

Subject: Time for a call today?

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

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

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	
a an entrancement	The part of a second	100

From: Bolger, Joanne E

Sent: August 15, 2019 12:27 PM

To: Hickman, Leslie C
Cc: Muskaan, Atiyaah

Subject: Action Required - Hon. Michel Samson FW: Time for a call today?

Good day Leslie,

Michel Samson contacted Julie this morning to ask if she is available for a call today. She is now on vacation, and asked me to connect him with either you or Peter Geddes (depending on the subject). He has asked to speak with you regarding Owl's Head – Lighthouse Links.

Are you available for a call today? If so, please let me know what time.

Thank you, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Thursday, August 15, 2019 12:17 PM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: Time for a call today?

Owl's Head - Lighthouse Links

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: August 15, 2019 12:12 PM

To: Samson, Michel (Halifax) @coxandpalmer.com > 20(1)

Subject: RE: Time for a call today?

Can I tell her what the call is about?

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Thursday, August 15, 2019 12:02 PM

To: Bolger, Joanne E < Joanne.Bolger@novascotia.ca >

Subject: RE: Time for a call today?

A call with Leslie would be great. Thanks.

Michel

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

Direct Fax 902 421 3130 Web coxandpalmerlaw.com

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: August 15, 2019 11:54 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: FW: Time for a call today?

Good day,

20(1)

You would have received an out of office message to your e-mail below.

I am contacting you to see if your matter is urgent. If it is, I can connect you with either the Acting DM or Leslie Hickman.

Please advise.

Thank you,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
PO Box 698
Halifax, Nova Scotia, Canada B3J 279

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne bolger@novascotia.ca

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Begin forwarded message:

From: "Samson, Michel (Halifax)" @coxandpalmer.com>

Date: August 15, 2019 at 8:30:50 AM CST

To: "Towers, Julie K" < Julie. Towers@novascotia.ca>

Subject: Time for a call today?

20(1)

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:

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?

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.

Leslie

17(1)

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>

20(1)

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

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: August 15, 2019 12:25 PM

To: Samson, Michel (Halifax) @coxandpalmer.com> 20(1)

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

From: Samson, Michel (Halifax) @coxandpalmer.com> Sent: Thursday, August 15, 2019 12:17 PM To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca > Subject: RE: Time for a call today? Owl's Head - Lighthouse Links Hon. Michel P. Samson | Cox & Palmer | Counsel 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 12:12 PM To: Samson, Michel (Halifax) @coxandpalmer.com> Subject: RE: Time for a call today? Can I tell her what the call is about? @coxandpalmer.com> From: Samson, Michel (Halifax) Sent: Thursday, August 15, 2019 12:02 PM To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca > Subject: RE: Time for a call today? A call with Leslie would be great. Thanks. Michel 20(1) Hon. Michel P. Samson | Cox & Palmer | Counsel 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 11:54 AM To: Samson, Michel (Halifax) @coxandpalmer.com> Subject: FW: Time for a call today? Good day. You would have received an out of office message to your e-mail below.

I am contacting you to see if your matter is urgent. If it is, I can connect you with either the Acting DM or Leslie Hickman.

Please advise.

Thank you,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers

Department of Lands and Forestry 1701 Hollis Street, 3rd Floor, Founders Square PO Box 698 Halifax, Nova Scotia, Canada B3J 2T9

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne. bolger@novascolia.ca

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Begin forwarded message:

From: "Samson, Michel (Halifax)"	@coxandpalmer.com>
Date: August 15, 2019 at 8:30:50 AM CST	
and the state of t	

To: "Towers, Julie K" < Julie. Towers@novascotia.ca >

Subject: Time for a call today?

20(1)

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

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

Pages 173-175 Duplicate of 170

Pages 176-183

Awaiting 20 day review period

Bolger, Joanne E

From: Bolger, Joanne E

Sent: September 6, 2019 2:34 PM
To: Samson, Michel (Halifax)

Cc: Towers, Julie K; Hickman, Leslie C

Subject: RE: Meeting request - DM Towers / Leslie Hickman / Hon. Michel Samson RE: Update

I have confirmed that Leslie is also available for this call.

I will send an appointment shortly.

Regards, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Friday, September 06, 2019 1:36 PM 20(1)

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Thanks Joanne.

Let's go with 3:30pm Monday. It would be great if Leslie Hickman was on the call as well.

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: September 6, 2019 10:35 AM

To: Samson, Michel (Halifax) n@coxandpalmer.com>

Subject: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Good morning,

Further to your e-mail exchange with the Deputy, she could be available for a call at either 11:00am, 12:30pm, or 3:30pm Atlantic Time on Mon, Sept 9th.

Please confirm which time works best for your schedule, and I will send an appointment.

Kind regards,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
PO Box 698

Halifax, Nova Scotia, Canada B3J 2T9

Phone 902-424-4121/ Fax: 902-424-0594 / Joanne.bolger@novascotia.ca

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From: Towers, Julie K < Julie. Towers@novascotia.ca>

Sent: Friday, September 06, 2019 10:16 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca >

Subject: Re: Update

Monday works much better for either meeting or call. Copying Joanne so she can arrange

Julie Towers
Deputy Minister, NS Lands & Forestry
Sent from my iPhone

On Sep 6, 2019, at 9:30 AM, Samson, Michel (Halifax) @coxandpalmer.com> wrote:

Hi Deputy,

Would you be free for a meeting or a quick call today?

20(1)

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: Hickman, Leslie C

Sent: September 6, 2019 2:49 PM

To: Bolger, Joanne E

Subject: RE: ASAP Please advise FW: Meeting request - DM Towers / Hon. Michel Samson RE:

Update

Nothing at our end. Just the OIC approved this week that Dm asked you to send me

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Friday, September 06, 2019 2:38 PM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Subject: RE: ASAP Please advise FW: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Do you have any updated information that you can provide to Julie prior to the call? If so, please copy me on the e-mail.

Thanks Joanne

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >

Sent: Friday, September 06, 2019 2:33 PM

To: Bolger, Joanne E < <u>Joanne.Bolger@novascotia.ca</u>>
Cc: Muskaan, Atiyaah < <u>Atiyaah.Muskaan@novascotia.ca</u>>

Subject: Re: ASAP Please advise FW: Meeting request - DM Towers / Hon. Michel Samson RE: Update

I will be working from my assuming the office is not closed

Sent from my iPhone

On Sep 6, 2019, at 2:32 PM, Bolger, Joanne E < Joanne.Bolger@novascotia.ca> wrote:

Thanks. I will be setting up a dial in number as Julie will be in Waverley

20(1)

J

From: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >

Sent: Friday, September 06, 2019 2:31 PM

To: Bolger, Joanne E < Joanne.Bolger@novascotia.ca>

Cc: Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca >

Subject: RE: ASAP Please advise FW: Meeting request - DM Towers / Hon. Michel Samson RE: Update

That works

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Friday, September 06, 2019 2:08 PM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>

Cc: Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca >

Subject: ASAP Please advise FW: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Importance: High

Are you available for a call with Michel Samson on Mon, Sept 9th at 3:30pm? The Deputy will be speaking with him then and he has asked if you are available as well.

Please advise ASAP.

Thanks Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Friday, September 06, 2019 1:36 PM

20(1)

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca >

Subject: RE: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Thanks Joanne,

Let's go with 3:30pm Monday. It would be great if Leslie Hickman was on the call as well.

Michel

20(1)

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: September 6, 2019 10:35 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: Meeting request - DM Towers / Hon. Michel Samson RE: Update

Good morning,

Further to your e-mail exchange with the Deputy, she could be available for a call at either 11:00am, 12:30pm, or 3:30pm Atlantic Time on Mon, Sept 9th.

Please confirm which time works best for your schedule, and I will send an appointment.

Kind regards,

Joanne Bolger
Executive Secretary to
Deputy Minister, Julie Towers
Department of Lands and Forestry
1701 Hollis Street, 3rd Floor, Founders Square
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Phone 902-424-4121/ Fax: 902-424-0594 / Joanne.bolger@novascotia.ca

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Sent: Friday, September 06, 2019 10:16 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca >

Subject: Re: Update

Monday works much better for either meeting or call. Copying Joanne so she can arrange

Julie Towers Deputy Minister, NS Lands & Forestry Sent from my iPhone

On Sep 6, 2019, at 9:30 AM, Samson, Michel (Halifax) @coxandpalmer.com > wrote:

Hi Deputy,

Would you be free for a meeting or a quick call today?

20(1)

Michel

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

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

Bolger, Joanne E

From:

Bolger, Joanne E

Sent:

September 6, 2019 2:53 PM

To:

Towers, Julie K

Cc:

Hickman, Leslie C; Muskaan, Atiyaah

Subject:

Call with Michel Samson re: Order in Council 2019-242 dated September 3, 2019

Attachments:

OIC 2019-242.pdf

Forwarding this OIC to you for reference during the call with Michel Samson on Mon, Sept 9th.

Joanne

From: Puccini, Christine L < Christine. Puccini@novascotia.ca>

Sent: Wednesday, September 04, 2019 11:18 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>; Cuvelier, Pauline < Pauline. Cuvelier@novascotia.ca>; Rankin, lain

T <lain.Rankin@novascotia.ca>; Towers, Julie K <Julie.Towers@novascotia.ca> Subject: Orders in Council 2019-240 to 2019-242 dated September 3, 2019

Please find attached certified copies of Orders in Council 2019-240 to 2019-242 dated September 3, 2019.

Thank you.

Christine Puccini Operational Analyst, Executive Council Office

Tel: 902-424-6611

Email: Christine.puccini@novascotia.ca



2019-242

The Governor in Council on the report and recommendation of the Minister of Lands and Forestry dated August 2, 2019, and pursuant to subsection 8(1) of Chapter 114 of the Revised Statutes of Nova Scotia, 1989, the *Crown Lands Act*, is pleased to approve the Minister of Lands and Forestry:

- (a) beginning negotiations with the Public Services and Procurement Canada, on behalf of Her Majesty Queen in right of Canada, to acquire approximately 17.181 hectares (171, 807 square metres) of surplus Federal Crown lands located at Southwest Cove, Halifax County, Nova Scotia, currently identified as PID 00555284 and shown as Parcel 2017-2 on the plan marked Schedule "A"; and
- (b) if an agreement is reached, accepting the transfer of approximately 17.181 hectares (171,807 square metres) of land located at Southwest Cove, Halifax County, Nova Scotia, currently identified as PID 00555284 and shown as Parcel 2017-2 on the plan marked Schedule "A", which is attached to and forms part of the Report and Recommendation, subject to a clearing easement identified as Parcel 2017-E on the attached Schedule "A", from Her Majesty the Queen in right of Canada (Public Services and Procurement Canada), or Her approved successors or assigns, for a purchase price of \$167,500.00 (plus HST if applicable), provided Her Majesty the Queen in right of Canada, or Her respective approved successors or assigns, be able to certify title to the land in a manner deemed sufficient by the Department of Justice; and

(c)	executing such documents as may be necessary to achieve the purposes of
this Order.	
	Certified to be a true copy

Laura Lee Langley
Clerk of the Executive Council

20(1)

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: September 6, 2019 3:33 PM

To: Bolger, Joanne E

Subject: Accepted: DM Towers / Leslie Hickman / Hon. Michel Samson RE: Update (2:30pm

EST/3:30pm AST)

Categories: Meetings to set up, ED Land Services - Leslie Hickman, Correspondence

Pages 193-233

Under 20 day review period

14(1) 16

Intended for Public Use

Pages 235-239

awaiting 20 day review period

Bolger, Joanne E

From: Hickman, Leslie C

Sent: September 12, 2019 4:44 PM

To: Towers, Julie K

Subject: FW: Owls Head-

From: Glover, Sean (Halifax) @coxandpalmer.com>

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) @coxandpalmer.com>

Subject: RE: Owls Head-

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 Cell Fax 902 421 3130 Web coxandpalmerlaw.com

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

Duplicate of 237 through 239

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-
	17(1)
Hi Sean,	
The agreement is still t	being drafted. We hope to have it finalized by next week.
Cindy	
From: Glover, Sean (Ha	
Sent: September 20, 2	
	ynthia.Steele@novascotia.ca>; Hickman, Leslie C <leslie.hickman@novascotia.ca>; Rooney, Sean</leslie.hickman@novascotia.ca>
P <sean.rooney@nova< td=""><td></td></sean.rooney@nova<>	
Cc: Samson, Michel (Ha	
Subject: RE: Owls Head	J-
Good morning Cynthia	a and Sean, are you able to provide an update on the draft agreement?
	and Sean, are you able to provide an update on the draft agreement?
Good morning Cynthia Thank you,	and Sean, are you able to provide an update on the draft agreement?
Thank you,	
Thank you, Sean M. Glover Cox & Direct	Palmer Partner Lawyer Cell Fax 902 421 3130 Web coxandpalmerlaw.com
Thank you, Sean M. Glover Cox & Direct	Palmer Partner Lawyer
Thank you, Sean M. Glover Cox & Direct	Palmer Partner Lawyer Cell Fax 902 421 3130 Web coxandpalmerlaw.com Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2
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Thank you, Sean M. Glover Cox & Direct	Palmer Partner Lawyer Cell Fax 902 421 3130 Web coxandpalmerlaw.com Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2
Sean M. Glover Cox & Direct Address Purdy's Wharf	Palmer Partner Lawyer Cell Fax 902 421 3130 Web coxandpalmerlaw.com Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2

Bolger, Joanne E

Hickman, Leslie C From: September 30, 2019 11:29 AM Sent: Towers, Julie K To: Cc: Bolger, Joanne E Subject: Re: Call on Monday That works Sent from my iPhone On Sep 30, 2019, at 11:27 AM, Towers, Julie K <Julie.Towers@novascotia.ca> wrote: Ok we can do a call on friday Julie Towers Deputy Minister, NS Lands & Forestry Sent from my iPhone On Sep 30, 2019, at 11:25 AM, Hickman, Leslie C <Leslie.Hickman@novascotia.ca> wrote: Hi 1 20(1) I am not available until Thursday. I am booked solid the rest of today. and offsite Wed for the team's annual field trip. 14(1) I expect to send the notice to KMKNO this week (OAA is assessing if we also need to notify others). Cindy continues to work with Feds. From: Towers, Julie K < Julie. Towers@novascotia.ca> Sent: Monday, September 30, 2019 10:31 AM To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca> Subject: Fwd: Call on Monday Fyi expect an appointment for call Julie Towers Deputy Minister, NS Lands & Forestry Sent from my iPhone 20(1) Begin forwarded message: From: "Samson, Michel (Halifax)" @coxandpalmer.com> Date: September 30, 2019 at 10:20:22 AM ADT To: "Towers, Julie K" < Julie. Towers@novascotia.ca > Cc: "Bolger, Joanne E" < Joanne.Bolger@novascotia.ca> Subject: RE: Call on Monday Thanks Deputy.

Intended for Public Use

. I expect it will only take a few minutes, so any time this week would be great. 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 From: Towers, Julie K [mailto:Julie.Towers@novascotia.ca] Sent: September 28, 2019 8:38 AM To: Samson, Michel (Halifax) @coxandpalmer.com> Cc: Bolger, Joanne E < Joanne.Bolger@novascotia.ca > Subject: Re: Call on Monday However, we can likely connect towards end of week. Copying Joanne to arrange and include Leslie Julie Towers Deputy Minister, NS Lands & Forestry Sent from my iPhone On Sep 27, 2019, at 4:29 PM, Samson, Michel (Halifax) coxandpalmer.com> wrote: Hi Deputy, Could we do an update call on Monday? Let me know. Michel 20(1) 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

From: Hickman, Leslie C

Sent: October 4, 2019 9:44 AM

To: Bolger, Joanne E; Towers, Julie K

Cc: Muskaan, Atiyaah

Subject: RE: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Hi I am available

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Friday, October 04, 2019 9:31 AM

To: Towers, Julie K < Julie.Towers@novascotia.ca>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>

Cc: Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca>

Subject: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Apparently Mr. Samson was in flight during the time of the call yesterday. I will be rescheduling the call for next Tues, Oct 8th at 3:30pm.

Leslie, you appear to be free at that time, but if there is a conflict, please let me know ASAP.

Thank you,

Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Friday, October 04, 2019 9:28 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: ASAP Please - Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Sorry Joanne, my flight was delayed and I was in the air during the call. Next Tuesday at 3:30 works great. Please extend my apologies to the DM and Leslie.

20(1)

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: October 4, 2019 7:59 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: ASAP Please - Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Good morning,

I am contacting you regarding the call that I had scheduled yesterday for you, the Deputy, and Leslie Hickman. I think that you may have missed the call??

The only day next week that both the Deputy and Leslie are available is Tues, Oct 8th 3:30 – 4:00pm or 4:00 – 4:30pm (Atlantic time).

Please let me know ASAP which option works for you as the Deputy's schedule is very tight next week.

Thank you, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com> 20(1)

Sent: Tuesday, October 01, 2019 3:03 PM

To: Bolger, Joanne E <loanne.Bolger@novascotia.ca>

Subject: Re: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

My apologies Joanne. I just got off a plane.

Thursday 3:30-4 would work best.

Thanks again.

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

From: Joanne.Bolger@novascotia.ca Sent: October 1, 2019 1:55 PM To: @coxandpalmer.com

Subject: RE: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

Good day,

I am following up on my e-mail from this morning regarding scheduling a call with the Deputy and Leslie Hickman this week. As you can imagine, the Deputy's time is in great demand. If you could let me know as soon as you can which option works best for your schedule, I would appreciate it.

Kind regards, Joanne

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Tuesday, October 01, 2019 9:59 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >; Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca >

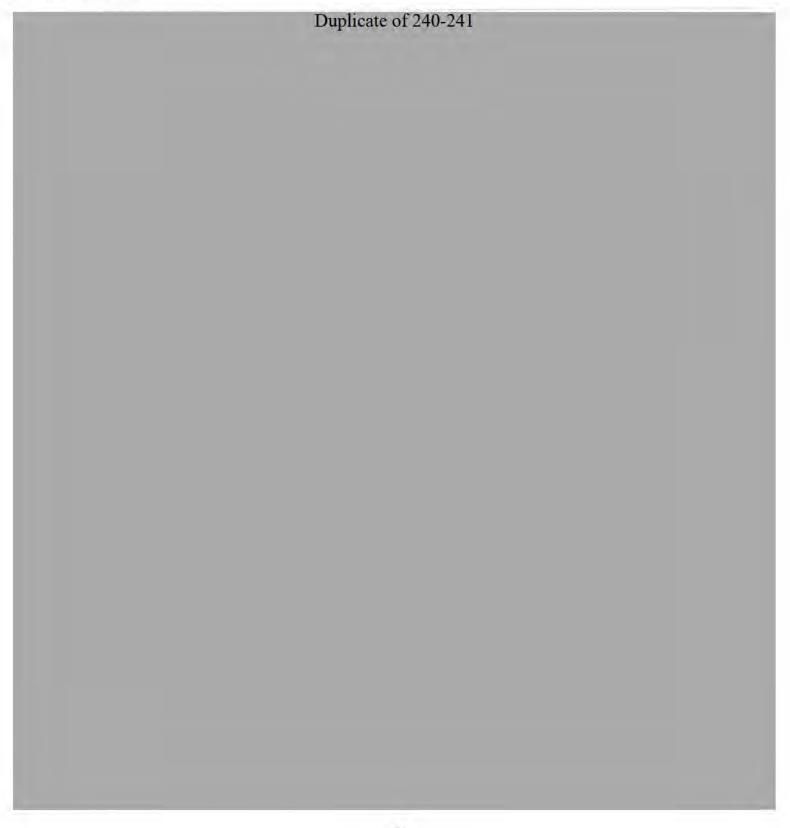
Subject: FW: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

Good morning,

Further to your e-mail exchange with Deputy Towers, I am contacting you to offer a few times where both the Deputy and Leslie are available this week for a phone call. Please let me know ASAP which option works best for your schedule.

Thurs, Oct 3^{rd} - 10:30 - 11:00am, 1:30 - 2:00pm, or 3:30 - 4:00pm Fri, Oct 4^{th} - 12:00pm - 12:30pm, 3:30 - 4:00pm, or 4:00 - 4:30pm

Regards, Joanne 902-424-4121



Bolger, Joanne E

From: Bolger, Joanne E

Sent: October 4, 2019 10:31 AM

To: Towers, Julie K

Subject: RE: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

That is great news. I will proceed with booking Mr. Samson in on Tues afternoon.

J

From: Towers, Julie K < Julie. Towers@novascotia.ca>

Sent: Friday, October 04, 2019 10:16 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: Fwd: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

20(1)

Julie Towers
Deputy Minister, NS Lands & Forestry
Sent from my iPhone

Begin forwarded message:

From: "Hickman, Leslie C" <Leslie.Hickman@novascotia.ca>

Date: October 4, 2019 at 9:44:12 AM ADT

To: "Bolger, Joanne E" < Joanne. Bolger@novascotia.ca>, "Towers, Julie K" < Julie. Towers@novascotia.ca>

Cc: "Muskaan, Atiyaah" < Atiyaah. Muskaan@novascotia.ca>

Subject: RE: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Hi I am available

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Friday, October 04, 2019 9:31 AM

To: Towers, Julie K < Julie. Towers@novascotia.ca >; Hickman, Leslie C < Leslie. Hickman@novascotia.ca >

Cc: Muskaan, Atiyaah < Atiyaah. Muskaan@novascotia.ca >

Subject: Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Apparently Mr. Samson was in flight during the time of the call yesterday. I will be rescheduling the call for next Tues, Oct 8th at 3:30pm.

Leslie, you appear to be free at that time, but if there is a conflict, please let me know ASAP.

Thank you,

Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Friday, October 04, 2019 9:28 AM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: RE: ASAP Please - Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Sorry Joanne, my flight was delayed and I was in the air during the call. Next Tuesday at 3:30 works great. Please extend my apologies to the DM and Leslie.

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

From: Bolger, Joanne E [mailto:Joanne.Bolger@novascotia.ca]

Sent: October 4, 2019 7:59 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: ASAP Please - Rescheduled call with DM Towers/Leslie Hickman/Hon. Michel Samson

Good morning,

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The only day next week that both the Deputy and Leslie are available is Tues, Oct 8th 3:30 – 4:00pm or 4:00 – 4:30pm (Atlantic time).

Please let me know ASAP which option works for you as the Deputy's schedule is very tight next week.

Thank you, Joanne

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Tuesday, October 01, 2019 3:03 PM

To: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Subject: Re: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

My apologies Joanne. I just got off a plane.

Thursday 3:30-4 would work best.

Thanks again.

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

From: Joanne.Bolger@novascotia.ca

Sent: October 1, 2019 1:55 PM
To: @coxandpalmer.com

Subject: RE: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

Good day,

I am following up on my e-mail from this morning regarding scheduling a call with the Deputy and Leslie Hickman this week. As you can imagine, the Deputy's time is in great demand. If you could let me know as soon as you can which option works best for your schedule, I would appreciate it.

Kind regards, Joanne

From: Bolger, Joanne E < Joanne. Bolger@novascotia.ca>

Sent: Tuesday, October 01, 2019 9:59 AM

To: Samson, Michel (Halifax) @coxandpalmer.com>

Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Muskaan, Atiyaah

Atiyaah.Muskaan@novascotia.ca

Subject: FW: Call on Monday - DM Towers/Leslie Hickman/Hon. Michel Samson

Good morning,

Further to your e-mail exchange with Deputy Towers, I am contacting you to offer a few times where both the Deputy and Leslie are available this week for a phone call. Please let me know ASAP which option works best for your schedule.

Thurs, Oct 3^{rd} - 10:30 - 11:00am, 1:30 - 2:00pm, or 3:30 - 4:00pm Fri, Oct 4^{th} - 12:00pm - 12:30pm, 3:30 - 4:00pm, or 4:00 - 4:30pm

Regards, Joanne 902-424-4121

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: Monday, September 30, 2019 10:20 AM
To: Towers, Julie K < Julie. Towers@novascotia.ca >
Cc: Bolger, Joanne E < Joanne. Bolger@novascotia.ca >

Subject: RE: Call on Monday

Thanks Deputy.

20(1) . I expect it will only take a few minutes, so any time this week would be great.

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

From: Towers, Julie K [mailto:Julie.Towers@novascotia.ca] Sent: September 28, 2019 8:38 AM To: Samson, Michel (Halifax) @coxandpalmer.com> Cc: Bolger, Joanne E < Joanne. Bolger@novascotia.ca> Subject: Re: Call on Monday . However, we can likely connect towards end of week. Copying Joanne to arrange and include Leslie Julie Towers Deputy Minister, NS Lands & Forestry Sent from my iPhone On Sep 27, 2019, at 4:29 PM, Samson, Michel (Halifax) @coxandpalmer.com> wrote: Hi Deputy, Could we do an update call on Monday? Let me know.

Fax 902 421 3130 Web coxandpalmerlaw.com

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

20(1)

Michel

Direct

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

Bolger, Joanne E

From: Samson, Michel (Halifax) @coxandpalmer.com>

Sent: October 4, 2019 11:17 AM

To: Bolger, Joanne E

Subject: Accepted: DM Towers/Leslie Hickman/Hon. Michel Samson (2:30pm EST/3:30pm AST)

Categories: Meetings to set up, ED Land Services - Leslie Hickman

When: Oct 8, 2019 3:30:00 PM

Where: DMs Office / 1-855-453-6963 / / DM is the Moderator

15(1)(k)

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Steel	-	~ v		110

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-

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) <

@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) @coxandpalmer.com>

Subject: RE: Owls Head-

17(1)

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

Thanks,

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

Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com

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

From: Rooney, Sean P [mailto:Sean.Rooney@novascotia.ca]

Sent: October 1, 2019 9:21 AM

To: Glover, Sean (Halifax) @coxandpalmer.com>; Steele, Cynthia < Cynthia.Steele@novascotia.ca>; Hickman,

Leslie C <Leslie.Hickman@novascotia.ca>

Cc: Samson, Michel (Halifax)

@coxandpalmer.com>

20(1)

Subject: RE: Owls Head-

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

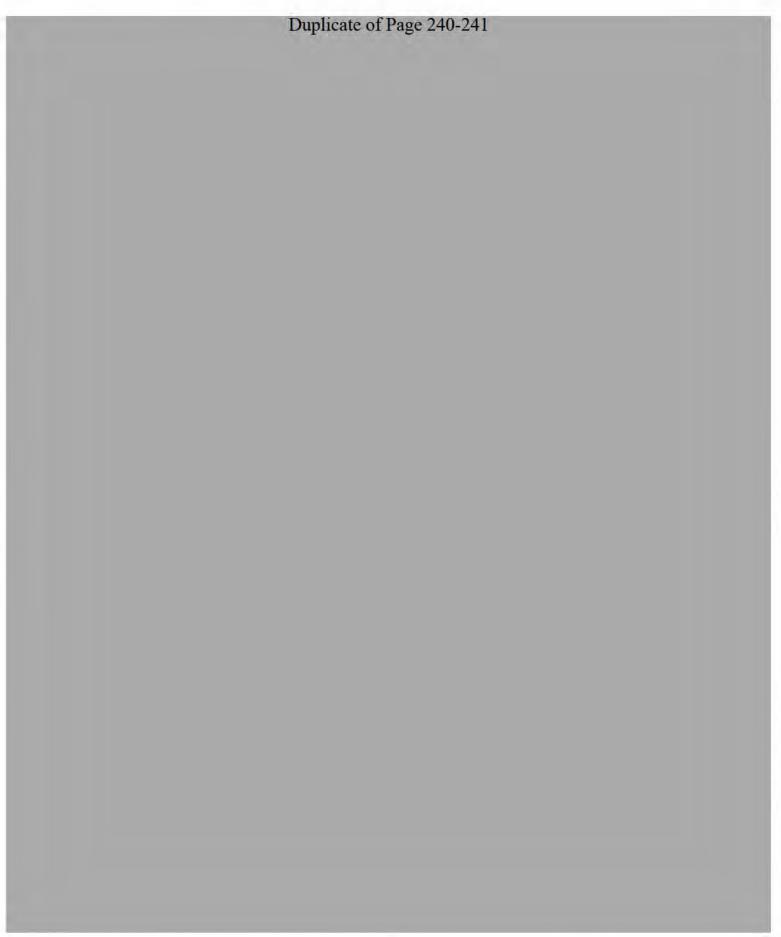
PO Box 7 1690 Hollis St., 6th Floor Halifax NS B3J 3J9 Tel: 902-424-7792

Fax: 902-424-7120

Sean.Rooney@novascotia.ca

20(1)

From: Glover, Sean (Halifax)	@coxandpalmer.com>
Sent: September 30, 2019 11:57 P	M
To: Steele, Cynthia < Cynthia. Steele	e@novascotia.ca>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Rooney, Sean
P <sean.rooney@novascotia.ca></sean.rooney@novascotia.ca>	
Cc: Samson, Michel (Halifax) <msa< td=""><td>mson@coxandpalmer.com></td></msa<>	mson@coxandpalmer.com>
Subject: RE: Owls Head-	17(1)
Hi Cynthia and Sean, are you abl	e to provide a status update on the agreement?
Thank you,	
Sean M. Glover Cox & Palmer Pa	artner Lawyer
Direct Cel	Fax 902 421 3130 Web coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 110	00-1959 Upper Water Street Halifax NS B3J 3N2 20(1)
From: Steele, Cynthia [mailto:Cyn	thia.Steele@novascotia.ca]
Sent: September 20, 2019 1:26 PM	
To: Glover, Sean (Halifax)	@coxandpalmer.com>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Rooney,
Sean P < Sean.Rooney@novascotis	Programme and the programme of the progr
Cc: Samson, Michel (Halifax)	@coxandpalmer.com>
Subject: RE: Owls Head-	And an order of the control of the c
	17(1)
Hi Sean,	
The agreement is still being drafte	d. We hope to have it finalized by next week.
Cindy	
From: Glover, Sean (Halifax)	@coxandpalmer.com> 20(1)
Sent: September 20, 2019 11:36 /	
	e@novascotia.ca>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Rooney, Sean
P <sean.rooney@novascotia.ca></sean.rooney@novascotia.ca>	
Cc: Samson, Michel (Halifax)	@coxandpalmer.com>
Subject: RE: Owls Head-	
6204000 110000000000000000000000000000000	17(1)
Good morning Cynthia and Sean	, are you able to provide an update on the draft agreement?
Thank you,	
Sean M. Glover Cox & Palmer F	Partner Lawyer
Direct Cell	Fax 902 421 3130 Web coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 11	00-1959 Upper Water Street Halifax NS B3J 3N2



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

Pages 262-267 Section 14(1) and section 17(1)

From:	20(1)	Glover, Sean (Halifax) @coxandpalmer.com>	
Sent:		October 8, 2019 3:16 PM	
To:		Rooney, Sean P	
Cc:		Samson, Michel (Halifax); Hickman, Leslie C; Steele, Cynthia	
Subject:		RE: Offer Lighthouse Links - Owl's Head	
Attachments:		Offer Lighthouse Links.docx; Lighthouse Links Sche A.PDF	17(1)
Thank you for this	s Sean		
Thank you,			
Sean M. Glover	Cox & Palmer	Partner Lawyer	
	Cell	Fax 902 421 3130 Web coxandpalmerlaw.com	

Pa	Pages 269-274 Section 14(1) and Section 17		

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 17(1)

Hi Sean- I will pull together a draft agreement.

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

Duplicate of Page 268

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

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) @coxandpalmer.com>

Cc: Samson, Michel (Halifax) @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) @coxandpalmer.com>

Cc: Samson, Michel (Halifax) @coxandpalmer.com>; Hickman, Leslie C < Leslie.Hickman@novascotia.ca>;

Steele, Cynthia < Cynthia.Steele@novascotia.ca > Subject: RE: Offer Lighthouse Links - Owl's Head

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

20(1)

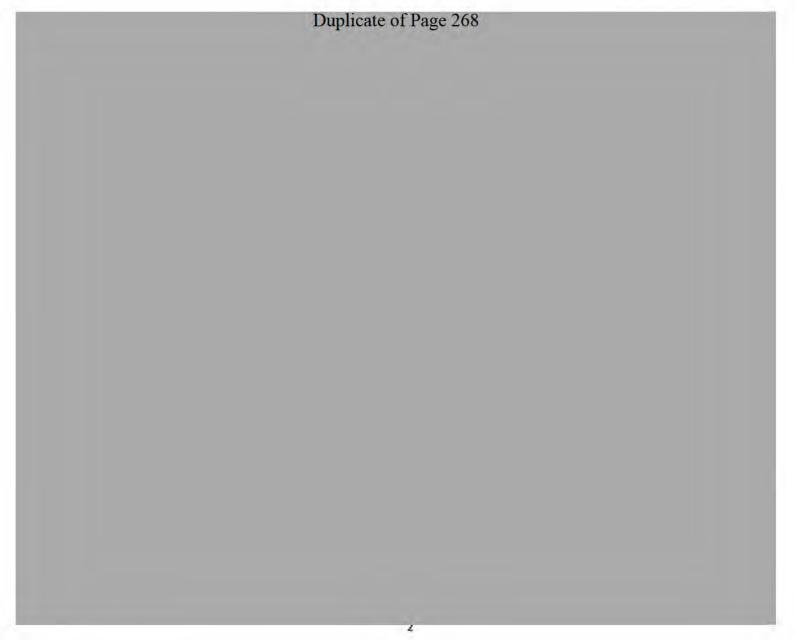
Let me know if you have any questions.

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

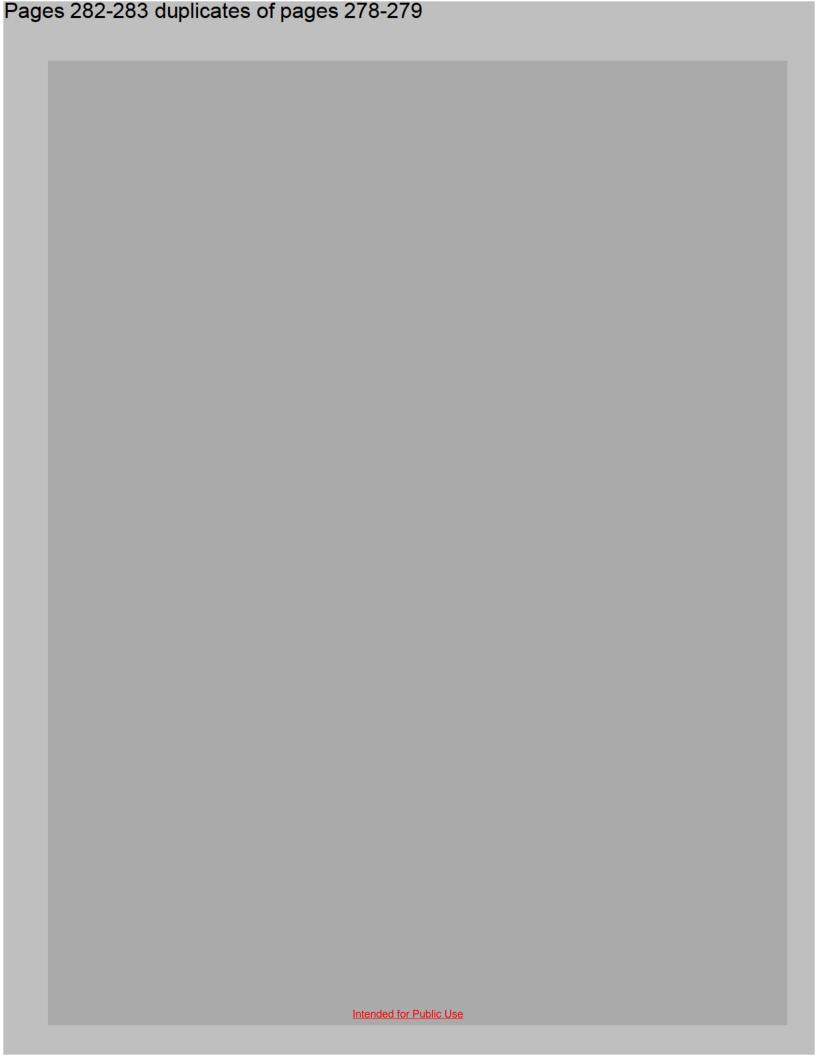


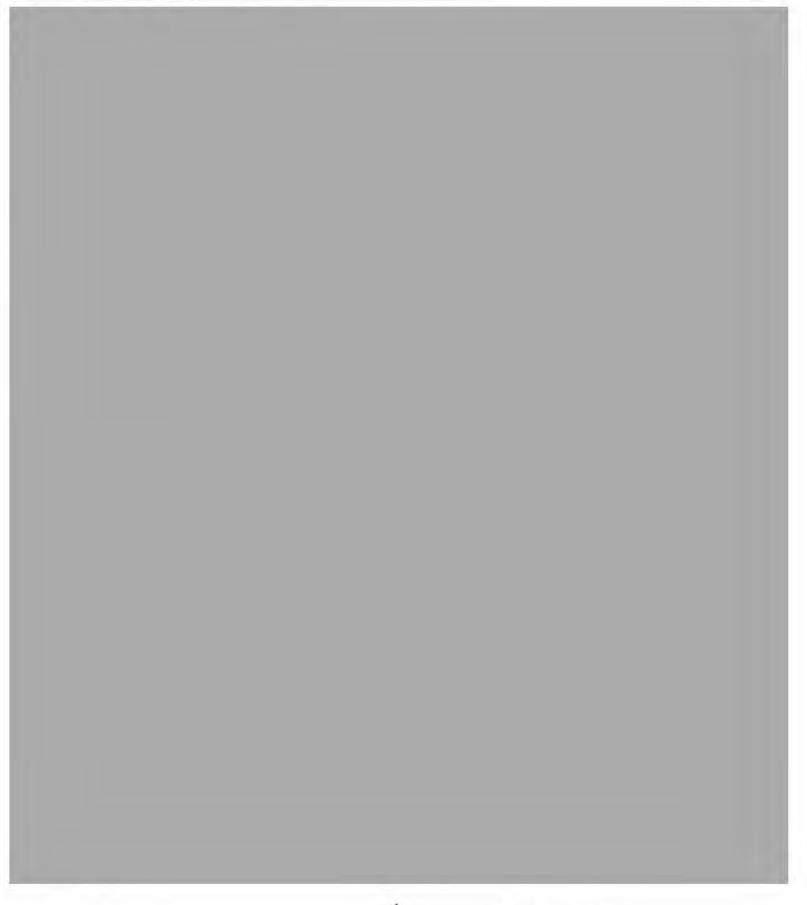
From:	Hickman, Leslie C		
Sent:	December 4, 2019 3:48 PM		
To:	Samson, Michel (Halifax)		
Cc:	Muskaan, Atiyaah		
Subject:	Re: Offer Lighthouse Links -	Owl's Head	
Hello, my meeting fir 9024995764. Leslie	nished early so I tried both numbers you p	provided. I am available until 430	and can be reached at
Sent from my iPhone	2		
On Dec 3, 2019, at 4:	:34 PM, Samson, Michel (Halifax)	@coxandpalmer.com > wrote	
Sounds grea	at. Please also try my cell if I am not in the	he office .	20(1)
Michel			
Hon. Michel I	P. Samson Cox & Palmer Counsel		
Direct	Fax 902 421 3130 Web coxan	doalmerlaw com	
	dy's Wharf Tower I, 1100-1959 Upper Water		
	nan, Leslie C <u>[mailto:Leslie.Hickman@nova</u> nber 3, 2019 4:10 PM	ascotia.ca]	
	Michel (Halifax) @coxandpalm	ner.com>	
Subject: RE:	Offer Lighthouse Links - Owl's Head		
Hi Michel,			
	out I have been in back to back meetings a nat time if you are available.	all day and will be again tomorro	w until 4. I can
		almer.com>	
	nber 3, 2019 10:32 AM n, Leslie C <leslie.hickman@novascotia.ca< td=""><td></td><td></td></leslie.hickman@novascotia.ca<>		
The same of the sa	Offer Lighthouse Links - Owl's Head		
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	NAL EMAIL / COURRIEL EXTERN aution when opening attachments or cli		do mendanno el
	z une pièce jointe ou cliquez sur un lie	The state of the s	de prudence si
Hi Leslie,			
Could you gi	ive me a quick call today?		
	20(1)		
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

Duplicate of 277





From: Jarrett, Lisa M < Lisa.Jarrett@novascotia.ca>

Sent: December 13, 2019 11:30 AM

To: Towers, Julie K < Julie. Towers@novascotia.ca >; Geddes, Peter

<Peter.Geddes@novascotia.ca>; Hickman, Leslie C

<Leslie.Hickman@novascotia.ca>; Thibeau, Tina D

<Tina.Thibeau@novascotia.ca>

Cc: Taylor, Brian K < Brian. Taylor@novascotia.ca >; Bragg, Peter D

<Peter.Bragg@novascotia.ca>; Musgrave, Kevin J

< Kevin.Musgrave@novascotia.ca>; Lucas, Michelle R

Not Responsive

20(1)

Scrum Notes - Minister Rankin with CBC) - Owls Head

Earlier this year gov signed minute letter to remove pending status of owls head. Why?

Interest of that property by adjacent land owner. Looking to acquire for potential development. Could include golf course. Predates my time. Felt comfortable based on it not being prioritized for protection that it was an option to sell.

285 hectares- not a huge chunk of land, but what degree does it affect ability to hit protected area target?

Not at all. Committed to 13% On track. Ample hectares in protected plan. Also look at areas not in the plan for protection. Will hit our target.

Mention you're in negotiations over land. Would this be a straight up sale ? land swap? How does this work when private citizen wants crown land

Regular process. Appraisal done for market value. Consider Economic value potential in rural NS. Without priority of protection, no high biodiversity value when you compare to other pieces. Regular process with staff.

As you're negotiating this piece, gov is also in talks with federal gov over piece of land - are you doing this negotiation on behalf of proponent?

That's the interest proponent has.. where lighthouse is. Fed gov will maintain that piece, but in discussions to acquire area next to our land, value in us keeping land if proponent isn't successful. Interest as you mentioned to transfer as well.

That land is assessment for approx. 160k. Would it be higher if it was put on open market? Is proponent benefiting at all from your purchase?

Cant speculate on open market. Benefit is we get first option, wont go to open market because we will be purchaser. We know there's a lot of value in economic value in proposal. We have a duty to consult with First Nations that has started. Going through regular process.

But you will purchase that land?

That's our interest, negotiation hasn't concluded.

Clear on how it works .. if everyone agrees on what land cost., what else to negotiate.

Would need to look at contamination on the site. They are keeping a piece for this for helicopters, etc.. Asking for remediation before we take it on. Feds would do this remediation.

You mention these talks go back a long time. Have you been lobbied by Samson?

Met with him twice on this. He's coming to figure out the process with acquiring land pieces. Also talked with member of leg and member of parliament who have advocated for this.

This was far down the road before you came along? What was the state?

Goes back at least a couple of years. Now we're closer to being able to figure out appraised value. Not part of protected plan, makes it easier. Crown land that we can go through process and negotiate a deal.

How does removing designation affect area?

See it as an opportunity for ecotourism. If it's a golf course they need to respect our current regulations in terms of no wetlands loss and protecting SAR that may be in area. Understanding is its not part of 100 islands project, would look to developer to collaborate with that group.

Is it your understanding that this would actually become a golf course ?

My understanding is that's the main intention. Developer owns a lot of land around it, this is consolidating land so that he can proceed.

To do any kind of development it looks like you would need to do a lot of clearcutting. How does that tie in-your own dept said this land is hoe to piping plovers, etc.. how do you balance?

Piping plovers are common along coastlines. Know there is habitat. also other areas that have been determined to be higher priority. Other areas that were looking at not in the plan. Will get us past 13%. All about balance, economics do play a factor when we analyze land, suspect that's why it hasn't been protected.

In the review of the land in 2013. Says there is local interest in land conservation - how aware is the community of the possible development. And if they are not - any concerns on community blow back?

I think community, and not unlike other areas of rural NS are interested in jobs and development. Also interested in conservation. As gov need to balance. That's what we are doing. Developer would have to go through process like any other private landowner if successful. This is an opportunity for rural ns. Would have to go through process to see whether community engagement is required.

Land is still listed on gov website as pending protected?

Could be oversight. Went to treasury board to have it officially removed. That will have to change.

Pages 288-295

Awaiting 20 day review period

From:

Hickman, Leslie C

Sent:

December 30, 2019 9:32 AM

To:

Fanning, Walter

Subject:

FW: Owls Head Federal surplus parcel- update

fyi

From: Hickman, Leslie C

20(1)

Sent: December 30, 2019 9:25 AM

To: Samson, Michel (Halifax)

@coxandpalmer.com>; Glover, Sean (Halifax)

@coxandpalmer.com>

Cc: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Rooney, Sean P <Sean.Rooney@novascotia.ca>

Subject: Owls Head Federal surplus parcel-update

Hello,

I hope you had a nice holidays and time with family. I wanted to share the update we received from Public Services Procurement Canada regarding the surplus parcel. They rescinded their offer to sell PID 00555284 (consisting of 17.458 hectares-Survey Plan S-6096, Parcel 2017-2) at Owl's Head, Southwest Cove, Halifax Regional Municipality, Nova Scotia, to Lands and Forestry.

They shared that they received notification of interest in the property from another Government of Canada department. "In accordance with Treasury Board issued directives and policy of federal real property, the subject lands will not be leaving the Federal inventory."

Regards, Leslie

From: Samson, Michel (Halifax) @coxandpalmer.com> Sent: September 13, 2018 10:59 AM To: McPherson, Robyn Cc: Bragg, Peter D Subject: Land Appraisal Attachments: Appraisal of lands.pdf

Hi Robyn,

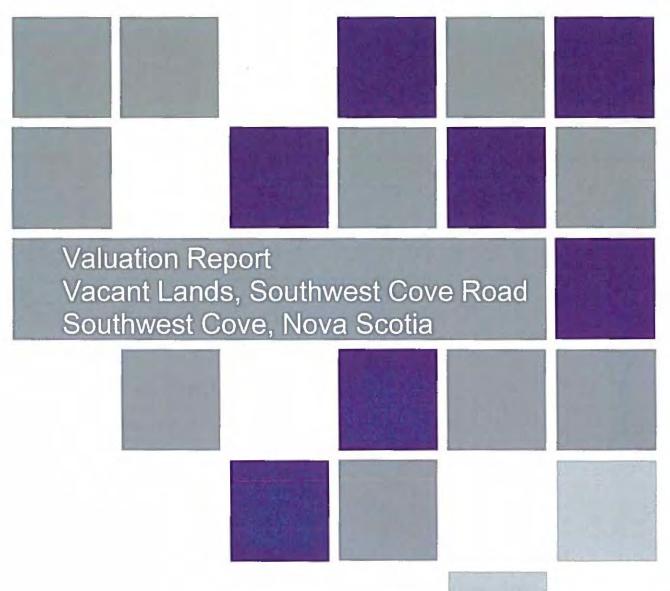
Please find enclosed the land appraisal carried out by Turner Drake & Partners for the lands at South West Cove and South West Cove Road, Eastern Shore that Lighthouse Links wishes to purchase from the provincial government.

Please let me know if you have any questions.

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





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Real Estate Counsellors, Brokers and Valuers 6182 North St. Halifax, N.S. B3K 1P5 Tel.: (902) 429-1811

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Toronto, ON. Tel. (416) 504-1811

Fax: 1-902-429-1891 Internet: www.turnerdrake.com E-Mail: tdp@turnerdrake.com

VALUATION REPORT (Summary Report)

VALUATION OF

PIDs #00489591, #40747578, #40751273, #41307992, & #00555284 SOUTHWEST COVE ROAD SOUTHWEST COVE NOVA SCOTIA

OWNED BY

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA, IN CARE OF: NS DEPARTMENT OF NATURAL RESOURCES AND TRANSPORT CANADA

PREPARED FOR

LIGHTHOUSE LINKS DEVELOPMENT COMPANY
AND
HER MAJESTY THE QUEEN IN RIGHT OF THE
PROVINCE OF NOVA SCOTIA, IN CARE OF:
NS DEPARTMENT OF NATURAL RESOURCES
AND
TRANSPORT CANADA

AS OF

21ST AUGUST 2018

BY

20(1)

TURNER DRAKE & PARTNERS LTD. HALIFAX - NOVA SCOTIA

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Internet: www.turnerdrake.com
www.turnerdrake.ca
www.turnerdrake.net



Regulated by RICS

Our Ref: 1812119:NB/JS

29 August 2018

Mr. Sean Glover Lighthouse Links Development Company % Cox & Palmer 1100-1959 Upper Water Street Halifax NS B3J 3N2

Dear Mr. Glover:

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #00555284

In accordance with your request of the 3rd August 2018, we have completed a valuation of the above property on the basis of its Market Value (Highest & Best Use). This report is intended only to be used for Purchase purposes and for no other purpose; and only by Lighthouse Links Development Company our client for this assignment and Her Majesty the Queen in Right of the Province of Nova Scotia, the Nova Scotia Department of Natural Resources, and Transport Canada. Use of the report for other purposes or by other parties may invalidate the conclusions. The RICS Valuation Standards require that we prepare a new report if the client, intended user, date, or purpose of the assignment, is changed.

Type of Property

The property comprises five parcels of adjacent vacant land and is held as resource land.

Scope of Work

- (i) Property identification we took as our source the Provincial on-line mapping service. We utilised the foregoing, together with aerial and satellite imagery, to identify the property boundaries, easements, and right-of-ways during our on-site inspection.
- (ii) Property inspection we undertook a detailed inspection of the property.
 Our findings are described in the body of this report.
- (iii) Data research we obtained the assessment, zoning, planning and other pertinent data from the appropriate sources. Some sales information is now available from government sources and was utilised for this assignment. However it was incomplete and sketchy and required processing by our CompuVal® Information Platform to render it usable. Further sales information was compiled from vendors, purchasers, brokers, appraisers, Multiple Listing Services® and other sources we deemed reliable. It was analysed and utilised to compute the Land Value using the Direct Comparison Approach.

(iv) Analyses applied – there are three methods traditionally used to arrive at the value of real estate: the Direct Comparison, Cost and Income Approaches. We utilised the Direct Comparison Approach since this was necessary to properly value the property.

Quality Standards

Turner Drake's quality assurance system, which covers the conduct of all of our operations, is registered to the ISO 9001:2015 standard. This assignment has been conducted in accordance with our quality assurance system, the Code of Professional Ethics and the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), ¹[Summary Report] and the Canadian Uniform Standards of Professional Appraisal Practice.

Environmental

No hazardous materials or environmental concerns were observed or brought to our attention during our inspection of the property.

The property has been valued on the assumption that it is environmentally "clean".

Zoning

We have reviewed the uses permitted under the current Zoning By-Law. More complete details are included in the Zoning section of this report.

Sales & Marketing History

To the best of our knowledge the property has not been actively marketed for sale during the past three years and no offers to purchase have been received.

Most Probable Purchaser

In our experience the most probable purchaser for this property would be an owner-occupier or adjacent owner.

Market Value

In our opinion, the Market Value of the Fee Simple Interest in the subject property, premised on the basis that it will be utilised for its Highest and Best Use as of the 21st August 2018, subject to the Limiting Conditions and Assumptions contained herein and a Reasonable Exposure Time of 12 to 18 months, is the sum of

17(1)

Yours truly,

TURNER DRAKE & PARTNERS LTD.

Consultant Valuation Division

A Summary Report summarises all of the information significant to the solution of the appraisal problem.

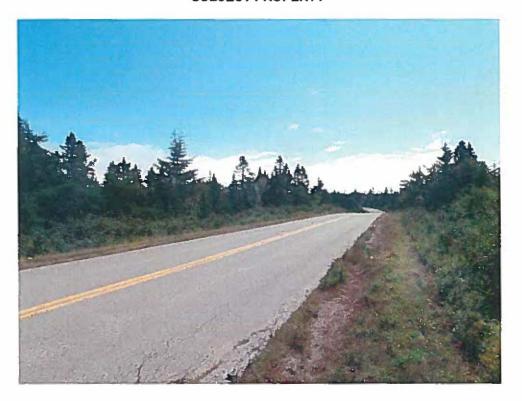
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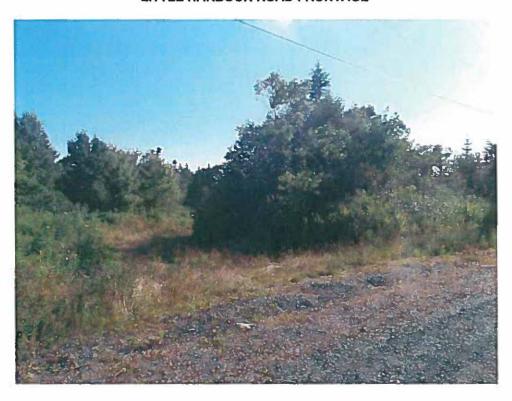
SUBJECT PROPERTY SATELLITE VIEW



SUBJECT PROPERTY

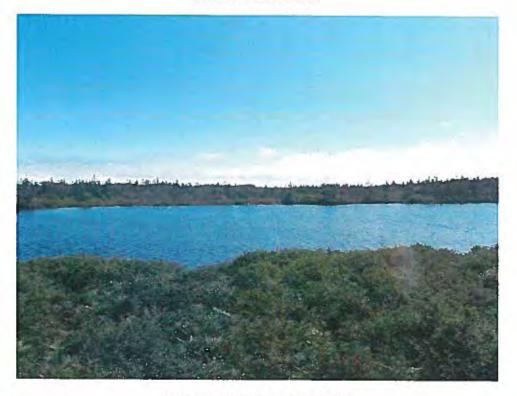


LITTLE HARBOUR ROAD FRONTAGE

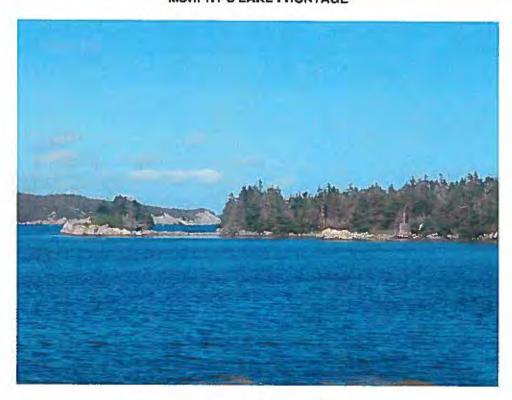


SOUTHWEST COVE ROAD ACCESS AND FRONTAGE

SUBJECT PROPERTY



MURPHY'S LAKE FRONTAGE



SOUTHWEST COVE FRONTAGE

SUBJECT PROPERTY



LITTLE HARBOUR FRONTAGE



TYPICAL LANDSCAPE & VEGETATION COVER

LIMITING CONDITIONS AND ASSUMPTIONS

- (1) No responsibility is assumed for matters of a legal nature, nor do we render any opinion as to the title which is assumed to be good. Unless otherwise noted in this report, existing mortgages, liens, encumbrances and special assessments, if any, have been disregarded and the property has been valued as though free and clear.
- (2) We have not undertaken a survey of the property, and no responsibility can be accepted for the accuracy of the Site Plan and sketches. They are only included to assist the reader in better visualising the property.
- (3) Market conditions can, and do, change rapidly because of economic, social and political reasons. The market value expressed in this report pertains only to the date of the valuation. It must not be relied on to estimate the market value as of any other date. HST, GST and other tax or expenses due on acquisition or disposition, have not been deducted from, or added to the market value. If the market value is based upon the prospect of future growth in rental and/or capital values, the reader is cautioned that these projections may not occur and values can fall as well as rise.
- (4) It is assumed that there are no hidden or non-apparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering studies that might be required to discover these factors.
- (5) This report must be used in its entirety since parts taken out of context may be misleading. The report, or any parts thereof, may not be used for any purpose other than that for which it was undertaken and is furnished for the exclusive use of the client. All liability to any party other than the client is hereby denied.
- (6) Information in this report furnished by others is believed to be reliable, although no responsibility is assumed for its accuracy.
- (7) Where there are structures on the property, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle or other defects.
- (8) Turner Drake & Partners Ltd. retain the copyright to this report. Reproduction in whole or in part, or any reference thereto, or to the valuation figures contained therein, or to the name and professional affiliation of the author of the report, is prohibited without their written permission and is a contravention of the Copyright Act. The report may be subject to Extraordinary Assumptions and/or Hypothetical Conditions: reference to the report in any published document without an adequate contemporaneous reference to these Extraordinary Assumptions or Hypothetical Conditions would be misleading and is prohibited.
- Unless otherwise noted in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, radon gas, urea-formaldehyde foam insulation, or other potentially hazardous substances, which may or may not be present on the property, or molds, mildews and other environmental conditions, were not called to our attention nor did we become aware of them during our inspection. We are not qualified to detect such substances or conditions and the client is urged to retain an expert in this field, if desired. The presence of such hazardous substances or environmental conditions on, or in the proximity to the property, may affect the value of the property. Whilst we have valued the property on the assumption that it does not, and never has, contained such hazardous substances or environmental conditions, and is not in such proximity to another contaminated property as to cause a loss in value to the property the subject of this report, we do not warrant that this is the case and accept no liability in this regard.

(10)	Unless otherwise expressly stated in this report, it has been assumed that all oil or other storage tanks, whether above or below ground, are in good condition, free of leaks and other defects, have been registered with the Department of the Environment, are legally permissible and meet all environmental standards. We have not undertaken any investigation, do not warrant that this is the case and accept no liability in this regard.

PURPOSE OF VALUATION

The purpose of this valuation is to estimate the Market Value (Highest & Best Use) of the subject property.

INTENDED USE

This report is intended only to be used for Purchase purposes. The report is not intended to be utilised for any other purpose.

In view of the purpose and intended use of the valuation, this report conforms to the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP) ²[Summary Report], and the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

INTENDED USERS

This report is intended for use only by Lighthouse Links Development Company our client for this assignment and Her Majesty the Queen in Right of the Province of Nova Scotia, the Nova Scotia Department of Natural Resources, and Transport Canada. This report is not intended to be utilised by any other party.

PROPERTY RIGHTS VALUED

Fee Simple Interest.

DEFINITION OF VALUE

Market Value is defined in CUSPAP as:

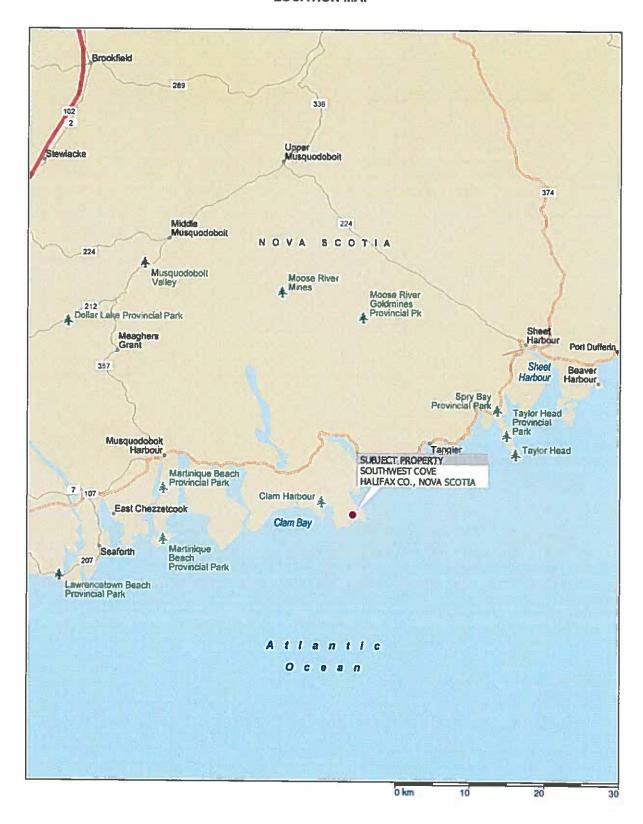
"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Market Value is premised on the basis that the Subject Property will be utilised to its Highest and Best Use.

A Summary Report summarises all of the information significant to the solution of the appraisal problem.

LOCATION MAP



EXPOSURE TIME

A Reasonable Exposure Time is defined as:

"the estimated length of time the property would have been exposed on the open market prior to the effective date of the valuation in order to achieve a sale at Market Value. Implicit in this definition are the following characteristics:

- (1) The property would have been actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by buyers and sellers of similar type properties.
- (2) The property would have been offered at a price reflecting the most probable markup over market value used by sellers of similar type properties.
- (3) A sale would have consummated under terms and conditions of the definition of market value as outlined in this report."

EFFECTIVE DATE OF VALUATION

The effective date of valuation is the 21st August 2018.

DATE OF INSPECTION

The property was inspected on the 21st August 2018.

TIMEFRAME

This is a Current Value Opinion.

IDENTIFICATION OF PROPERTY

The property is located on and south of Little Harbour Road and Southwest Cove Road, Southwest Cove, Halifax County, Nova Scotia and is identified on the Location Map on the opposite page.

AREA DATA

The Greater Halifax Area encompasses the three former municipalities of Bedford, Dartmouth and Halifax, and all of the former County of Halifax. It is the urban heart of the Halifax Regional Municipality (HRM) which was spawned by the amalgamation of the four municipalities in 1996. The 2016 census recorded a total population for HRM of 403,390 primarily located in an urban area covering 235 square kilometres. Halifax is the provincial capital and the largest city in Atlantic Canada. It is the Atlantic Region's financial and business centre, the Canadian Navy's East Coast base, and the location of many federal government offices and other facilities. HRM hosts six universities and as a result is home to a large concentration of educational, medical and research facilities.

HRM benefits from excellent air, rail, road and water linkages. Halifax International Airport links the region with the remainder of Canada, and the world. The airport is the busiest airport in Atlantic Canada, handling in excess of four million passengers and 84,000 flights per year. In December 2004, the airport was granted United States "pre-clearance" status, allowing travellers to clear US customs in Halifax. A \$28-million project to lengthen the main runway was completed in the fall of 2013. HRM is also well served by its highway network, which connects the area with the remainder of Atlantic Canada and the Northeastern U.S. Rail services to HRM provide a linkage with Central Canada and the Midwest U.S.

The Port of Halifax is the focal point of the region's transportation network, handling 5.0 million metric tonnes of cargo in 2017. In 2017, 292,722 passengers on 173 cruise ships visited HRM through the Port of Halifax, a 22.9% increase in passengers from 2016. As part of a master planning exercise, the main objective of which is to ensure the port is capable of berthing and servicing two Ultra-Class vessels concurrently, a consultant has been asked to explore the option of relocating one or both of the terminals from the Halifax Peninsula to Dartmouth. In the meantime, the Port is undergoing major infrastructure projects in an effort to position Halifax as the Atlantic Gateway for cargo coming to North America across the Atlantic Ocean, including a \$10-million investment in new equipment to extend its container and reefer handling capabilities at Halterm. In October 2011, HRM's Irving Shipbuilding was selected for a potential \$25-billion worth of contracts from the federal government to build 21 arctic/offshore patrol ships. To accommodate this project, Halifax Shipyard underwent a significant modernisation. Construction of the first Arctic Offshore Patrol Ship commenced in September 2015, after a deal was signed in January 2015 for six of the vessels to be built at the yard. Its launch is anticipated in the summer of 2018.

The breakdown of employment in HRM by sector is as follows:

Management	9%
Business, Finance & Administration	16%
Natural & Applied Sciences & Related	11%
Health	8%
Social Sciences, Education, Government Services & Religion	15%
Arts, Culture, Recreation & Sport	3%
Sales & Service	24%
Trades, Transport & Equipment Operations	12%
Primary Industries	1%
Processing, Manufacturing & Utilities	2%

Overall Construction Activity

The following figures on construction activity, as evidenced by the number and value of building permits, were provided to us by Halifax Regional Municipality:

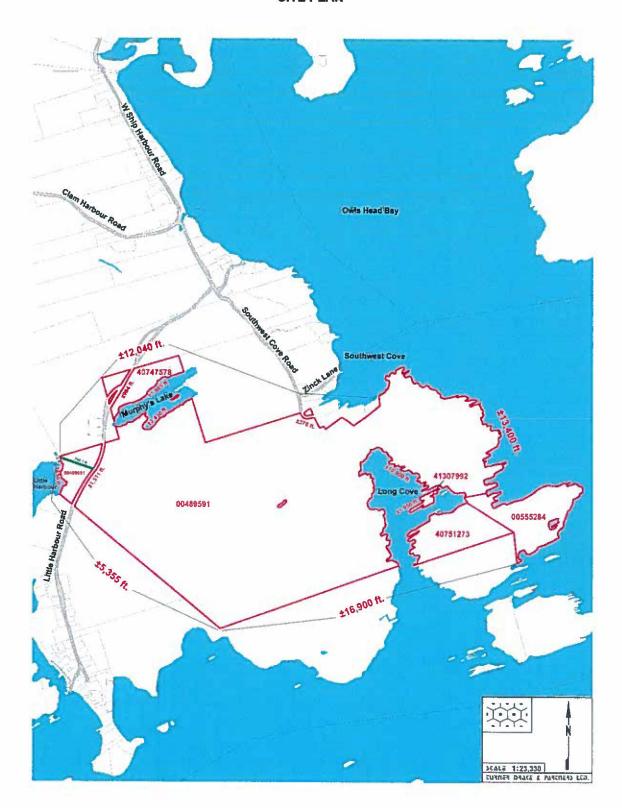
	2013	2014	2015	2016	2017
(a) Total Construction					
Values (in \$ millions)	100000				
- Residential	\$ 409.307	\$ 440.982	\$ 493.879	\$ 447,119	\$ 659,610
- Commercial/Industrial	\$ 241.069	\$ 239.559	\$ 178.211	\$ 130,023	\$ 229,652
- Institutional	\$ 53.465	\$ 20.040	\$ 31,450	\$ 78,591	\$ 65,005
Total	\$ 703.841	\$ 700.581	\$ 703.541	\$ 655,733	\$ 954,268
(b) Building Permits by					
Type					
- Residential	2,366	2,711	2,168	2,395	2,402
- Commercial/Industrial	664	969	655	685	596
- Institutional	41	58	55	39	60
Total	3,051	3,779	2,878	3,119	3,058

With an estimated population of 426,793 (2017), the Halifax CMA has experienced an average annual growth rate of 0.98% during the years 2011-2017. The unemployment rate (April 2018) is 5.6% compared to a provincial average of 7.3% and a national rate of 5.8%. The average household income of \$89,174 (2017) is above that of other major centres in the Maritimes: Fredericton (\$85,920), Moncton (\$81,906), Saint John (\$86,054), Charlottetown (\$75,240); and below that of St. John's (\$103,157).

NEIGHBOURHOOD DATA

The neighbourhood is bordered on the north by Clam Harbour Road, and the east, south, and west by a number of coves and islands comprising the Atlantic Coast. It is rural in nature. In terms of its life cycle, it is static. It has not been infiltrated by alien uses. There is substantial vacant land available and consequently there is low pressure on land values.

SITE PLAN



SITE DATA

The land is shown edged red on the Site Plan (opposite page). It is irregular in shape and has the following dimensions:

Northern Boundary	±	12.040	ft.	
Eastern Boundary (Ocean Frontage)	±	13,400	ft.	
Southern Boundary	±	16,900	ft.	
Western Boundary	±	5,355	ft.	
Little Harbour Road Frontage	±	2,495	ft.	
Southwest Cove Road Frontage	±	370	ft.	
Little Harbour Frontage	±	850	ft.	
Southwest Cove Frontage	±	13,400	ft.	
Long Cove Frontage	±	11,950	ft.	
Murphy's Lake Frontage	±	4,415	ft.	
Total Ocean Frontage	±	26,200	ft.	
Total Lake Frontage	±	4,415	ft.	
Area		744.12	ac.	(601.13 ha.)

Right-of-Way

PID #00489591 is burdened with a Right-of-Way in favour of adjacent parcel PID #00605899 located on the portion of the lands east of Little Harbour Road and west of Little Harbour. The Right-of-Way is shown in green on the Site Plan (opposite page) and has the following dimensions:

Length	744.7	ft.	
Width	67.3	ft.	
Area	46,886.5	ft.2	(1.1 acres)

Reference

We have taken as our source, the legal description from the deed conveying the property to the present owner together with the Provincial Online Mapping Service. The dimensions have been plotted onto a Map, Scale ±1:22,330, prepared from aerial photographs.

Site Improvements

We noted no site improvements during our inspection of the property.

Services Available to the Site

Electrical services are available to the site.

ASSESSED VALUE AND ANNUAL TAXES (2018)

Assessment:	•	\$ 16,800 (Resource Exempt)*.
Taxes (2018):		\$ Nil*.

*Assessed value is for PID #00555284, owned by the federal entity Transport Canada. Payments are made to the municipality in lieu of taxes. The remaining parcels are owned by the provincial entity NS Department of Natural Resources and do not have an assessment account number (AAN) assigned.

ZONING

The property is zoned "RPK Regional Park Zone" and "MU Mixed Use Zone". The types of uses allowed under this zoning can be summarised as follows:

RPK (Regional Park) Zone

No development permit shall be issued in any MU (Mixed Use) Zone except for the following:

Park Uses:

- Recreation uses;
- Conservation uses;
- Uses accessory to the foregoing uses.

Other Uses:

- Existing dwellings and recreational uses;
- Home business uses in conjunction with permitted dwellings:
- Uses accessory to permitted dwellings and recreational uses.

MU (Mixed Use) Zone

No development permit shall be issued in any MU (Mixed Use) Zone except for the following:

Residential Uses:

- Single unit dwellings;
- Two unit dwellings;
- Senior citizen housing;
- Existing multiple unit dwellings;
- Mobile dwellings on individual lots;
- Garden suites in conjunction with permitted single unit dwellings;
- Daycare facilities;
- Home business uses in conjunction with permitted dwellings;
- Boat sheds.

Commercial Uses:

- Antique shops;
- Craft shops:
- Commercial entertainment uses;
- Convenience stores;
- Bed and breakfasts:
- Personal service shops;
- Service shops;
- Commercial schools;
- Theatres and cinemas;
- Trade contracting services and shops;
- Medical clinics;
- Restaurants including full-service, drive-in and take-out;
- Service stations and automobile repair outlets;
- Bakeries;
- Banks and financial institutions;
- Offices;
- Funeral parlours and undertaking establishments including crematoriums;
- Garden centers;
- Outdoor display court;
- Photographic studios;
- Retail stores;
- Grocery stores;

- Variety stores;
- Research facilities;
- Printing establishments;
- Taxi and bus stations:
- Veterinary clinics;
- Warehousing and wholesaling;
- Manufacturing and assembly uses:
- Service industry uses:
- Utility and communication buildings or structures;
- Shipways, wharves and boathouses;
- Marinas and charter boat services:
- Wilderness and recreation outfitters;
- Composting operations;
- Existing kennels;
- Commercial Accommodation Uses.

Resource and Traditional Uses:

- Agricultural uses;
- Forestry uses;
- Fishery support uses;
- Fish sheds and boat sheds:
- Existing fishery support uses larger than 3,000 ft² (278.7 m²);
- Existing fishery uses;
- Extractive facilities:
- Hunting and fishing camps:
- Traditional uses.

Community Uses:

- Institutional uses:
- Open space uses:
- Recreation uses:
- Private clubs and lodges.

PLANNING CONSIDERATIONS

We have reviewed current planning issues and policies as they relate to the Subject Property. The following points are relevant:

- (1) The Subject Property has long been identified and regulated as park and open space uses.
- (2) It is currently zoned RPK (Regional Park) under the Land Use Bylaw. This zoning was introduced in 2014 in order to bring land use regulation into compliance with the municipality's updated Regional Plan. The Regional Plan is a master planning document for the entire municipality, and supersedes local planning policy.
- (3) The Regional Plan identifies the Subject Property as part of an existing Regional Park, it is similarly recognised as a park in the recently adopted (August 2018) Green Network Plan.
- (4) The use of the Subject Property for anything other than what is currently enabled under its zoning would require significant policy changes at the highest levels of municipal planning authority. Requests for amendments to policy at this level carry no guarantee that they will even be considered by Council, and no opportunity for appeal to the UARB if denied. Such changes would be highly unlikely.

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ENVIRONMENTAL CONTAMINATION

No hazardous materials or environmental concerns were observed or brought to our attention during our inspection of the property.

The property has been valued on the assumption that it is environmentally "clean".

VALUATION METHODOLOGY

Scope

The objective of this assignment is to render an opinion as to the Market Value (Highest and Best Use) of the fee simple interest in the property for Purchase purposes.

We inspected the site. We obtained and reviewed the assessment, zoning information and other pertinent municipal data. We undertook a full background analysis and valuation of the property. Our findings, analysis and conclusions are set out in this narrative report.

Methodology

It was necessary to proceed through a number of steps in order to achieve the foregoing objective. Valuation is by nature often experiential, in which the output of one stage results in re-computing the input to a prior stage so that the final figure is arrived at by an iterative process: rather than by rigidly proceeding in a mechanical fashion through a series of steps in fixed order. Thus, whilst we have described the steps below in ordinal sequence, the reader should bear in mind that this has been done purely for administrative convenience and readability.

(i) Highest and Best Use - this is the use for the property which will produce the greatest net return for the foreseeable future. The use must be (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) maximally productive. It is determined by considering the various alternate purposes for which the property can legally be used, having regard not only to existing zoning and other legal constraints, but also to any probable modification of them. The use which generates the highest value is, ipso facto the Highest and Best Use.

As at the effective date of the valuation, the Highest and Best Use of the property as a cleared site was for recreational or conservation purposes. We have computed the land value on this basis.

(ii) Land Value – this is the value of the site, cleared of all buildings and site improvements, available for development for its Highest and Best Use. We utilised the following approach for measuring the value of the land:

Direct Comparison Approach – land sales were analysed and their sales prices reduced to a unit basis. Adjustments are then made to these unit figures to eliminate the differential between them and the Subject Property for the Date of Sale [Time variable], if applicable. These time adjusted unit prices were then utilised to value the Subject Property. Other factors which influence value [Location, Motivation, Size] were then used to determine the weight to be assigned to each comparable sale as an indicator of the Subject Property's value.

(iii) Reconciliation and Final Estimate of Value

This is a reconciliation of the values indicated by the various approaches, in which the alternate value indications are considered, the relative significance of each is carefully weighed, and a final estimate of value is then computed. Although reconciliation necessarily involves judgement, the latter results from a careful logical analysis of the procedures leading to each indication of value. The analysis is based on several criteria, (appropriateness, accuracy and quantity of evidence) which result in the formation of a meaningful and defensible conclusion about the final value estimate.

Since only a single valuation approach was applicable in this instance however, it was not necessary to undertake a reconciliation.

HIGHEST AND BEST USE

The "Highest and Best Use" can be defined as "that use which will produce the greatest net return for the foreseeable future".

We have considered the Highest and Best Use of the site. The subject property consists of five adjacent parcels on a peninsula between the communities of Little Harbour (west) and Shouthwest Cove (east). Collectively the property is large at 744.12 acres (601.13 ha.). The subject property lands are dominated by a landscape of rocky outcroppings, dense low-lying vegetation, and sparse stands of softwood tree species. The property has an extensive, rocky coastline. The property encompasses a freshwater lake (Murphy's Lake) which is undeveloped with the exception of a single dwelling on the eastern shore.

The property fronts Little Harbour Road and Southwest Cove Road. There is no driveway, trail, or other access to the property. A small clearing off of Southwest Cove Road may be used to enter the property on foot through dense vegetation and rocky terrain.

The majority of the property is zoned as regional parkland which precludes most development. Any development would require alteration of the municipal planning strategy and zoning. The majority of the property is identified as part of an existing Regional Park, it is similarly recognised as a park in the recently adopted (August 2018) Green Network Plan. The use of the Subject Property for anything other than what is currently enabled under its zoning would require significant policy changes at the highest levels of municipal planning authority. Requests for amendments to policy at this level carry no guarantee that they will even be considered by Council, and no opportunity for appeal to the UARB if denied. Such changes would be highly unlikely.

Having regard to the foregoing, we are of the opinion that the Highest and Best Use of the subject property is for recreational or conservation purposes.

MARKET ANALYSIS AND EXPOSURE TIME

Exposure time is the estimated length of time the property interest being valued would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the valuation. Since it is a retrospective opinion based upon an analysis of past events, assuming a competitive and open market, it can only be estimated after an analysis of the market.

Market Analysis

Prior to, and at the effective date of the valuation, the supply and demand for the subject and competing properties can be summarised as follows:

- (a) Supply: Prior to, and at the effective date of the valuation the supply of this category of property in the area was strong.
- (b) Demand: Prior to, and at the effective date of the valuation demand for this category of property in the area was weak.

Exposure Time

Our estimate of Exposure Time is 12 to 18 months. This is based on the foregoing Market Analysis and the data summarised below:

- (1) Properties similar to the subject property have been listed for sale for between 1 month and 4.5 years. Parcels in excess of 50 acres regularly require 18 months on the open market before selling.
- (2) Based on our research when we were gathering information on comparable sales it became apparent that larger parcels of land are subject to a more limited pool of potential purchasers than smaller parcels. We also note that parcels with good access to roadways and waterfrontage experience fewer days on market.

LAND VALUE

Methodology

The land has been valued by the Direct Comparison Approach. Essentially this approach is a systematic procedure for carrying out comparative shopping in which the Subject Property is "priced" by comparing it with other, similar parcels of land (Indices) that have sold, been subject to offer or are listed for sale. Based on our experience working with forest and recreational land sales data, we have determined that the most significant independent variables influencing value are Time (Date of Sale), Quality (land type, timber cover), Waterfront Benefit, Location, Motivation, Size. When Quality has a significant impact on value we have decomposed the transaction price into its component (land type, timber cover) unit price per acre. Where applicable we have analysed the Waterfront Benefit on a price per foot of water frontage. The unit price of each Index (comparable transaction) has then been adjusted, where applicable, for the Time variable. These time adjusted unit prices have then been utilised to value the Subject Property. The weight placed on each Index as a predictor for the Subject Property value, is a function of its comparability in terms of Location, Motivation and Size.

Water frontage is generally the independent variable which has the greatest impact on value, and hence the selling price, of land. As a result, sale prices of land with water frontage do not respond to conventional analysis, whereby the total selling price is divided by the land area (acres), or by the length of water frontage (linear ft.), to yield a composite unitised rate. The total price paid is a function of both variables. In order to conduct a meaningful analysis it is necessary to isolate the waterfront value. We achieve this by allocating a Basic Land Value to each index and then divide the balance of the sale price by the length of the water frontage to produce a residual Waterfront Benefit figure.

"Basic Land Value" can be defined as "the value of the land, having regard to its location, topography, road frontage, accessibility, and vegetation cover together with all of its other attributes excluding only the fact that it has water frontage".

"Waterfront Benefit" may be defined as "the additional amount over and above 'Basic Land Value' that a purchaser would pay for the property because it has water frontage, expressed in terms of dollars per linear foot". In our analysis this is the residual figure after deducting the Basic Land Value from the total selling price.

The Basic Land Value is most easily calculated for the sale of any land parcel that does not have water frontage. The unit components that create its value are primarily the land type (e.g. swamp, rock barren, suitability for supporting timber or agriculture, etc.), the type of timber cover (hardwood, mixed wood, softwood) and its maturity (immature, semi-mature, mature, very mature). While the parcel's topography, accessibility, type and length of road frontage, also impact its value, they are captured by the per acre value of its unit components. In order to break the sale prices into their unit components we compare sales of parcels that share similar, but not identical, components in terms of topography, land type and timber cover. By comparing these sales we are able to identify the value attributable to the differentiating components. Using CompuVal®, our proprietary software which utilises an iterative algorithm, we are able to build a value profile for twenty three different types of land and timber cover. We use a Geographic Information System (GIS) to layer the various attributes (topography, land type, vegetation cover) over each parcel to identify each component and calculate its area.

Waterfront Benefit is calculated by comparing sales of land with water frontage to non-waterfront land sales of parcels having similar types of timber cover. The Waterfront Benefit is the incremental value that accrues to a parcel as a result of it having water frontage. The Road Front benefit is calculated in a similar manner. We utilise the sales of non-waterfront land and our analysis of their component values to calculate the Basic Land Value. We also compare sales of waterfront parcels that share similar, but not identical components in terms of topography, land type and timber cover.

Discussion of Land Sales

We have researched the sales, offers and listings (Indices) of comparable parcels of land in the locality. The data was collected from vendors, purchasers, brokers, appraisers, MLS®, public and other sources deemed to be reliable. The most relevant data has been detailed on the Land Sales Schedule on the following pages. We have adjusted the prices in this Land Sales Schedule to the date of valuation to reflect an annual compound increase of 3%. This is based on a general study of prices in the area.

The Indices are described in greater detail below:

Index #1

The property has fair frontage to the ocean. A majority of the parcel comprises rock barren. Most of the timber cover comprises semi-mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in July 2018, approximately one month before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a rural area near Little Harbour. It has no road frontage and is accessed via right-of-way through the subject property. The location is considered to be comparable to the Subject Property [location]. The property was purchased as a 30% interest, with the price determined at public auction. The purchaser represented the second-highest bidder, but ultimately paid the highest bid price. The purchaser owned 60% of the remaining interest in the property. They were therefore motivated to pay more than market value, though the adjusted price is expected to reflect fair market value due to the bidding process [motivation]. The parcel was approximately 60% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #2

The property has good water frontage to freshwater lake. A large portion of the parcel comprises mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in March 2018, approximately five months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area near Lake Charlotte. It has no road frontage and is accessed via logging road or watercraft. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 31% the size of the Subject Property: smaller similar parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #3

This property includes two adjacent and one separate woodland parcel. The property has average frontage to a freshwater lake. A majority of the parcel comprises immature to mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in April 2018, approximately four months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area northwest of Ship Harbour. It has no road frontage and is accessed via logging roads or watercraft. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 1.8 times the size of the Subject Property: larger parcels typically command lower prices per acre because they attract a smaller pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

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Index #4

The property has average frontage to a freshwater lake. A large portion of the parcel comprises mixed-height softwood and rock barren. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in April 2017, approximately one year and four months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area west of Halifax. It is accessed via single lane dirt road. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 80% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #5

The property has average water frontage to the ocean. A majority of the parcel comprises semi-mature and mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in June 2017, approximately one year and two months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated on a remote peninsula southeast of Tangier. It has no road frontage and is accessed via watercraft. The location is considered to be comparable to the Subject Property [location]. The property was purchased for conservation purposes. The purchaser, Nova Scotia Nature Trust, owns other shoreline properties in the area. It is possible that a non-market price was achieved due to the motivations of the seller to contribute to the Nature Trust's conservation efforts [motivation]. The parcel was approximately 7% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property's shoreline.

Valuation

The subject property represents a large parcel of oceanfront land with good road frontage and limited access due to complex terrain. Vegetation consists primarily of low-lying herbaceous species and sparse stands of softwood. Without improvements, the property's shoreline is accessible only by watercraft. Zoning restrictions preclude development of the property for uses other than recreation and conservation.

The Indices represent large parcels of resource land in Halifax County. Each of the Indices have access restrictions due to a lack of public roads or complex topography. The Indices present a range of values for rock barren land with a low of \$10/acre (Index #4) and a high of \$53/acre (Index #1). The high end of the range represents a large property in close proximity to the subject with a similar landscape (Index #1). The low end of the range represents a cluster of parcels where the bulk of the value was in the freshwater lake frontage and softwood stands (Index #4). The subject property's rock barren lands are expected to fall towards the high end of the range due to the good road access and similarity to Index #1.

The Indices present a range of values for semi-mature softwood stands with a low of \$128/acre (Index #5) and a high of \$922/acre (Index #1). The high end of the range represents a large, contiguous network of woodlands with access to an all-weather paved road (Index #1). The low end of the range represents sparse woodlands on a peninsula limited to water access, and which was purchased for conservation purposes (Index #5). The subject property's softwood stands are sporadic and difficult to access and are expected to be below that of Index #1 (\$922/ac) and consistent with the median value presented by all of the Indices (____/acre).

The Indices present a range of Waterfront Benefit values with a low of \$7.74/linear ft. (Index #5) and a high of \$31.12/linear ft. (Index #3). The high end of the range represents extensive frontage to a freshwater lake while the low end of the range represents rocky ocean frontage. The subject property's rocky ocean frontage is expected to achieve a value at the low end of the range presented by the indices, at //linear foot.

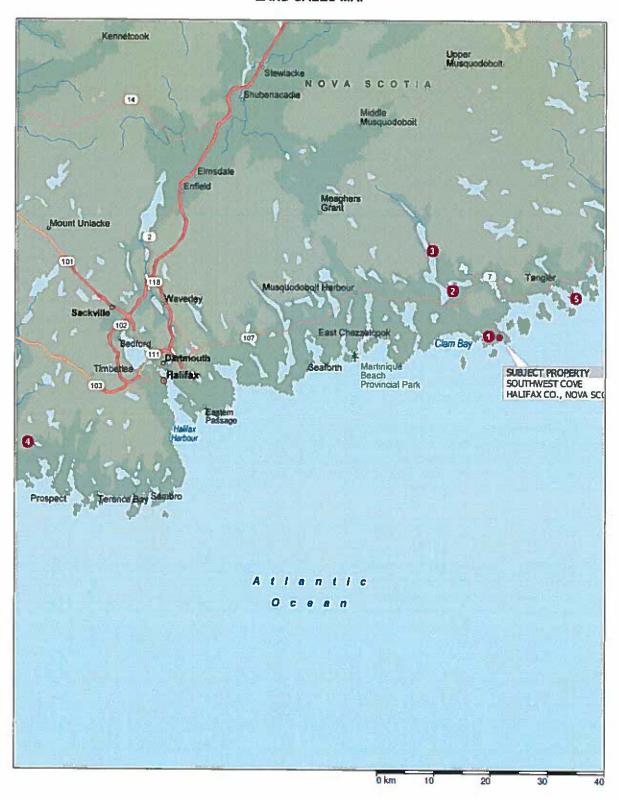
17(1)

Having regard to the foregoing we are of the opinion that the value of the land is as follows:

		Component Value			
Component Type	Component Size	Unit Value	Total Value		
Rock Barren	647.99 acres				
Swamp/Wetlands	9.61 acres	Ī			
Brushwood & Alders	3.90 acres	Ť			
Softwood - Semi-Mature	78.55 acres	T			
Softwood - Mature	2.03 acres	T			
Softwood - All Heights	2.04 acres	Ī			
Waterfront Benefit	30,615 linear ft.				
Total Value	744.12 acres	T			
Rounded to					

17(1)

LAND SALES MAP



LAND SALES SCHEDULE

					-	Sale I	-	/Unit	
No.	Location Vendor/Purchaser	Date of Sale	Sale Price	Area	At E	Pate of	Dal	te of luation @	Comments
1.	Russell Rd. Little Harbour Halifax County, NS PIDs #'s 00605899, 40189631 , Sheriff Halifax County to s	Jul. 2018	\$ 376,666 \$ 6,607 \$ 2,417 \$ 4,848 \$ 74,587 \$ 32,988 \$ 70,657 \$ 184,562	446 21 acres 125 77 acres 46 01 acres 92 28 acres 81 13 acres 29 48 acres 71.54 acres 21,100 ft.	\$ \$ \$ 1 \$ \$	844 53 53 53 919 ,119 988 8.75	55555555	846 53 53 53 922 1,122 990 8.77	Total Rock Barren Swamp or Muskeg Brushwood & Alders Softwood - Semi-Mature Softwood - Mature Softwood - All Heights Water Frontage — Ocean Sales was for a 30% interest in two adjacent parcels Overall sale price has been adjusted, owner not controls 90% of property. There are plans in plac for an 18-hole golf course and resort community Access is via right-of-way to Little Harbour Road Zoned MU Mixed Use.
2	Second Lake Unknown Upper Lakeville Halifax County, NS PID #00557553 Musquodoboit Lumber Ltd. to NS Department of Natural Resources	Mar 2018	\$ 250,000 \$ 422 \$ 6,895 \$ 62,060 \$ 23 \$ 30,869 \$ 4,440 \$ 32,325 \$ 46,649 \$ 66,317		***	,073 43 754 917 754 810 642 745 805 4.31	55555555555	1,086 44 763 929 763 820 650 754 815 4 36	Total Swamp or Muskeg Softwood - Semi-Mature Softwood - Mature Softwood - Very Mature Softwood - All Heights Mixedwood - Semi-Mature Mixedwood - Mature Hardwood - Mature Hardwood - Mature Water Frontage - Lake Frontage to a freshwater lake. Accessed via loggingroads or boat. Zoned as MU (Mixed Use)

LAND SALES SCHEDULE

					Sale	Price/Unit		
No.	Location Vendor/Purchaser	Bate of Sale	Sale Price	Area	At Date of Sale	Adjusted to Date of Valuation @ 3,0% p.a.	Comments	
3	Lake Charlotte Unknown Upper Lakeville Hatifax County, NS PID #'s 40190688, 40190928, 40216962 Nova Star Forestry Ltd. to 3312336 Nova Scotia Limited	Apr. 2018	\$1,503,884 \$271 \$1,279 \$9,749 \$144,793 \$315,348 \$187,190 \$76,853 \$72,064 \$39,323 \$77,518 \$6,364 \$13,383 \$31,451 \$5,807 \$61,903 \$24,512 \$436,078	96.93 acres 9.24 acres 18.44 acres 52.74 acres	\$ 46 \$ 462 \$ 638 \$ 809 \$ 985 \$ 809 \$ 869 \$ 689 \$ 800	\$ 1,095 \$ 47 \$ 467 \$ 644 \$ 817 \$ 994 \$ 817 \$ 878 \$ 696 \$ 808 \$ 696 \$ 733 \$ 602 \$ 738 \$ 873 \$ 738 \$ 31 12	Total Rock Barren Swamp or Muskeg Clear Cut Softwood - Immature Softwood - Semi-Mature Softwood - Mature Softwood - All Heights Mixedwood - Semi-Mature Mixedwood - Mature Mixedwood - Wery Mature Mixedwood - Very Mature Mixedwood - All Heights Hardwood - Immature Hardwood - Immature Hardwood - Semi-Mature Hardwood - Mature Hardwood - Wery Mature Water Frontage - Lake Three parcels including frontage to a freshwater lake. Access via logging roads. Zoned MU Mixed Use.	
4.	Hoop Pole Lake Glen Margaret Halifax County, NS PIDs #'s 00601146, 00574905, 00654053, 00654269 Pure Nature Developments	Apr 2017	\$ 200,000 \$ 1,214 \$ 156 \$ 21,008 \$ 15,364 \$ 31,588 \$ 8,748 \$ 2,901 \$ 1,693 \$ 100,481 \$ 16,845	594.00 acres 123.24 acres 15.87 acres 121.86 acres 73.22 acres 170.56 acres 59.60 acres 18.76 acres 10.88 acres 6,800 ft 3,800 ft	\$ 337 \$ 10 \$ 10 \$ 172 \$ 210 \$ 185 \$ 147 \$ 155 \$ 156 \$ 14.78 \$ 4.43	\$ 350 \$ 10 \$ 179 \$ 218 \$ 193 \$ 153 \$ 161 \$ 162 \$ 15.37 \$ 4.61	Total Rock Barren Swamp or Muskeg Softwood - Semi-Mature Softwood - Mature Softwood - All Heights Mixedwood - Semi-Mature Mixedwood - All Heights Hardwood - Semi-Mature Water Frontage - Lake Water Frontage - River Four adjacent parcels with freshwater lake frontage Access via single lane dirt road. Zoned MR-1 Mixed Resource Zone	

LAND SALES SCHEDULE

				Sale Price/Unit							
No.	Location Vendor/Purchaser	Date of Sale	Sa	le Price	Area	At Sa	Date of	Da Va	justed to te of luation @ 1% p.a.	Comments	
5.	Porcupine Hill	Jun.	S	20.000	48 68 acres	\$	411	\$	425	Total	
	Popes Harbour	2017	S	22	1 60 acres	\$	14	\$	14	Rock Barren	
	Halifax County, NS		S	29	2.13 acres	\$	14	\$	14	Brushwood & Alders	
			S	2,492	20.18 acres	\$	124	\$	128	Softwood - Semi-Mature	
	PID #00554410		S	3,739	24.77 acres	S	151	\$	156	Softwood - Mature	
			S	13,714	3.800 ft.	\$	3.61	\$	3.74	Water Frontage - Ocean	
	to			05,18 0 0	3,50,000					and the state of t	
	Nova Scotia Nature Trust									Portion of a peninsula with limited access to the mainland, Zoned RE Rural Resource.	

FINAL ESTIMATE OF VALUE

Final Estimate of Value

17(1)

CERTIFICATION

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #00555284

I certify that, to the best of my knowledge and belief:

the statements of fact contained in this report are true and correct;

the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions:

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the property that is the subject of this report, other than this assignment;

neither I, nor Turner Drake & Partners Ltd., have received any fees, in connection with the purchase of the property the subject of this report, within twelve months preceding the date of valuation. Turner Drake & Partners Ltd. have not received, nor will they receive, an introductory, mortgage financing or any other fees in connection with such a purchase. They have not negotiated the purchase on behalf of the client;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the customer, client, or any parties contemplated to be involved in any transaction resulting from this assignment other than previous valuation work performed for the intended users of the report;

neither I, nor Turner Drake & Partners Ltd., share any fiduciary interest with the client. Turner Drake & Partners Ltd. has no prior relationship with the client;

during the twelve months preceding the date of valuation the total fees paid by the client to Turner Drake & Partners Ltd. represented a minimal (< 5%) proportion of Turner Drake & Partners Ltd.'s gross income;

my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;

my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), and the Canadian Uniform Standards of Professional Appraisal Practice;

I have made a personal inspection of the property that is the subject of this report;

no one provided significant professional assistance to the person signing this report;

I have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake this valuation in a competent manner;

I certify that the use of this report is subject to the requirements of the professional institutes of which I am a member, relating to review by their duly authorised representatives;

as of the date of this report, I have completed the requirements of the continuing education programs of the professional institutes of which I am a member;

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that the **Market Value** of the Fee Simple Interest in the subject property, premised on the basis that it will be utilised for its Highest and Best Use as of the 21st August 2018, subject to the Limiting Conditions and Assumptions contained herein and a Reasonable Exposure Time of 12 to 18 months, is the sum of

29th August 2018	
Date	
	Date

REVIEW VALUER'S CERTIFICATION

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #00555284

I certify that I have reviewed this report and to the best of my knowledge and belief:

the statements of fact contained in this report are true and correct;

the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the property that is the subject of this report, other than this assignment;

neither I, nor Turner Drake & Partners Ltd., have received any fees, in connection with the purchase of the property the subject of this report, within twelve months preceding the date of valuation. Turner Drake & Partners Ltd. have not received, nor will they receive, an introductory, mortgage financing or any other fees in connection with such a purchase. They have not negotiated the purchase on behalf of the client;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the customer, client, or any parties contemplated to be involved in any transaction resulting from this assignment;

neither I, nor Turner Drake & Partners Ltd., share any fiduciary interest with the client. Turner Drake & Partners Ltd. has no prior relationship with the client;

during the twelve months preceding the date of valuation the total fees paid by the client to Turner Drake & Partners Ltd. represented a minimal (< 5%) proportion of Turner Drake & Partners Ltd.'s gross income;

my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;

the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), and the Canadian Uniform Standards of Professional Appraisal Practice;

I have not made a personal inspection of the property that is the subject of this report;

no one other than the undersigned provided significant professional assistance to the person signing this report;

I have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake this valuation in a competent manner;

I certify that the use of this report is subject to the requirements of the professional institutes of which I am a member, relating to review by their duly authorised representatives;

Page 26

as of the date of this report, I have completed the requirements of the continuing education programs of the professional institutes of which I am a member;

	29th August 2018				
	Date	2			
20(1)					

TERMS OF ENGAGEMENT

Our Ref: 1812119:LNW/JS

TURNER DRAKE & PARTNERS LIMITED TERMS OF ENGAGEMENT

THIS AGREEMENT made the 17th day of August, A.D. 2018.

BETWEEN Turner Drake & Partners Ltd.

hereinafter referred to as "TURNER DRAKE" OF THE FIRST PART

and

is Lighthouse Links Development Company, hereinafter referred to as the "CUSTOMER" OF THE SECOND PART

WITNESSETH THAT for consideration, TURNER DRAKE agrees to provide, subject to the terms and conditions set forth in this Agreement, the services described below and any additional services as may be requested by the CUSTOMER and accepted by TURNER DRAKE in the course of this Agreement.

- 1.01 The CLIENT for this assignment is Lighthouse Links Development Company.
- 1.02 TURNER DRAKE shall prepare and provide to the CUSTOMER 2 hardbound copies, plus 1 electronic copy in pdf format, of a summary valuation report on the Fee Simple interest in the following parcels: PID's #00489591, #40747578, #40751273, #41307992, #00555284, Southwest Cove, Nova Scotia (hereinafter referred to as the "PROPERTY") for the purpose of establishing its value for Purchase purposes. Use of the valuation report for other purposes or by other parties may invalidate the conclusions. The RiCS Valuation Standards require that we prepare a new report if the CLIENT, intended user, date, or purpose of the assignment, is changed.
- 1.03 Since the purpose of a draft valuation report is frequently misinterpreted by the CLIENT (the party relying upon the final valuation report referred to in Paragraph 1.02), the valuation report will not be prepared initially in "draft" format.
- 1.04 The effective date of the valuation of the PROPERTY is to be the date of inspection 2018. The value will be expressed in Canadian currency.
- 1.05 The PROPERTY comprises vacant resource land.
- 1.06 The basis of the valuation is Market Value (Highest and Best Use).
- 1.07 The reported analyses, opinions and conclusions will be developed in accordance with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), and the International Valuation Standards (IVS). The valuation report will conform with the Uniform Standards of Professional Appraisal Practice (USPAP). The conduct of the assignment and the preparation of the report will also comply with the Canadian Uniform Standards of Professional Appraisal Practice. The report and assignment will be subject to the requirements of the Code of Professional Ethics of the professional institutes of which the author of the report is a member, which include provision for peer review.
- 1.08 The Valuer responsible for the assignment will have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake the valuation in a competent manner, and will act as an External Valuer.
- 1.09 TURNER DRAKE will undertake a detailed on site Inspection of the PROPERTY and the neighbourhood.

	TURNER DRAKE & PARTNERS LTD. —	

...2

1.10 TURNER DRAKE will undertake such fiscal, physical and tegal investigations as are necessary and prudent to arrive at the value of the PROPERTY. This research will not include an investigation of title, a property survey, engineering or environmental studies of the land and structures, or tests to determine whether there is a supply of potable water or that the property has, or will support, a fully functioning sewage disposal system. The PROPERTY will be valued on the assumption that it is not, and never has been, subject to environmental contamination, and that it is not in such proximity to another contaminated property as to adversely impact the value of the subject PROPERTY.

TURNER DRAKE anticipate utilising the Direct Sales Comparison Approach to value, on this assignment.

- 1.11 TURNER DRAKE, in order to value the PROPERTY, will undertake such investigations as are necessary and prudent to verify that information supplied by the CUSTOMER, the CLIENT and other parties, is reliable and accurate. However these investigations may be limited by privacy legislation and the absence of publicly available, verified, sales and rental data. It will be necessary, in part, to rely upon hearsay data.
- 1.12 TURNER DRAKE has no material involvement (past, current, or future) with the PROPERTY other than the assignment contemplated by these TERMS OF ENGAGEMENT.
- 1.13 TURNER DRAKE has no material involvement (past, current, or future) with the CLIENT, the CUSTOMER, or any parties contemplated to be involved in any transaction resulting from these TERMS OF ENGAGEMENT other than previous valuation work for the CUSTOMER.
- 2.01 The valuation report will contain such confidential Information as is necessary to support the analyses, opinions and conclusions contained therein. It may also be subject to Extraordinary Assumptions and/or Hypothetical Conditions; reference to the report in any published document without an adequate contemporaneous reference to these Extraordinary Assumptions or Hypothetical Conditions would be misleading and is prohibited. For these reasons, and to protect the Integrity of the report, TURNER DRAKE will retain copyright to the report; reproduction in whole or part will be prohibited without their written permission.
- 2.02 The valuation report has to be used in its entirety since parts taken out of context may be misleading. Use of the report will be subject to the statements, limited conditions, assumptions and other terms set forth in the report. The report, or any parts thereof, may not be used for any purpose other than that for which it is undertaken and will be furnished for the exclusive use of the CLIENT. All liability to any party other than the CLIENT will be dented.
- 2.03 TURNER DRAKE is a professional firm regulated by the Royal Institution of Chartered Surveyors (RICS); compliance with their Standards may be subject to monitoring under RICS' conduct and disciplinary procedures. TURNER DRAKE's complaints handling procedure, available upon request, is governed by a quality system registered to the international ISO 9001:2015 standard. In addition TURNER DRAKE is subject to provincial ficencing with respect to its appraisal and brokerage services.
- 2.04 These TERMS OF ENG AGEMENT will be included in and form part of the valuation report.
- 3.01 The CUSTOMER, for the performance of the services referred to in Article 1 shall pay to TURNER DRAKE:

17(1)	 (a) A fee of This fee does not include H.S.T. (b) Disbursements, to be invoiced at actual cost, are included in the above fee. (c) A retainer in the amount of \$NIL. (d) All accounts are payable on receipt and interest is charged at 2% per month (24% per annum on outstanding invoices.
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20(1)

	Page 3
Acce	The above is asseed to by the EUSTOMER.
TUR Per:	Per:
Title	Title: Secretary
Date 20 th August, 2018	Date: August 20, 2018

— TURNER DRAKE & PARTNERS LTD. —

Hickman, Leslie C

From: Glover, Sean (Halifax) @coxandpalmer.com>

Sent: 20(1) August 26, 2019 10:55 AM

To: Steele, Cynthia

Cc: Hickman, Leslie C; Samson, Michel (Halifax)
Subject: FW: Update to Southwest Cove Report

Attachments: 1913398 TOE.pdf

Good morning Cynthia, please see attached. Can you confirm that the terms in the attached engagement letter meet the criteria being required by the Province:

- PID listing (00489591, 40747578, 40751273, 41307992, 40747586, 401408008, and 41308016)?
- Basis of Valuation being Market Value (Highest and best use), using direct sales comparison approach
- To include a per acreage break down.

Thank you,

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

Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com

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

From: @turnerdrake.com]

Sent: August 26, 2019 10:46 AM 20(1)

To: Glover, Sean (Halifax) @coxandpalmer.com>

Subject: Update to Southwest Cove Report

Good morning Sean,

I have the updated report ready for you – just doing a final review this morning. If you could send back a signed copy of the Terms of Engagement I'll flip the report to you and get things wrapped up.

Do you want hard copies? If so let me know how many you would like.

Consultant

Turner Drake & Partners Ltd.

6182 North Street Halifax NS B3K 1P5 Tel: 902-429-1811 Ext.

TURNER DRACE

Real Estate Counsellers, Brokers and Valuers personal, professional, productive regulation to 150 9001 2015







From:	Glover, Sean (Halifax) @coxandpalmer.com>	
Sent:	August 26, 2019 11:37 AM	
Го:	Steele, Cynthia	
Cc:	Hickman, Leslie C; Samson, Michel (Halifax)	
Subject:	RE: Update to Southwest Cove Report	
	CANADA CALL TELEFORM	
Will do. I mentioned it to him	verbally, but will make sure he remembers.	
Sean M. Glover Cox & Palmer Direct Cell	Partner Lawyer Fax 902 421 3130 Web coxandpalmerlaw.com	
	1100-1959 Upper Water Street Halifax NS B3J 3N2	
From: Steele, Cynthia [mailto:	Cynthia.Steele@novascotia.ca]	
Fo: Glover, Sean (Halifax)	@coxandpalmer.com>	
	ickman@novascotia.ca>; Samson, Michel (Halifax)	@coxandpalmer.com>
Subject: RE: Update to Southw		@coxanupanner.com>
Looks good Sean but I don't se appraiser.	e a per acre value list in the engagement letter. You ma	y want to clarify that with the
Cindy		
_	Duplicate of 183	
	Duplicate of 183	

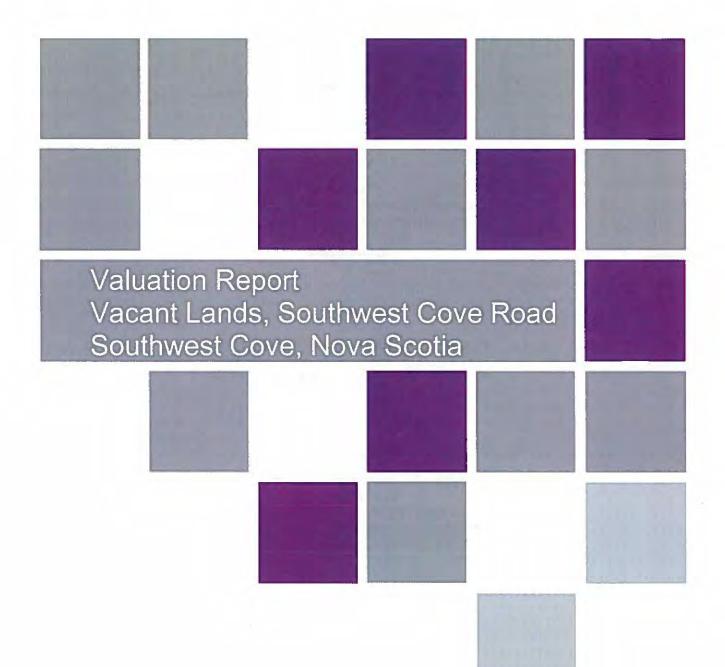
Intended for Public Use



Subject: RE: Update to Southwest Cove Report PDF is fine. Cindy From: Glover, Sean (Halifax) @coxandpalmer.com> 20(1) Sent: August 26, 2019 2:59 PM To: Steele, Cynthia < Cynthia. Steele@novascotia.ca>	From: Sent: To: Cc:	Steele, Cynthia August 26, 2019 3:01 PM Glover, Sean (Halifax) Hickman, Leslie C; Samson, Michel (Halifa:	nx)
From: Glover, Sean (Halifax) @coxandpalmer.com> Sent: August 26, 2019 2:59 PM To: Steele, Cynthia <cynthia.steele@novascotia.ca> Cc: Hickman, Leslie C <leslie.hickman@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com Subject: RE: Update to Southwest Cove Report Good afternoon Cynthia, do you need any original of the appraisal, or is the pdf sufficient? Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2</leslie.hickman@novascotia.ca></cynthia.steele@novascotia.ca>			no)
From: Glover, Sean (Halifax) @coxandpalmer.com> Sent: August 26, 2019 2:59 PM To: Steele, Cynthia <cynthia.steele@novascotia.ca> Cc: Hickman, Leslie C <leslie.hickman@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com Subject: RE: Update to Southwest Cove Report Good afternoon Cynthia, do you need any original of the appraisal, or is the pdf sufficient? Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2</leslie.hickman@novascotia.ca></cynthia.steele@novascotia.ca>	PDF is fine.		
Sent: August 26, 2019 2:59 PM To: Steele, Cynthia < Cynthia.Steele@novascotia.ca> Cc: Hickman, Leslie C < Leslie.Hickman@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com Subject: RE: Update to Southwest Cove Report Good afternoon Cynthia, do you need any original of the appraisal, or is the pdf sufficient? Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	Cindy		
Cc: Hickman, Leslie C < Leslie. Hickman@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com Subject: RE: Update to Southwest Cove Report Good afternoon Cynthia, do you need any original of the appraisal, or is the pdf sufficient? Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	Sent: August 26, 2019 2:59 P	M	20(1)
Sean M. Glover Cox & Palmer Partner Lawyer Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	Cc: Hickman, Leslie C <leslie.< th=""><td>Hickman@novascotia.ca>; Samson, Michel (Ha</td><td>(alifax) @coxandpalmer.com</td></leslie.<>	Hickman@novascotia.ca>; Samson, Michel (Ha	(alifax) @coxandpalmer.com
Direct Cell Fax 902 421 3130 Web coxandpalmerlaw.com Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	Good afternoon Cynthia, do	you need any original of the appraisal, or is t	the pdf sufficient?
Duplicate of 187	Direct Cell	Fax 902 421 3130 Web coxandp	
		Duplicate of 187	



Hickman, Leslie C Glover, Sean (Halifax) @coxandpalmer.com> From: September 9, 2019 4:03 PM Sent: Hickman, Leslie C; Rooney, Sean P To: Steele, Cynthia; Samson, Michel (Halifax) Cc: RE: Owls Head-Subject: Attachments: 1913398 rpt.pdf 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, 20(1) Sean M. Glover | Cox & Palmer | Partner | Lawyer Fax 902 421 3130 Web coxandpalmerlaw.com Cell Direct 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 @coxandpalmer.com> To: Rooney, Sean P <Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax) Cc: Steele, Cynthia < Cynthia. Steele@novascotia.ca> Subject: Owls Head-14(1) Hi Sean R, 17(1) I hope you made out ok in the storm. I was just on a call with the Deputy, Sean Glover (copied) and M Sampson. . 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. Please et us know if you have any questions. Leslie





Real Estate Counsellors, Brokers and Valuers 6182 North St. Halifax, N.S. B3K 1P5 Tel.: (902) 429-1811

> St. John's N.L. Tel. (709) 722-1811

Charlottetown, P.E. Tel. (902) 368-1811

Saint John, N.B. Tel. (506) 634-1811

Toronto, ON. Tel. (416) 504-1811

Fax: 1-902-429-1891 Internet: www.turnerdrake.com E-Mail: tdp@turnerdrake.com

VALUATION REPORT (Summary Report)

VALUATION OF

PIDs #00489591, #40747578, #40751273, #41307992, #40747586, #41308008, #41308016 SOUTHWEST COVE ROAD SOUTHWEST COVE NOVA SCOTIA

OWNED BY

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA, IN CARE OF: NS DEPARTMENT OF NATURAL RESOURCES

PREPARED FOR

LIGHTHOUSE LINKS DEVELOPMENT COMPANY AND
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA, IN CARE OF:
NS DEPARTMENT OF NATURAL RESOURCES

AS OF

21ST AUGUST 2018

BY

TURNER DRAKE & PARTNERS LTD. HALIFAX - NOVA SCOTIA

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Brokerage (Sales & Leasing)
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Toronto, ON. Tel.: (416) 504-1811

Fax.: (902) 429-1891 E-Mail: tdp@turnerdrake.com Internet: www.tumerdrake.com



Regulated by RICS

Our Ref: 1913398:NB/JS

26 August 2019

Mr. Sean Glover Lighthouse Links Development Company % Cox & Palmer 1100-1959 Upper Water Street Halifax NS B3J 3N2

Dear Mr. Glover:

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #40747586, #41308008, #41308016

In accordance with your request of the 3rd August 2018 and a follow up request on the 26th August 2019, we have completed a valuation of the above property on the basis of its **Market Value** (Highest & Best Use). This report is intended only to be used for Purchase purposes and for no other purpose; and only by Lighthouse Links Development Company our client for this assignment, Her Majesty the Queen in Right of the Province of Nova Scotia, and the Nova Scotia Department of Natural Resources. Use of the report for other purposes or by other parties may invalidate the conclusions. The RICS Valuation Standards require that we prepare a new report if the client, intended user, date, or purpose of the assignment, is changed.

Type of Property

The property comprises seven parcels of adjacent vacant land and is held as resource land.

Scope of Work

- (i) Property Identification we took as our source the Provincial on-line mapping service. We utilised the foregoing, together with aerial and satellite imagery, to identify the property boundaries, easements, and right-of-ways during our on-site inspection.
- (ii) Property inspection we undertook a detailed inspection of the property.
 Our findings are described in the body of this report.
- (iii) Data research we obtained the assessment, zoning, planning and other pertinent data from the appropriate sources. Some sales information is now available from government sources and was utilised for this assignment. However it was incomplete and sketchy and required processing by our CompuVal® Information Platform to render it usable. Further sales information was compiled from vendors, purchasers, brokers, appraisers, Multiple Listing Services® and other sources we deemed reliable. It was analysed and utilised to compute the Land Value using the Direct Comparison Approach.

(iv) Analyses applied – there are three methods traditionally used to arrive at the value of real estate: the Direct Comparison, Cost and Income Approaches. We utilised the Direct Comparison Approach since this was necessary to properly value the property.

Quality Standards

Turner Drake's quality assurance system, which covers the conduct of all of our operations, is registered to the ISO 9001:2015 standard. This assignment has been conducted in accordance with our quality assurance system, the Code of Professional Ethics and the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), '[Summary Report] and the Canadian Uniform Standards of Professional Appraisal Practice.

Environmental

No hazardous materials or environmental concerns were observed or brought to our attention during our inspection of the property.

The property has been valued on the assumption that it is environmentally "clean".

Zoning

We have reviewed the uses permitted under the current Zoning By-Law. More complete details are included in the Zoning section of this report.

Sales & Marketing History

To the best of our knowledge the property has not been actively marketed for sale during the past three years and no offers to purchase have been received.

Most Probable Purchaser

In our experience the most probable purchaser for this property would be an owner-occupier or adjacent owner.

Market Value

In our opinion, the Market Value of the Fee Simple Interest in the Subject Property, premised on the basis that it will be utilised for its Highest and Best Use as of the 21st August 2018, subject to the Limiting Conditions and Assumptions contained herein and a Reasonable Exposure Time of 12 to 18 months, is the sum of per acre).

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Yours truly,

TURNER DRAKE & PARTNERS LTD.

Consultant Valuation Division

A Summary Report summarises all of the information significant to the solution of the appraisal problem.

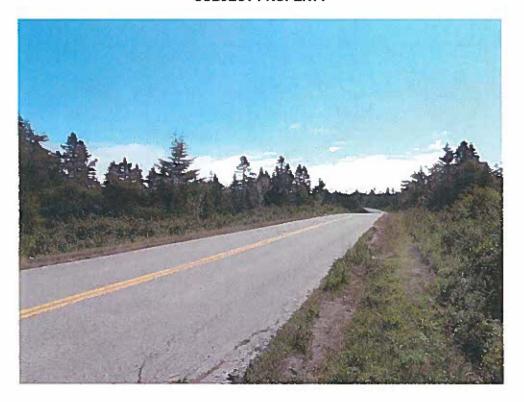
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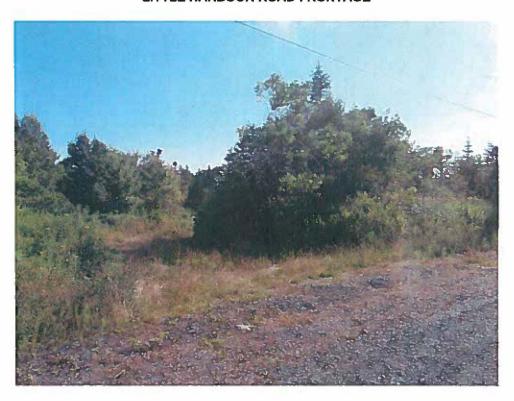
SUBJECT PROPERTY SATELLITE VIEW



SUBJECT PROPERTY



LITTLE HARBOUR ROAD FRONTAGE



SOUTHWEST COVE ROAD ACCESS AND FRONTAGE

SUBJECT PROPERTY



MURPHY'S LAKE FRONTAGE

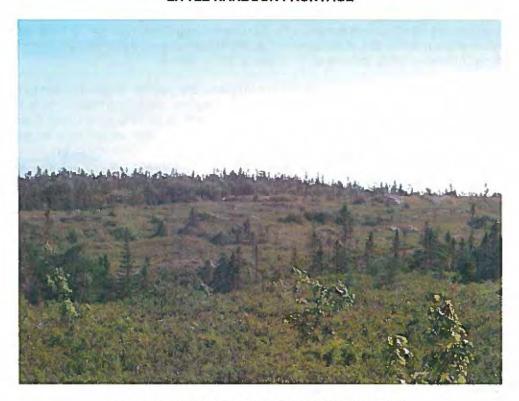


SOUTHWEST COVE FRONTAGE

SUBJECT PROPERTY



LITTLE HARBOUR FRONTAGE



TYPICAL LANDSCAPE & VEGETATION COVER

LIMITING CONDITIONS AND ASSUMPTIONS

- (1) No responsibility is assumed for matters of a legal nature, nor do we render any opinion as to the title which is assumed to be good. Unless otherwise noted in this report, existing mortgages, liens, encumbrances and special assessments, if any, have been disregarded and the property has been valued as though free and clear.
- (2) We have not undertaken a survey of the property, and no responsibility can be accepted for the accuracy of the Site Plan and sketches. They are only included to assist the reader in better visualising the property.
- (3) Market conditions can, and do, change rapidly because of economic, social and political reasons. The market value expressed in this report pertains only to the date of the valuation. It must not be relied on to estimate the market value as of any other date. HST, GST and other tax or expenses due on acquisition or disposition, have not been deducted from, or added to the market value. If the market value is based upon the prospect of future growth in rental and/or capital values, the reader is cautioned that these projections may not occur and values can fall as well as rise.
- (4) It is assumed that there are no hidden or non-apparent conditions of the property, subsoil or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering studies that might be required to discover these factors.
- (5) This report must be used in its entirety since parts taken out of context may be misleading. The report, or any parts thereof, may not be used for any purpose other than that for which it was undertaken and is furnished for the exclusive use of the client. All liability to any party other than the client is hereby denied.
- (6) Information in this report furnished by others is believed to be reliable, although no responsibility is assumed for its accuracy.
- (7) Where there are structures on the property, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle or other defects.
- (8) Turner Drake & Partners Ltd. retain the copyright to this report. Reproduction in whole or in part, or any reference thereto, or to the valuation figures contained therein, or to the name and professional affiliation of the author of the report, is prohibited without their written permission and is a contravention of the Copyright Act. The report may be subject to Extraordinary Assumptions and/or Hypothetical Conditions: reference to the report in any published document without an adequate contemporaneous reference to these Extraordinary Assumptions or Hypothetical Conditions would be misleading and is prohibited.
- Unless otherwise noted in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, radon gas, urea-formaldehyde foam insulation, or other potentially hazardous substances, which may or may not be present on the property, or molds, mildews and other environmental conditions, were not called to our attention nor did we become aware of them during our inspection. We are not qualified to detect such substances or conditions and the client is urged to retain an expert in this field, if desired. The presence of such hazardous substances or environmental conditions on, or in the proximity to the property, may affect the value of the property. Whilst we have valued the property on the assumption that it does not, and never has, contained such hazardous substances or environmental conditions, and is not in such proximity to another contaminated property as to cause a loss in value to the property the subject of this report, we do not warrant that this is the case and accept no liability in this regard.

(10)	Unless otherwise expressly stated in this report, it has been assumed that all oil or other storage
	tanks, whether above or below ground, are in good condition, free of leaks and other defects, have
	been registered with the Department of the Environment, are legally permissible and meet al.
	environmental standards. We have not undertaken any investigation, do not warrant that this is
	the case and accept no liability in this regard.

PURPOSE OF VALUATION

The purpose of this valuation is to estimate the **Market Value** (Highest & Best Use) of the Subject Property.

INTENDED USE

This report is intended only to be used for Purchase purposes. The report is not intended to be utilised for any other purpose.

In view of the purpose and intended use of the valuation, this report conforms to the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP) ²[Summary Report], and the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP).

INTENDED USERS

This report is intended for use only by Lighthouse Links Development Company our client for this assignment, Her Majesty the Queen in Right of the Province of Nova Scotia, and the Nova Scotia Department of Natural Resources. This report is not intended to be utilised by any other party.

PROPERTY RIGHTS VALUED

Fee Simple Interest.

DEFINITION OF VALUE

Market Value is defined in CUSPAP as:

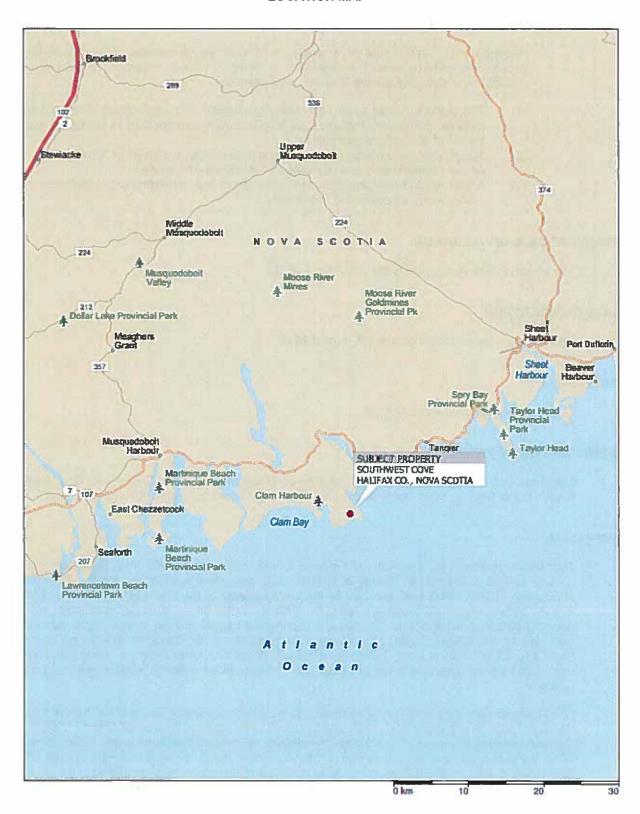
"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer whereby:

- buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Market Value is premised on the basis that the Subject Property will be utilised to its Highest and Best Use.

A Summary Report summarises all of the information significant to the solution of the appraisal problem.

LOCATION MAP



EXPOSURE TIME

A Reasonable Exposure Time is defined as:

"the estimated length of time the property would have been exposed on the open market prior to the effective date of the valuation in order to achieve a sale at Market Value. Implicit in this definition are the following characteristics:

- (1) The property would have been actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by buyers and sellers of similar type properties.
- (2) The property would have been offered at a price reflecting the most probable markup over market value used by sellers of similar type properties.
- (3) A sale would have consummated under terms and conditions of the definition of market value as outlined in this report."

EFFECTIVE DATE OF VALUATION

The effective date of valuation is the 21st August 2018.

DATE OF INSPECTION

The property was inspected on the 21st August 2018.

TIMEFRAME

This is a Retrospective Value Opinion.

IDENTIFICATION OF PROPERTY

The property is located on and south of Little Harbour Road and Southwest Cove Road, Southwest Cove, Halifax County, Nova Scotia and is identified on the Location Map on the opposite page.

AREA DATA

The Greater Halifax Area encompasses the three former municipalities of Bedford, Dartmouth and Halifax, and all of the former County of Halifax. It is the urban heart of the Halifax Regional Municipality (HRM) which was spawned by the amalgamation of the four municipalities in 1996. The 2016 census recorded a total population for HRM of 403,390 primarily located in an urban area covering 235 square kilometres. Halifax is the provincial capital and the largest city in Atlantic Canada. It is the Atlantic Region's financial and business centre, the Canadian Navy's East Coast base, and the location of many federal government offices and other facilities. HRM hosts six universities and as a result is home to a large concentration of educational, medical and research facilities.

HRM benefits from excellent air, rail, road and water linkages. Halifax International Airport links the region with the remainder of Canada, and the world. The airport is the busiest airport in Atlantic Canada, handling in excess of four million passengers and 84,000 flights per year. In December 2004, the airport was granted United States "pre-clearance" status, allowing travellers to clear US customs in Halifax. A \$28-million project to lengthen the main runway was completed in the fall of 2013. HRM is also well served by its highway network, which connects the area with the remainder of Atlantic Canada and the Northeastern U.S. Rail services to HRM provide a linkage with Central Canada and the Midwest U.S.

The Port of Halifax is the focal point of the region's transportation network, handling 5.0 million metric tonnes of cargo in 2017. In 2017, 292,722 passengers on 173 cruise ships visited HRM through the Port of Halifax, a 22.9% increase in passengers from 2016. As part of a master planning exercise, the main objective of which is to ensure the port is capable of berthing and servicing two Ultra-Class vessels concurrently, a consultant has been asked to explore the option of relocating one or both of the terminals from the Halifax Peninsula to Dartmouth. In the meantime, the Port is undergoing major infrastructure projects in an effort to position Halifax as the Atlantic Gateway for cargo coming to North America across the Atlantic Ocean, including a \$10-million investment in new equipment to extend its container and reefer handling capabilities at Halterm. In October 2011, HRM's Irving Shipbuilding was selected for a potential \$25-billion worth of contracts from the federal government to build 21 arctic/offshore patrol ships. To accommodate this project, Halifax Shipyard underwent a significant modernisation. Construction of the first Arctic Offshore Patrol Ship commenced in September 2015, after a deal was signed in January 2015 for six of the vessels to be built at the yard. Its launch is anticipated in the summer of 2018.

The breakdown of employment in HRM by sector is as follows:

Management	9%
Business, Finance & Administration	16%
Natural & Applied Sciences & Related	11%
Health	8%
Social Sciences, Education, Government Services & Religion	15%
Arts, Culture, Recreation & Sport	3%
Sales & Service	24%
Trades, Transport & Equipment Operations	12%
Primary Industries	1%
Processing, Manufacturing & Utilities	2%

Overall Construction Activity

The following figures on construction activity, as evidenced by the number and value of building permits, were provided to us by Halifax Regional Municipality:

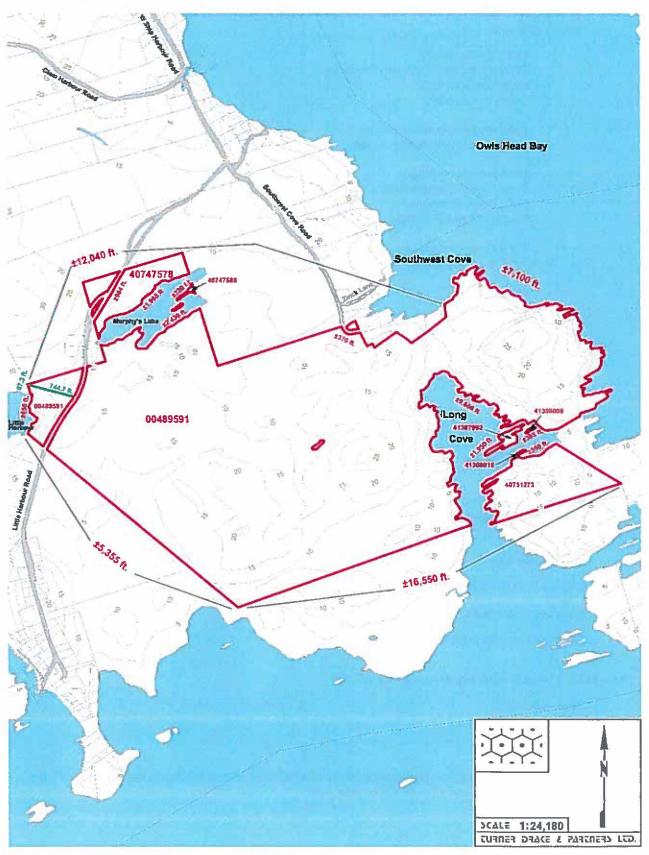
	2013	2014	2015	2016	2017
(a) Total Construction Values (in \$ millions)					
- Residential	\$ 409.307	\$ 440,982	\$ 493.879	\$ 447,119	\$ 659,610
- Commercial/Industrial	\$ 241.069	\$ 239.559	\$ 178.211	\$ 130,023	\$ 229,652
- Institutional	\$ 53.465	\$ 20.040	\$ 31.450	\$ 78,591	\$ 65,005
Total	\$ 703.841	\$ 700.581	\$ 703.541	\$ 655,733	\$ 954,268
(b) Building Permits by Type					
- Residential	2,366	2,711	2,168	2,395	2,402
- Commercial/Industrial	664	969	655	685	596
- Institutional	41	58	55	39	60
Total	3,051	3,779	2,878	3,119	3,058

With an estimated population of 426,793 (2017), the Halifax CMA has experienced an average annual growth rate of 0.98% during the years 2011-2017. The unemployment rate (April 2018) is 5.6% compared to a provincial average of 7.3% and a national rate of 5.8%. The average household income of \$89,174 (2017) is above that of other major centres in the Maritimes: Fredericton (\$85,920), Moncton (\$81,906), Saint John (\$86,054), Charlottetown (\$75,240); and below that of St. John's (\$103,157).

NEIGHBOURHOOD DATA

The neighbourhood is bordered on the north by Clam Harbour Road, and the east, south, and west by a number of coves and islands comprising the Atlantic Coast. It is rural in nature. In terms of its life cycle, it is static. It has not been infiltrated by alien uses. There is substantial vacant land available and consequently there is low pressure on land values.

SITE PLAN



SITE DATA

The land is shown edged red on the Site Plan (opposite page). It is irregular in shape and has the following dimensions:

Northern Boundary	±	12,040	ft.	
Eastern Boundary (Ocean Frontage)	±	7,100	ft.	
Southern Boundary	±	16,550	ft.	
Western Boundary	±	5,355	ft.	
Little Harbour Road Frontage	±	2,495	ft.	
Southwest Cove Road Frontage	±	370	ft.	
Little Harbour Frontage	±	850	ft.	
Southwest Cove Frontage	±	7,100	ft.	
Long Cove Frontage	±	12,335	ft.	
Murphy's Lake Frontage	±	4,635	ft.	
Total Ocean Frontage	±	20,285	ft.	
Total Lake Frontage	±	4,635	ft.	
Area		705.21	ac.	(285.39 ha.)

Right-of-Way

PID #00489591 is burdened with a Right-of-Way in favour of adjacent parcel PID #00605899 located on the portion of the lands east of Little Harbour Road and west of Little Harbour. The Right-of-Way is shown in green on the Site Plan (opposite page) and has the following dimensions:

Length	744.7	ft.	
Width	67.3	ft.	
2	10,000		
Area	46.886.5	11.4	(1.1 acres)

Reference

We have taken as our source, the legal description from the deed conveying the property to the present owner together with the Provincial Online Mapping Service. The dimensions have been plotted onto a Map, Scale ±1:24,180, prepared from aerial photographs.

Site Improvements

We noted no site improvements during our inspection of the property.

Services Available to the Site

Electrical services are available to the site.

ASSESSED VALUE AND ANNUAL TAXES (2018)

Assessment:	-	\$ Nil*.
Taxes (2018):	200	\$ Nil*.

*Parcels are owned by the provincial entity NS Department of Natural Resources and do not have an assessment account number (AAN) assigned.

ZONING

The property is zoned "RPK Regional Park Zone" and "MU Mixed Use Zone". The types of uses allowed under this zoning can be summarised as follows:

RPK (Regional Park) Zone

No development permit shall be issued in any RPK (Regional Park) Zone except for the following:

Park Uses:

- Recreation uses:
- Conservation uses:
- Uses accessory to the foregoing uses.

Other Uses:

- Existing dwellings and recreational uses;
- Home business uses in conjunction with permitted dwellings;
- Uses accessory to permitted dwellings and recreational uses.

MU (Mixed Use) Zone

No development permit shall be issued in any MU (Mixed Use) Zone except for the following:

Residential Uses:

- Single unit dwellings;
- Two unit dwellings;
- Senior citizen housing;
- Existing multiple unit dwellings;
- Mobile dwellings on individual lots;
- Garden suites in conjunction with permitted single unit dwellings;
- Daycare facilities;
- Home business uses in conjunction with permitted dwellings;
- Boat sheds.

Commercial Uses:

- Antique shops;
- Craft shops;
- Commercial entertainment uses:
- Convenience stores;
- Bed and breakfasts;
- Personal service shops;
- Service shops;
- Commercial schools:
- Theatres and cinemas;
- Trade contracting services and shops;
- Medical clinics;
- Restaurants including full-service, drive-in and take-out;
- Service stations and automobile repair outlets;
- Bakeries;
- Banks and financial institutions;
- Offices:
- Funeral parlours and undertaking establishments including crematoriums;
- Garden centers:
- Outdoor display court;
- Photographic studios;
- Retail stores;
- Grocery stores;

- Variety stores;
- Research facilities:
- Printing establishments;
- Taxi and bus stations;
- Veterinary clinics;
- Warehousing and wholesaling;
- Manufacturing and assembly uses;
- Service industry uses;
- Utility and communication buildings or structures;
- Shipways, wharves and boathouses;
- Marinas and charter boat services;
- Wilderness and recreation outfitters:
- Composting operations;
- Existing kennels;
- Commercial Accommodation Uses.

Resource and Traditional Uses:

- Agricultural uses;
- Forestry uses:
- Fishery support uses;
- Fish sheds and boat sheds;
- Existing fishery support uses larger than 3,000 ft² (278.7 m²);
- Existing fishery uses;
- Extractive facilities;
- Hunting and fishing camps;
- Traditional uses.

Community Uses:

- Institutional uses:
- Open space uses;
- Recreation uses;
- Private clubs and lodges.

PLANNING CONSIDERATIONS

We have reviewed current planning issues and policies as they relate to the Subject Property. The following points are relevant:

- (1) The Subject Property has long been identified and regulated as park and open space uses.
- (2) It is currently zoned RPK (Regional Park) under the Land Use Bylaw. This zoning was introduced in 2014 in order to bring land use regulation into compliance with the municipality's updated Regional Plan. The Regional Plan is a master planning document for the entire municipality, and supersedes local planning policy.
- (3) The Regional Plan identifies the Subject Property as part of an existing Regional Park, it is similarly recognised as a park in the recently adopted (August 2018) Green Network Plan.
- (4) The use of the Subject Property for anything other than what is currently enabled under its zoning would require significant policy changes at the highest levels of municipal planning authority. Requests for amendments to policy at this level carry no guarantee that they will even be considered by Council, and no opportunity for appeal to the UARB if denied. Such changes would be highly unlikely.

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ENVIRONMENTAL CONTAMINATION

No hazardous materials or environmental concerns were observed or brought to our attention during our inspection of the property.

The property has been valued on the assumption that it is environmentally "clean".

VALUATION METHODOLOGY

Scope

The objective of this assignment is to render an opinion as to the **Market Value** (Highest and Best Use) of the fee simple interest in the property for Purchase purposes.

We inspected the site. We obtained and reviewed the assessment, zoning information and other pertinent municipal data. We undertook a full background analysis and valuation of the property. Our findings, analysis and conclusions are set out in this narrative report.

Methodology

It was necessary to proceed through a number of steps in order to achieve the foregoing objective. Valuation is by nature often experiential, in which the output of one stage results in re-computing the input to a prior stage so that the final figure is arrived at by an iterative process: rather than by rigidly proceeding in a mechanical fashion through a series of steps in fixed order. Thus, whilst we have described the steps below in ordinal sequence, the reader should bear in mind that this has been done purely for administrative convenience and readability.

(i) Highest and Best Use - this is the use for the property which will produce the greatest net return for the foreseeable future. The use must be (1) physically possible, (2) legally permissible, (3) financially feasible, and (4) maximally productive. It is determined by considering the various alternate purposes for which the property can legally be used, having regard not only to existing zoning and other legal constraints, but also to any probable modification of them. The use which generates the highest value is, ipso facto the Highest and Best Use.

As at the effective date of the valuation, the Highest and Best Use of the property as a cleared site was for recreational or conservation purposes. We have computed the land value on this basis.

(ii) Land Value -- this is the value of the site, cleared of all buildings and site improvements, available for development for its Highest and Best Use. We utilised the following approach for measuring the value of the land:

Direct Comparison Approach – land sales were analysed and their sales prices reduced to a unit basis. Adjustments are then made to these unit figures to eliminate the differential between them and the Subject Property for the Date of Sale [Time variable], if applicable. These time adjusted unit prices were then utilised to value the Subject Property. Other factors which influence value [Location, Motivation, Size] were then used to determine the weight to be assigned to each comparable sale as an indicator of the Subject Property's value.

(iii) Reconciliation and Final Estimate of Value

This is a reconciliation of the values indicated by the various approaches, in which the alternate value indications are considered, the relative significance of each is carefully weighed, and a final estimate of value is then computed. Although reconciliation necessarily involves judgement, the latter results from a careful logical analysis of the procedures leading to each indication of value. The analysis is based on several criteria, (appropriateness, accuracy and quantity of evidence) which result in the formation of a meaningful and defensible conclusion about the final value estimate.

Since only a single valuation approach was applicable in this instance however, it was not necessary to undertake a reconciliation.

HIGHEST AND BEST USE

The "Highest and Best Use" can be defined as "that use which will produce the greatest net return for the foreseeable future".

We have considered the Highest and Best Use of the site. The Subject Property consists of seven adjacent parcels on a peninsula between the communities of Little Harbour (west) and Shouthwest Cove (east). Collectively the property is large at 705.21 acres (285.39 ha.). The Subject Property lands are dominated by a landscape of rocky outcroppings, dense low-lying vegetation, and sparse stands of softwood tree species. The property has an extensive, rocky coastline. The property encompasses a freshwater lake (Murphy's Lake) which is undeveloped with the exception of a single dwelling on the eastern shore.

The property fronts Little Harbour Road and Southwest Cove Road. There is no driveway, trail, or other access to the property. A small clearing off of Southwest Cove Road may be used to enter the property on foot through dense vegetation and rocky terrain.

The majority of the property is zoned as regional parkland which precludes most development. Any development would require alteration of the municipal planning strategy and zoning. The majority of the property is identified as part of an existing Regional Park, it is similarly recognised as a park in the recently adopted (August 2018) Green Network Plan. The use of the Subject Property for anything other than what is currently enabled under its zoning would require significant policy changes at the highest levels of municipal planning authority. Requests for amendments to policy at this level carry no guarantee that they will even be considered by Council, and no opportunity for appeal to the UARB if denied. Such changes would be highly unlikely.

Having regard to the foregoing, we are of the opinion that the Highest and Best Use of the Subject Property is for recreational or conservation purposes.

MARKET ANALYSIS AND EXPOSURE TIME

Exposure time is the estimated length of time the property interest being valued would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the valuation. Since it is a retrospective opinion based upon an analysis of past events, assuming a competitive and open market, it can only be estimated after an analysis of the market.

Market Analysis

Prior to, and at the effective date of the valuation, the supply and demand for the Subject and competing properties can be summarised as follows:

- (a) Supply: Prior to, and at the effective date of the valuation the supply of this category of property in the area was strong.
- (b) Demand: Prior to, and at the effective date of the valuation demand for this category of property in the area was weak.

Exposure Time

Our estimate of Exposure Time is 12 to 18 months. This is based on the foregoing Market Analysis and the data summarised below:

- (1) Properties similar to the Subject Property have been listed for sale for between 1 month and 4.5 years. Parcels in excess of 50 acres regularly require 18 months on the open market before selling.
- (2) Based on our research when we were gathering information on comparable sales it became apparent that larger parcels of land are subject to a more limited pool of potential purchasers than smaller parcels. We also note that parcels with good access to roadways and waterfrontage experience fewer days on market.

LAND VALUE

Methodology

The land has been valued by the Direct Comparison Approach. Essentially this approach is a systematic procedure for carrying out comparative shopping in which the Subject Property is "priced" by comparing it with other, similar parcels of land (Indices) that have sold, been subject to offer or are listed for sale. Based on our experience working with forest and recreational land sales data, we have determined that the most significant independent variables influencing value are Time (Date of Sale), Quality (land type, timber cover), Waterfront Benefit, Location, Motivation, Size. When Quality has a significant impact on value we have decomposed the transaction price into its component (land type, timber cover) unit price per acre. Where applicable we have analysed the Waterfront Benefit on a price per foot of water frontage. The unit price of each Index (comparable transaction) has then been adjusted, where applicable, for the Time variable. These time adjusted unit prices have then been utilised to value the Subject Property. The weight placed on each Index as a predictor for the Subject Property value, is a function of its comparability in terms of Location, Motivation and Size.

Water frontage is generally the independent variable which has the greatest impact on value, and hence the selling price, of land. As a result, sale prices of land with water frontage do not respond to conventional analysis, whereby the total selling price is divided by the *land area* (acres), or by the *length of water frontage* (linear ft.), to yield a composite unitised rate. The total price paid is a function of *both* variables. In order to conduct a meaningful analysis it is necessary to isolate the waterfront value. We achieve this by allocating a **Basic Land Value** to each index and then divide the balance of the sale price by the length of the water frontage to produce a residual **Waterfront Benefit** figure.

"Basic Land Value" can be defined as "the value of the land, having regard to its location, topography, road frontage, accessibility, and vegetation cover together with all of its other attributes excluding only the fact that it has water frontage".

"Waterfront Benefit" may be defined as "the additional amount over and above 'Basic Land Value' that a purchaser would pay for the property because it has water frontage, expressed in terms of dollars per linear foot". In our analysis this is the residual figure after deducting the Basic Land Value from the total selling price.

The Basic Land Value is most easily calculated for the sale of any land parcel that does not have water frontage. The unit components that create its value are primarily the land type (e.g. swamp, rock barren, suitability for supporting timber or agriculture, etc.), the type of timber cover (hardwood, mixed wood, softwood) and its maturity (immature, semi-mature, mature, very mature). While the parcel's topography, accessibility, type and length of road frontage, also impact its value, they are captured by the per acre value of its unit components. In order to break the sale prices into their unit components we compare sales of parcels that share similar, but not identical, components in terms of topography, land type and timber cover. By comparing these sales we are able to identify the value attributable to the differentiating components. Using CompuVal®, our proprietary software which utilises an iterative algorithm, we are able to build a value profile for twenty three different types of land and timber cover. We use a Geographic Information System (GIS) to layer the various attributes (topography, land type, vegetation cover) over each parcel to identify each component and calculate its area.

Waterfront Benefit is calculated by comparing sales of land with water frontage to non-waterfront land sales of parcels having similar types of timber cover. The Waterfront Benefit is the incremental value that accrues to a parcel as a result of it having water frontage. The Road Front benefit is calculated in a similar manner. We utilise the sales of non-waterfront land and our analysis of their component values to calculate the Basic Land Value. We also compare sales of waterfront parcels that share similar, but not identical components in terms of topography, land type and timber cover.

Discussion of Land Sales

We have researched the sales, offers and listings (Indices) of comparable parcels of land in the locality. The data was collected from vendors, purchasers, brokers, appraisers, MLS®, public and other sources deemed to be reliable. The most relevant data has been detailed on the Land Sales Schedule on the following pages. We have adjusted the prices in this Land Sales Schedule to the date of valuation to reflect an annual compound increase of 3%. This is based on a general study of prices in the area.

The Indices are described in greater detail below:

Index #1

The property has fair frontage to the ocean. A majority of the parcel comprises rock barren. Most of the timber cover comprises semi-mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in July 2018, approximately one month before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a rural area near Little Harbour. It has no road frontage and is accessed via right-of-way through the Subject Property. The location is considered to be comparable to the Subject Property [location]. The property was purchased as a 30% interest, with the price determined at public auction. The purchaser represented the second-highest bidder, but ultimately paid the highest bid price. The purchaser owned 60% of the remaining interest in the property. They were therefore motivated to pay more than market value, though the adjusted price is expected to reflect fair market value due to the bidding process [motivation]. The parcel was approximately 63% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #2

The property has good water frontage to a freshwater lake. A large portion of the parcel comprises mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in March 2018, approximately five months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area near Lake Charlotte. It has no road frontage and is accessed via logging road or watercraft. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 33% the size of the Subject Property: smaller similar parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #3

This property includes two adjacent and one separate woodland parcel. The property has average frontage to a freshwater lake. A majority of the parcel comprises immature to mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in April 2018, approximately four months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area northwest of Ship Harbour. It has no road frontage and is accessed via logging roads or watercraft. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 2.0 times the size of the Subject Property: larger parcels typically command lower prices per acre because they attract a smaller pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

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Index #4

The property has average frontage to a freshwater lake. A large portion of the parcel comprises mixed-height softwood and rock barren. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in April 2017, approximately one year and four months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated in a remote area west of Halifax. It is accessed via a single lane dirt road. The location is considered to be comparable to the Subject Property [location]. We are not aware of any factors that would give rise to an adjustment for motivation [motivation]. The parcel was approximately 84% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property.

Index #5

The property has average water frontage to the ocean. A majority of the parcel comprises semi-mature and mature softwood. Overall it is considered to be comparable to the Subject Property [quality]. This property was sold in June 2017, approximately one year and two months before the effective date of valuation. Sales data indicates that prices were rising [time]. The property is situated on a remote peninsula southeast of Tangier. It has no road frontage and is accessed via watercraft. The location is considered to be comparable to the Subject Property [location]. The property was purchased for conservation purposes. The purchaser, Nova Scotia Nature Trust, owns other shoreline properties in the area. It is possible that a non-market price was achieved due to the motivations of the seller to contribute to the Nature Trust's conservation efforts [motivation]. The parcel was approximately 12% the size of the Subject Property: smaller parcels typically command higher prices per acre because they attract a wider pool of purchasers [size].

We consider this Index to be an average indicator of value on time adjusted unit basis for the Subject Property's shoreline.

Valuation

The Subject Property represents a large assembly of oceanfront land with good road frontage and limited access due to complex terrain. Vegetation consists primarily of low-lying herbaceous species and sparse stands of softwood. Without improvements, the property's shoreline is accessible only by watercraft. Zoning restrictions preclude development of the property for uses other than recreation and conservation.

The Indices represent large parcels of resource land in Halifax County. Each of the Indices have access restrictions due to a lack of public roads or complex topography. The Indices present a range of values for rock barren land with a low of \$10/acre (Index #4) and a high of \$53/acre (Index #1). The high end of the range represents a large property in close proximity to the Subject with a similar landscape (Index #1). The low end of the range represents a cluster of parcels where the bulk of the value was in the freshwater lake frontage and softwood stands (Index #4). The Subject Property's rock barren lands are expected to fall towards the high end of the range due to the good road access and similarity to Index #1.

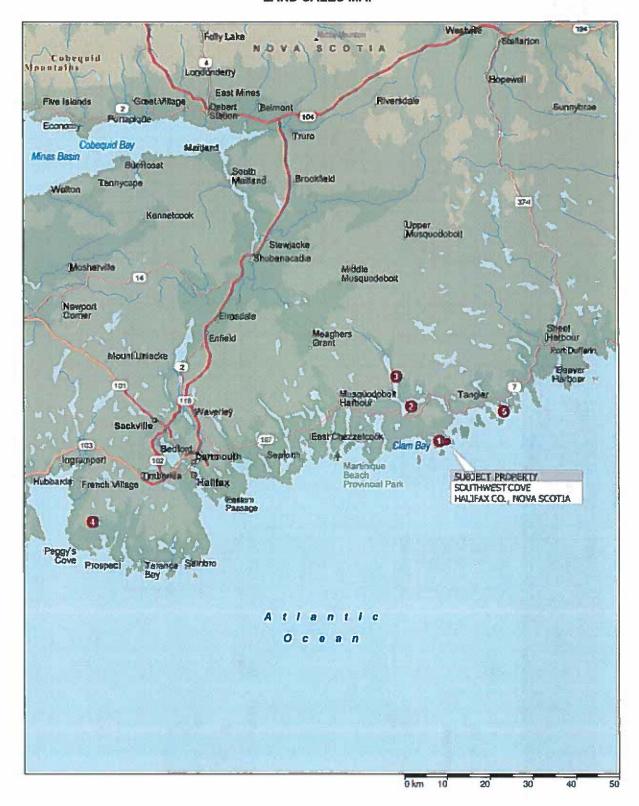
The Indices present a range of Waterfront Benefit values with a low of \$7.74/linear ft. (Index #5) and a high of \$31.12/linear ft. (Index #3). The high end of the range represents extensive frontage to a freshwater lake while the low end of the range represents rocky ocean frontage. The Subject Property's rocky ocean frontage is expected to achieve a value at the low end of the range presented by the indices, at /linear foot.

Having regard to the foregoing we are of the opinion that the value of the land is as follows:

		Compon	ent Value
Component Type	Component Size	Unit Value	Total Value
Rock Barren	614.13 acres	Ţ	
Swamp/Wetlands	9.10 acres		
Brushwood & Alders	3.69 acres		
Softwood - Semi-Mature	74.43 acres		
Softwood - Mature	1.93 acres		
Softwood - All Heights	1.93 acres		
Waterfront Benefit	24,920 linear ft.		
Total Value	705.21 acres		
Rounded to			
Per Acre			

17(1)

LAND SALES MAP



LAND SALES SCHEDULE

						Sale I	Ad Da	e/Unit gusted to ite of	
Vo.	Location Vendor/Purefiaser	Date of Sale	Săle Přiče	Area	At E	Date of		ituation @ 0% p.a.	Comments
12	Russell Rd.	Jul.	\$ 376,666	446.21 acres	\$	844	S	846	Total
	Little Harbour	2018	S 6,607	125.77 acres	\$	53	S	53	Rock Barren
	Halifax County, NS		\$ 2,417	46.01 acres	S	53	S	53	Swamp or Muskeg
			\$ 4,848	92.28 acres	S	53	S	53	Brushwood & Alders
	PIDs #'s 00605899,		S 74,587	81.13 acres	\$	919	S	922	Softwood - Semi-Mature
	40189631		\$ 32,988	29 48 acres	\$ 1	1,119	S	1,122	Softwood - Mature
			S 70,657	71.54 acres	5	988	S	990	Softwood - All Heights
			\$ 184,562	21,100 ft	\$	8.75	S	8.77	Water Frontage - Ocean
	Halifax County to								
		20/1)							Sales was for a 30% interest in two adjacent parcel
		20(1)							Overall sale price has been adjusted, owner no
									controls 90% of property. There are plans in place
									for an 18-hole golf course and resort community
									Access is via right-of-way to Little Harbour Road
									Zoned MU Mixed Use.
_		19	7.010.000						
2	Second Lake Unknown	Mar.	\$ 250,000	233.00 acres	-	1,073		1,086	Total
	Upper Lakeville	2018	S 422	9.79 acres	-	43	S	44	Swamp or Muskeg
	Halifax County, NS		\$ 6,895	9.15 acres		754	S	763	Softwood - Semi-Mature
	PID #00557553		\$ 62,060	67.66 acres		917	S	929	Softwood - Mature
	Musquodoboit Lumber Ltd.		5 23	0.03 acres	3.7	754	S	763	Softwood - Very Mature
	to NS Department of		\$ 30,869	38 13 acres		810	S	820	Softwood - All Heights
	Natural Resources		5 4,440	6.92 acres		642	S	650	Mixedwood - Semi-Mature
			\$ 32,325	43.39 acres		745	S	754	Mixedwood - Mature
			\$ 46,649	57.93 acres	S	805	S	815	Hardwood - Mature
			S 66,317	15,400 ft.	\$	4.31	S	4.36	Water Frontage - Lake
									Frontage to a freshwater lake. Accessed via loggir roads or boat. Zoned as MU (Mixed Use).

No.	Location Vendor/Purchaser	Date of Sale	Sale Price	Area	Sale At Date of Sale	Price/Linit Adjusted to Date of Valuation @ 3.0% p.a.	Comments
3.	Lake Charlotte Unknown Upper Lakeville Halifax County, NS PID #'s 40190688, 40190928, 40216962 Nova Star Forestry Ltd. to 3312336 Nova Scotia Limited	Apr 2018	\$1,503,884 \$271 \$1,279 \$9,749 \$144,793 \$315,348 \$187,190 \$76,853 \$72,064 \$39,323 \$77,518 \$6,364 \$13,383 \$31,451 \$5,807 \$61,903 \$24,512 \$436,078	1,387.00 acres 5.86 acres 27.67 acres 21.09 acres 226.97 acres 389.81 acres 190.11 acres 95.00 acres 82.92 acres 57.09 acres 9.6.93 acres 9.24 acres 18.44 acres 52.74 acres 7.95 acres 71.61 acres 33.56 acres 14,150 ft.	\$ 46 \$ 462 \$ 638 \$ 809 \$ 985 \$ 809 \$ 869 \$ 689 \$ 689 \$ 726 \$ 596 \$ 730	\$ 1,095 \$ 47 \$ 467 \$ 644 \$ 817 \$ 994 \$ 818 \$ 696 \$ 808 \$ 696 \$ 733 \$ 602 \$ 738 \$ 873 \$ 738 \$ 31.12	Total Rock Barren Swamp or Muskeg Clear Cut Softwood - Immature Softwood - Semi-Mature Softwood - Wature Softwood - All Heights Mixedwood - Semi-Mature Mixedwood - Mature Mixedwood - Mature Mixedwood - Wery Mature Mixedwood - All Heights Hardwood - Immature Hardwood - Semi-Mature Hardwood - Semi-Mature Hardwood - Wery Mature Water Frontage - Lake Three parcels including frontage to a freshwater lake Access via logging roads. Zoned MU Mixed
4.	Hoop Pole Lake Glen Margaret Halifax County, NS PIDs #'s 00601146, 00574905, 00654053, 00654269 Pure Nature Developments	Apr. 2017	\$ 200,000 \$ 1,214 \$ 156 \$ 21,008 \$ 15,364 \$ 31,588 \$ 8,748 \$ 2,901 \$ 1,693 \$ 100,481 \$ 16,845	594.00 acres 123.24 acres 15.87 acres 121.86 acres 73.22 acres 170.56 acres 59.60 acres 18.76 acres 10.88 acres 6,800 ft. 3,800 ft.	S 172 S 210 S 185 S 147	\$ 350 \$ 10 \$ 10 \$ 179 \$ 218 \$ 193 \$ 153 \$ 161 \$ 162 \$ 15.37 \$ 4.61	Total Rock Barren Swamp or Muskeg Softwood - Semi-Mature Softwood - Mature Softwood - All Heights Mixedwood - Semi-Mature Mixedwood - Semi-Mature Mixedwood - Semi-Mature Water Frontage - Lake Water Frontage - River Four adjacent parcels with freshwater lake frontage. Access via single lane dirt road. Zoned MR-1 Mixed Resource Zone.

20(1)

LAND SALES SCHEDULE

							Sale I			
No.	Location VendorfPurchaser	Date of Sale	Sa	le Price	Area	At Sa	Date of	Da Va	justed to te of fuation @ 1% p.a.	Comments
5.	Porcupine Hill	Jun.	S	20,000	48 68 acres	S	411	\$	425	Total
	Popes Harbour	2017	S	22	1 60 acres	S	14	\$	14	Rock Barren
	Halifax County, NS		S	29	2.13 acres	S	14	\$	14	Brushwood & Alders
			S	2,492	20.18 acres	S	124	\$	128	Softwood - Semi-Mature
	PID #00554410		S	3,739	24.77 acres	S	151	5	156	Softwood - Mature
	1.10 11.000.000.00		S	13,714	3,800 ft.	S	3 61	5	3.74	Water Frontage - Ocean
L)	to			10000	24 - 24 (2-					
-,	Nova Scotia Nature Trust									Portion of a peninsula with limited access to the mainland. Zoned RE Rural Resource.

FINAL ESTIMATE OF VALUE

17(1)

Final Estimate of Value

CERTIFICATION

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #40747586, #41308008, #41308016

I certify that, to the best of my knowledge and belief:

the statements of fact contained in this report are true and correct;

the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the property that is the subject of this report, other than this assignment and an original valuation dated 29 August 2018 - this report excludes federally owned lands and includes three new provincial parcels;

neither I, nor Turner Drake & Partners Ltd., have received any fees, in connection with the purchase of the property that is the subject of this report, within twelve months preceding the date of valuation. Turner Drake & Partners Ltd. have not received, nor will they receive, an introductory, mortgage financing or any other fees in connection with such a purchase. They have not negotiated the purchase on behalf of the client:

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the customer, client, or any parties contemplated to be involved in any transaction resulting from this assignment other than previous valuation work performed for the intended users of the report;

neither I, nor Turner Drake & Partners Ltd., share any fiduciary interest with the client. Turner Drake & Partners Ltd. has no prior relationship with the client;

during the twelve months preceding the date of valuation the total fees paid by the client to Turner Drake & Partners Ltd. represented a minimal (< 5%) proportion of Turner Drake & Partners Ltd.'s gross income;

my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;

my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), and the Canadian Uniform Standards of Professional Appraisal Practice;

I have made a personal inspection of the property that is the subject of this report;

no one provided significant professional assistance to the person signing this report;

I have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake this valuation in a competent manner;

I certify that the use of this report is subject to the requirements of the professional institutes of which I am a member, relating to review by their duly authorised representatives;

as of the date of this report, I have completed the requirements of the continuing education programs of the professional institutes of which I am a member;

Page 24

that the Market Value of the Fee Simple Interest in the Subject Property, premised on the basis that it will be utilised for its Highest and Best Use as of the 21st August 2018, subject to the Limiting Conditions and Assumptions contained herein and a Reasonable Exposure Time of 12 to 18 months, is the sum of per acre).

17(1)

Date	
NSREAA #909477	
NOREMA #3U34//	

REVIEW VALUER'S CERTIFICATION

Re: Vacant Lands, Southwest Cove Road, Southwest Cove, Nova Scotia, PIDs #00489591, #40747578, #40751273, #41307992, #40747586, #41308008, #41308016

I certify that I have reviewed this report and to the best of my knowledge and belief:

the statements of fact contained in this report are true and correct;

the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the property that is the subject of this report, other than this assignment and an original valuation dated 29 August 2018 - this report excludes federally owned lands and includes three new provincial parcels;

neither I, nor Turner Drake & Partners Ltd., have received any fees, in connection with the purchase of the property the subject of this report, within twelve months preceding the date of valuation. Turner Drake & Partners Ltd. have not received, nor will they receive, an introductory, mortgage financing or any other fees in connection with such a purchase. They have not negotiated the purchase on behalf of the client;

neither I, nor Turner Drake & Partners Ltd., have any past, present or prospective material involvement with the customer, client, or any parties contemplated to be involved in any transaction resulting from this assignment;

neither I, nor Turner Drake & Partners Ltd., share any fiduciary interest with the client. Turner Drake & Partners Ltd. has no prior relationship with the client;

during the twelve months preceding the date of valuation the total fees paid by the client to Turner Drake & Partners Ltd. represented a minimal (< 5%) proportion of Turner Drake & Partners Ltd.'s gross income;

my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report;

the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), the International Valuation Standards (IVS), the Uniform Standards of Professional Appraisal Practice (USPAP), and the Canadian Uniform Standards of Professional Appraisal Practice;

I have not made a personal inspection of the property that is the subject of this report;

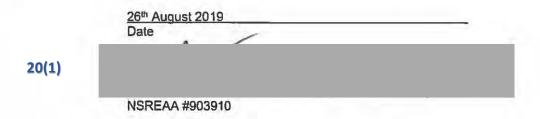
no one other than the undersigned provided significant professional assistance to the person signing this report;

I have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake this valuation in a competent manner;

I certify that the use of this report is subject to the requirements of the professional institutes of which I am a member, relating to review by their duly authorised representatives;

Page 26

as of the date of this report, I have completed the requirements of the continuing education programs of the professional institutes of which I am a member;



TERMS OF ENGAGEMENT

Our Ref: 19133981NWAIS

TURNER DRAKE & PARTNERS LIMITED TERMS OF ENGAGEMENT

THIS AGREEMENT made the 26th day of August, A.D. 2019.

BETWEEN Turner Drake & Partners Ltd.

hereinafter referred to as "TURNER DRAKE" OF THE FIRST PART

and

is Lighthouse Links Development Company. hereinafter referred to as the "CUSTOMER" OF THE SECOND PART

WITNESSETH THAT for consideration, TURNER DRAKE agrees to provide, subject to the terms and conditions set forth in this Agreement, the services described below and any additional services as may be requested by the CUSTOMER and accepted by TURNER DRAKE in the course of this Agreement.

- 1.01 The CLIENT for this assignment is Lighthouse Links Development Company.
- 1.02 TURNER DRAKE shall prepare and provide to the CUSTOMER 2 hardbound copies, plus 1 electronic copy in pdl format, of a summary valuation report on the Fee Simple interest in the following parcels: PID's #00489591, #40747578, #40751273, #41307992, #40747586, #41308008, #41308016 Southwest Cove, Nova Scotia (hereinafter referred to as the "PROPERTY") for the purpose of establishing its value for Purchase purposes. Use of the valuation report for other purposes or by other parties may invalidate the conclusions. The RICS Valuation Standards require that we prepare a new report if the CLIENT, intended user, date, or purpose of the assignment, is changed.
- 1.03 Since the purpose of a draft valuation report is frequently misinterpreted by the CLIENT (the party relying upon the final valuation report referred to in Paragraph 1.02), the valuation report will not be prepared initially in "draft" format.
- 1.04 The effective date of the valuation of the PROPERTY is to be the date of inspection 2018. The value will be expressed in Canadian currency.
- 1.05 The PROPERTY comprises vacant resource land
- 1.06 The basis of the valuation is Market Value (Highest and Best Use).
- 1.07 The reported analyses, opinions and conclusions will be developed in accordance with the Royal Institution of Chartered Surveyors' Valuation Standards [2017 Edition] (RICS Red Book), and the International Valuation Standards (IVS). The valuation report will conform with the Uniform Standards of Professional Appraisal Practice (USPAP). The conduct of the assignment and the preparation of the report will also comply with the Canadian Uniform Standards of Professional Appraisal Practice. The report and assignment will be subject to the requirements of the Code of Professional Ethics of the professional Institutes of which the author of the report is a member, which include provision for peer review.
- 1.08 The Valuer responsible for the assignment will have sufficient current local, national and international knowledge of the market, and the skills and understanding, to undertake the valuation in a competent manner, and will act as an External Valuer.
- 1.09 TURNER DRAKE will undertake a detailed on site inspection of the PROPERTY and the neighbourhood.

1.4 + 400
TURNER DRACE & PARTNER) LTD.

1.10 TURNER DRAKE will undertake such liscal, physical and legal investigations as are necessary and prudent to arrive at the value of the PROPERTY. This research will not include an investigation of title, a property survey, engineering or environmental studies of the land and structures, or tests to determine whether there is a supply of potable water or that the property has, or will support, a kelly functioning sewage disposal system. The PROPERTY will be valued on the assumption that it is not, and never has been, subject to environmental contamination, and that it is not in such proximity to another contaminated property as to adversely impact the value of the subject PROPERTY.

TURNER DRAKE anticipate utilising the Direct Sales Comparison Approach to value, on this assignment.

- 1.11 TURNER DRAKE, in order to value the PROPERTY, will undertake such investigations as are necessary and prudent to verify that information supplied by the CUSTOMER, the CLIENT and other parties, is reliable and accurate. However these investigations may be limited by privacy legislation and the absence of publicly available, verified, sales and rental data. It will be necessary, in part, to rely upon hearsay data.
- 1.12 TURNER DRAKE has no material involvement (past, current, or future) with the PROPERTY other than the assignment contemplated by these TERMS OF ENGAGEMENT.
- 1.13 TURNER DRAKE has no material involvement (past, current, or future) with the CLIENT, the CUSTOMER, or any parties contemplated to be involved in any transaction resulting from these TERMS OF ENGAGEMENT other than previous valuation work for the CUSTOMER.
- 2.01 The valuation report will contain such confidential information as is necessary to support the analyses, opinions and conclusions contained therein. It may also be subject to Extraordinary Assumptions and/or Hypothetical Conditions: reference to the report in any published document without an adequate contemporaneous reference to these Extraordinary Assumptions of Hypothetical Conditions would be misleading and is prohibited. For these reasons, and to protect the Integrity of the report, TURNER DRAKE will retain copyright to the report; reproduction in whole or pan will be prohibited without their written permission.
- 2.02 The valuation report has to be used in its entirety since parts taken out of context may be misleading. Use of the report will be subject to the statements, limited conditions, assumptions and other terms set forth in the report. The report, or any parts thereof, may not be used for any purpose other than that for which it is undertaken and will be furnished for the exclusive use of the CLIENT. All liability to any party other than the CLIENT will be dealed.
- 2.03 TURNER DRAKE is a professional firm regulated by the Royal Institution of Chartered Surveyors (RICS); compliance with their Standards may be subject to monitoring under RICS' conduct and disciplinary procedures. TURNER DRAKE's complaints handling procedure, available upon request, is governed by a quality system registered to the international ISO 9001:2015 standard. In addition TURNER DRAKE is subject to provincial licencing with respect to its appraisal and brokerage services.
- 2.04 These TERMS OF ENGAGEMENT will be included in and form part of the valuation report.
- 3.01 The CUSTOMER, for the performance of the services referred to in Article 1 shall pay to TURNER DRAKE:

17(1)	(a) (b) (c) (d)	A fee of This fee does not include H.S.T. Disbursements, to be invoiced at actual cost, are included in the above fee. A retainer in the amount of \$NIL. All accounts are payable on receipt and interest is charged at 2% per month (24% per annum) on outstanding invoices.

TURNER DRACE & PARENERS LTD. -

Accepted by TURNER DRAKE & PARTINERS ATD. Per Title: Consultant Date: 26 Clayest 2019	20(1)	Page 3 LISHTHOUSE LINKS DEVELOPMENT The above is agreed to by the CUSTOMER. CORP Per: Authorised Signing Officer Title: Date: August 26, 2019	?Axn

CONTRACT DRAKE & PARTNERS LED. ----

Hickman, Leslie C

From: Steele, Cynthia April 11, 2019 1:04 PM Sent: To: @coxandpalmer.com 20(1) Cc: @coxandpalmer.com; Hickman, Leslie C; Cameron, Melanie J Subject: RE: Owls Head- Federal surplus parcel Attachments: LRO plan 113944038.pdf Hello Michel, I am responding on behalf of Leslie. Please find attached the federal survey plan that shows the surplus lands as parcel 2017-2. The appraisal report was provided by the Federal Government to the Department of Lands and Forestry and is considered confidential. We do not have permission to share this report. You may wish to contact the Federal Government directly to see if this information can be provided to you. Thanks, Cindy Steele Manager, Acquisitions and Disposals @coxandpalmer.com> From: Samson, Michel (Halifax) Sent: Thursday, April 11, 2019 10:50 AM 20(1) To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca > Cc: Glover, Sean (Halifax) @coxandpalmer.com> Subject: RE: Owls Head- Federal surplus parcel Thanks Leslie. Please send me a copy of the plan. Could you also advise what the sale price is? Best wishes, 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 From: Hickman, Leslie C [mailto:Leslie.Hickman@novascotia.ca] Sent: April 5, 2019 9:59 AM 20(1) To: Samson, Michel (Halifax) @coxandpalmer.com> Cc: Cameron, Melanie J < Melanie.Cameron@novascotia.ca >; Fanning, Walter < Walter.Fanning@novascotia.ca > Subject: Owls Head- Federal surplus parcel Hello Michel. Thank you for coming to our offices for the recent meeting with Deputy Towers, Melanie and myself. We contacted

> 1 Intended for Public Use

Public Works to gather the information you requested regarding the surplus Federal parcel at Owls Head.

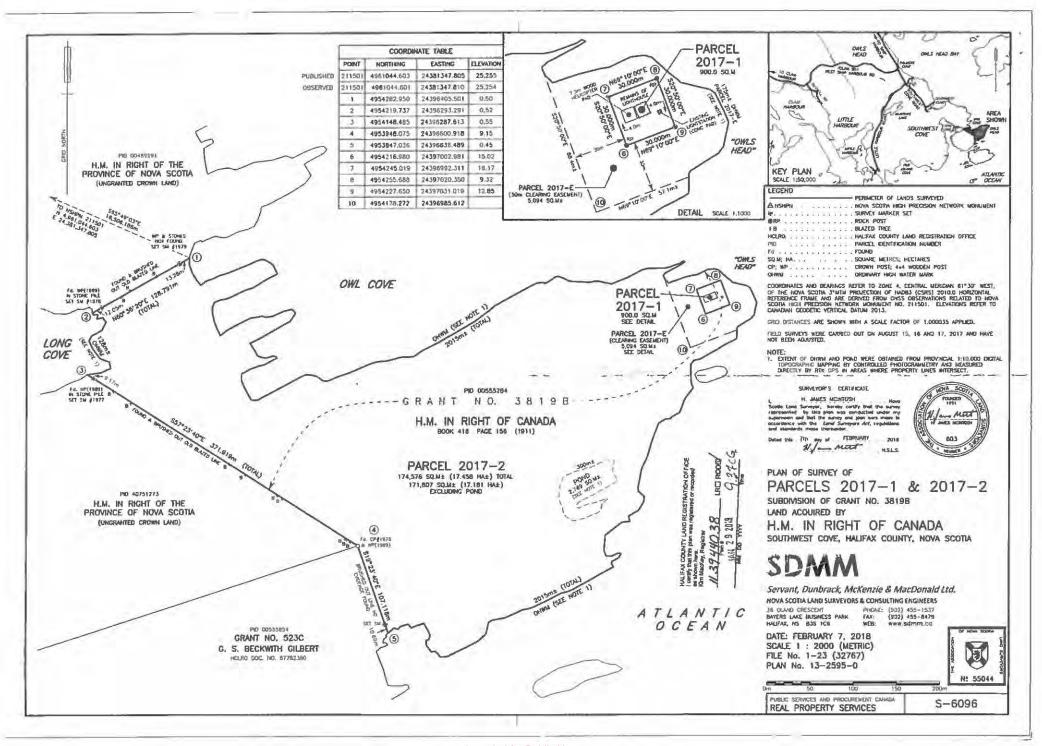
Public Works advised the following as the definition of "Public Purpose": for provinces and municipalities, 'public purpose' generally refers to roads, utilities and parks, but could include other public purposes if they were non-commercial and for the "common good" of all citizens. This is defined in the Federal Directive on the Sale or Transfer of Surplus Real Property located here: https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12043.

The plan is recorded, Plan#113944038. We can send you a copy if you are not able to locate it.

We were not able to reach anyone to receive permission to share the appraisal used to calculate their sale price.

Please let us know if you need a copy of the plan.

Regards, Leslie



Hickman, Leslie C

From: Glover, Sean (Halifax) r@coxandpalmer.com> Sent: May 9, 2019 5:21 PM To: Hickman, Leslie C; Steele, Cynthia; Samson, Michel (Halifax) Subject: RE: Owls Head- Federal surplus parcel 20(1) Ok thank you. We'll discuss with Beck and revert back to you. Sean M. Glover | Cox & Palmer | Partner | Lawyer Fax 902 421 3130 Web coxandpalmerlaw.com Cell Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2 From: Hickman, Leslie C [mailto:Leslie.Hickman@novascotia.ca] 20(1) Sent: May 9, 2019 5:20 PM To: Glover, Sean (Halifax) @coxandpalmer.com>; Steele, Cynthia < Cynthia. Steele @novascotia.ca>; Samson, Michel (Halifax) n@coxandpalmer.com> Subject: RE: Owls Head- Federal surplus parcel Hi, Not knowing at this time what the Province would have to pay if we accept the transfer of administration and control, we are not in a position at this time to state what the sale price would be if we were to sell it. Leslie 20(1) @coxandpalmer.com> From: Glover, Sean (Halifax) Sent: Thursday, May 09, 2019 5:17 PM To: Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com> Subject: RE: Owls Head- Federal surplus parcel Hi Leslie, that being the case, how are we to know what you'll want for the land if we purchase from the Province? Are you able to confirm the amount that the Province would be seeking for the lands, and leave it to the purchaser to draw its conclusions (or not, as the case may be -17(1) Thank you, Sean M. Glover | Cox & Palmer | Partner | Lawyer Fax 902 421 3130 Web coxandpalmerlaw.com Direct Cell 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: May 9, 2019 4:54 PM To: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Samson, Michel (Halifax) @coxandpalmer.com> @coxandpalmer.com> Cc: Glover, Sean (Halifax) Subject: RE: Owls Head- Federal surplus parcel 20(1)

Hello Michel and Sean,

Cindy spoke with her contact on Federal surplus file to ask if we can share the appraisal or the appraised amount. She was told that the federal government is not permitted to share that information with the public. This it is private information between the Province of NS and the Government of Canada.

Regards,
Leslie

From: Steele, Cynthia Cynthia.Steele@novascotia.ca

Sent: Thursday, April 11, 2019 1:04 PM

To: @coxandpalmer.com

Cc: @coxandpalmer.com; Hickman, Leslie C < Leslie. Hickman@novascotia.ca >; Cameron, Melanie J

Melanie.Cameron@novascotia.ca> 20(1)

Subject: RE: Owls Head- Federal surplus parcel

Hello Michel,

I am responding on behalf of Leslie. Please find attached the federal survey plan that shows the surplus lands as parcel 2017-2.

20(1)

20(1)

The appraisal report was provided by the Federal Government to the Department of Lands and Forestry and is considered confidential. We do not have permission to share this report. You may wish to contact the Federal Government directly to see if this information can be provided to you.

Thanks,

Cindy Steele

Manager, Acquisitions and Disposals

@coxandpalmer.com> From: Samson, Michel (Halifax)

Sent: Thursday, April 11, 2019 10:50 AM

To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >

Cc: Glover, Sean (Halifax) @coxandpalmer.com>

Subject: RE: Owls Head- Federal surplus parcel

Thanks Leslie. Please send me a copy of the plan. Could you also advise what the sale price is?

Best wishes,

Michel

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

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

From: Hickman, Leslie C [mailto:Leslie.Hickman@novascotia.ca]

Sent: April 5, 2019 9:59 AM

@coxandpalmer.com> To: Samson, Michel (Halifax)

Cc: Cameron, Melanie J < Melanie.Cameron@novascotia.ca >; Fanning, Walter < Walter.Fanning@novascotia.ca >

Subject: Owls Head- Federal surplus parcel

Hello Michel,

Thank you for coming to our offices for the recent meeting with Deputy Towers, Melanie and myself. We contacted Public Works to gather the information you requested regarding the surplus Federal parcel at Owls Head.

Public Works advised the following as the definition of "Public Purpose": for provinces and municipalities, 'public purpose' generally refers to roads, utilities and parks, but could include other public purposes if they were non-commercial and for the "common good" of all citizens. This is defined in the Federal Directive on the Sale or Transfer of Surplus Real Property located here: https://www.tbs-sct.gc.ca/pol/doc-eng.aspx?id=12043.

The plan is recorded, Plan#113944038. We can send you a copy if you are not able to locate it.

We were not able to reach anyone to receive permission to share the appraisal used to calculate their sale price.

Please let us know if you need a copy of the plan.

Regards, Leslie

From: Glover, Sean (Halifax)	@coxandpalmer.com>
Sent: Wednesday, September 11, 20	D19 11:17 AM
To: Hickman, Leslie C < Leslie. Hickman	an@novascotia.ca>; Rooney, Sean P Sean.Rooney@novascotia.ca>
Cc: Steele, Cynthia < Cynthia. Steele@	novascotia.ca>; Samson, Michel (Halifax)
@coxandpalmer.com>	
Subject: RE: Owls Head-	
Good morning, Cynthia/Sean, do y purchase of the current provincial	ou have an eta for completion of the first draft agreement (for the lands)?
Leslie, I spoke with Beck yesterday	, and he's requested that you hold off on the First Nations
consultation until there is a signed	agreement. Can you confirm this can be managed?
Thank you both,	
Sean M. Glover Cox & Palmer Par	tner Lawver
Direct Cell 902	902 421 3130 Web coxandpalmerlaw.com
Address Purdy's Wharf Tower I, 1100	0-1959 Upper Water Street Halifax NS B3J 3N2
From: Glover, Sean (Halifax)	
Sent: September 9, 2019 4:03 PM	
	nan@novascotia.ca>; Rooney, Sean P sean.Rooney@novascotia.ca
	@novascotia.ca>; Samson, Michel (Halifax)
@coxandpalmer.com>	
Subject: RE: Owls Head-	

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 | Cel | 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)

@coxandpalmer.com>

Cc: Steele, Cynthia Cynthia.Steele@novascotia.ca

Subject: Owls Head-

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.

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.

Please et us know if you have any questions. Leslie

Hickman, Leslie C

From:

Hickman, Leslie C

Sent:

September 12, 2019 1:43 PM

To:

Towers, Julie K

Subject:

FW: Owls Head-

fyi

From: Steele, Cynthia < Cynthia. Steele@novascotia.ca>

Sent: Thursday, September 12, 2019 1:21 PM

To: Glover, Sean (Halifax) r@coxandpalmer.com>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Rooney,

Sean P <Sean.Rooney@novascotia.ca>

Cc: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: RE: Owls Head-

Hi Sean,

As I am sure you are aware, the duty to consult under Canadian law requires the provincial government to consult with the Mi'kmag of Nova Scotia when contemplating decisions or actions that might adversely affect their established or potential Aboriginal rights and treaty rights. Principles include the honour of the Crown, early engagement, openness and transparency. The application on behalf of your client was received on September 23, 2016. Initial reviews and meetings have taken place since that time to gather information on the proposed project.

The trigger to initiate consultation is not the signing of a letter of offer, or determined by a proponent. The Department is at the stage that an initial letter regarding consultation needs to be sent to the Mi'kmaq of Nova Scotia to respect the province's duty to consult under the 2010 Terms of Reference for a Mi'kmaq- Nova Scotia- Canada Consultation Process.

Cindy

From: Glover, Sean (Halifax) @coxandpalmer.com>

Sent: September 11, 2019 11:50 AM

To: Steele, Cynthia <Cynthia.Steele@novascotia.ca>; Hickman, Leslie C <Leslie.Hickman@novascotia.ca>; Rooney, Sean

P <Sean.Roonev@novascotia.ca>

Cc: Samson, Michel (Halifax) @coxandpalmer.com>

Subject: RE: Owls Head-

It's not a matter of updating the information as requested by First Nations. Beck understands the requirement for the First Nations consultation and agrees that the agreement is to be fully conditional on their sign off, but he would like the consultation to begin once he the agreement is signed, not before. With it being fully conditional, would this violate any TOR? Absent that, I don't think waiting would be bad faith, given the purchaser's expressed request. I await your comment.

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

Direct Cell 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: September 11, 2019 11:35 AM

Sean P Sean.Rooney@novascotia.ca>	
Cc: Samson, Michel (Halifax) @coxandpalmer.com>	
Subject: RE: Owls Head-	
	a=ta)
Hi Sean,	17(1)
We will have the draft prepared by next week when Sean R. returns from vacation With regards to consultation under the provinces duty to congood faith and under the Terms of Reference (TOR). The initial letter will be sent details are received.	sult it is essential that we consult in
Cindy Steele	
From: Glover, Sean (Halifax) @coxandpalmer.com > Sent: September 11, 2019 11:17 AM	
To: Hickman, Leslie C < Leslie. Hickman@novascotia.ca >; Rooney, Sean P Sean. Roo	
Cc: Steele, Cynthia < Cynthia. Steele@novascotia.ca >; Samson, Michel (Halifax)	@coxandpalmer.com>
Subject: RE: Owls Head-	
Good morning, Cynthia/Sean, do you have an eta for completion of the first dracurrent provincial lands)?	ift agreement (for the purchase of the
Leslie, I spoke with Beck yesterday, and he's requested that you hold off on the is a signed agreement. Can you confirm this can be managed?	e First Nations consultation until there
Thank you both,	
Sean M. Glover Cox & Palmer Partner Lawyer	
Direct Cell Fax 902 421 3130 Web coxandpalmeria	aw.com
Address Purdy's Wharf Tower I, 1100-1959 Upper Water Street Halifax NS B3J 3N2	
From: Glover, Sean (Halifax)	
Sent: September 9, 2019 4:03 PM	
To: 'Hickman, Leslie C' < Leslie. Hickman@novascotia.ca >; Rooney, Sean P < Sean. Ro	ooney@novascotia.ca>
Cc: Steele, Cynthia < Cynthia. Steele@novascotia.ca >; Samson, Michel (Halifax) <	@coxandpalmer.com>
Subject: RE: Owls Head-	
Attached, as discussed, is the revised appraisal.	
We look forward to a draft Letter of Offer for the provincial portion at your earlie	est opportunity.
Thank you,	
Sean M. Glover Cox & Palmer Partner Lawyer	
Direct Cell Fax 902 421 3130 Web coxandpalmeria	aw.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]	

2

Sent: September 9, 2019 4:01 PM

To: Rooney, Sean P Sean.Rooney@novascotia.ca>; Glover, Sean (Halifax)	@coxandpalmer.com>
Cc: Steele, Cynthia Cynthia Cynthia.Steele@novascotia.ca	
Subject: Owls Head-	
11: Sana B	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.

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

Please et us know if you have any questions. Leslie

Begin forwarded message:

From: "Glover, Sean (Halifax)" @coxandpalmer.com>

To: "Rooney, Sean P" sean.Rooney@novascotia.ca

Cc: "Samson, Michel (Halifax)" @coxandpalmer.com> 20(1)

Subject: Lighthouse Links (37766-4)

** 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.

17(1)

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:

- 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

17(1)

7.

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 | Cell | Fax 902 421 3130 Web coxandpalmerlaw.com

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



PD Box 698, Halifax, Nova Scotia, Carada B3J 2T9 • Telephone 902 424 4037 Fax 902 424 0594 • novascotia ca

Transaction ID: 3323536

December 16, 2019

Lighthouse Links Development Company c/o Sean Glover
1959 Upper Water Street
Halifax, NS B3J 3N2

@coxandpalmer.com

Dear Mr. Glover:

Re: Letter of Offer - Proposed Sale of Crown Lands to Lighthouse Links Development Company, at Little Harbour, Halifax County

A request to purchase approximately 705.2 acres (285.3 hectares) of Crown lands located at, Little Harbour, Halifax County currently identified on Property Online as PIDs 40747578, 40747586, 00489591, 41307992, 41308008, 41308016, 40751273 and shown outlined in bold on the attached Schedule "A" (the Property) was submitted by Lighthouse Links Development Company (the Purchaser) for the purpose of a proposed development project as defined below. The Letter of Offer (the Offer) shall remain open for acceptance for 2 weeks upon a signed copy being delivered by the Department of Lands and Forestry (the Department) to the Purchaser.

Definitions:

Project – Means the proposed development of a recreational and residential community, which is expected to include one to three world class golf courses, club house, single family homes, and short term accommodations, enhanced seasonal and recreational activities (including hiking, kayaking, and boating), as more particularly set out in the Updated Draft Proposal dated October 29, 2019, and attached as Schedule "B".

Terms and Conditions:

- 1. This Offer is subject to the approval of Cabinet and/or the Minister of the Department.
- 2. The Property is Crown lands free from encumbrances with the exception of an easement agreement for access and utilities over a portion of lands presently identified by PID 00489591 in favour of lands presently identified by PID 00605899 which is recorded at the Land Registry Office in Halifax County on October 24, 2006 as document number 86440089; however, this does not guarantee title to the Property. The Purchaser acknowledges that it must satisfy itself as to the adequacy and sufficiency of the Crown's title. The Department makes no representations or warranties as to suitability or fitness of the Property for the intended use by the Purchaser.
- The Department and the Purchaser agree that the purchase price, as determined pursuant to paragraph 6 below, does not include HST which will be in addition to the purchase price. The

Purchaser certifies that the Purchaser is, or will be, at the time of closing registered as an HST Registrant under and pursuant to the *Excise Tax Act* (Canada) (the Act) and will continue to be so registered on the closing date. The Purchaser acknowledges that the Department shall not be liable or responsible for the collection of HST at the time of closing and that the Purchaser shall deal with any applicable HST in accordance with the Act. Based on the foregoing undertakings and representations by the Purchaser, the Department will not collect and will not be liable or responsible to collect any HST applicable to this transaction and the Purchaser, at the time of closing, will deliver to the Department, an appropriate standard Statutory Declaration in this regard satisfactory to the Department's solicitor, acting reasonably, which shall include an indemnity saving the Department harmless from liability for the payment of any of such taxes in connection with the closing.

- 4. The sale of the Property is subject to the Department completing an Integrated Resource Management Review.
- The conveyance will be by Crown grant. The conveyance of title will be issued in the following name: Lighthouse Links Development Company, a body corporate with a registered office at Halifax.
- 17(1) 6. The Property will be sold for \$\ \text{per acre, as determined by the report prepared by an Accredited Appraiser Canada Institute (AACI) qualified appraiser, dated August 26, 2019. The final purchase price to be determined when the approved survey plan has been completed.
 - 7. It is the Purchaser's responsibility to obtain all applicable permits, authorizations or approvals required from the applicable level of government required for the Purchaser's intended use of the Property. By signing the Offer, the Purchaser indemnifies and holds harmless Her Majesty the Queen in right of the Province of Nova Scotia and its employees from any and all liability arising from the failure to obtain such permits, authorizations and approvals. The Department does not, by the act of Issuing this Offer, covenant or provide any assurance that any other required permits, authorizations or approvals will be issued by the Province of Nova Scotia, any other level of government or any other body.
 - 8. Prior to closing, the Purchaser must apply to the Department and obtain authorization before entering the Property including, but not limited to, accessing the Property to conduct any investigations, inspections, tests or building roads.

17(1)

The Purchaser's Obligations, Acknowledgements and Warranties:

10. The Purchaser represents and warrants to the Department that the Purchaser's intentions for future use of the Property including with respect to the Project have been fully disclosed to

- the Department, including any information it has or obtains including any project report detailing the Project that could affect the Province's approval to proceed with the proposed sale of the Property as all such information is needed in order to complete the Department's reviews and consultations and before cabinet approval can be sought.
- 11. The Purchaser represents and warrants to the Department that the Purchaser has the authority to enter into the Offer and to be bound by the representations, warranties, terms and conditions contained herein.
- 12. The Purchaser acknowledges that the Purchaser has had the opportunity to obtain independent legal advice about the terms and meaning of the Offer, prior to signing the Offer.
- 13. The Purchaser is required to ensure that the information provided in the Offer is accurate and kept up to date.
- 14. Within six months of the signing of the Offer, the Purchaser is required to arrange and pay the costs associated with having the Property surveyed by a Nova Scotia Land Surveyor. The Purchaser's surveyor must contact the Manager of Surveys, Department of Lands and Forestry, PO Box 698, Halifax, NS, B3J 2T9, phone number (902) 424-6789, prior to commencing work to obtain an Order of Survey and further instructions regarding surveying of the Property.
- 15. The Purchaser is solely responsible for all legal fees and other costs associated with migration of the Property into the land registration system pursuant to the Land Registration Act and for any costs associated with the transfer of title, including municipal deed transfer tax and the fees for recording the conveyance document at the land registration office.
- 16. The Purchaser agrees to release Her Majesty the Queen in Right of the Province of Nova Scotia including Her Ministers, agents, employees, heirs, successors and assigns from all manner of actions, causes of actions, suits, debts, duties, accounts, covenants, contractor's claims and demands relating to any title defect.
- 17. The sale of the Property is subject to the Province being satisfied that it has fulfilled its duty to consult with the Nova Scotia Mi'kmaq Chiefs under the August 31, 2010 Mi'kmaq-Nova Scotia-Canada Consultation Terms of Reference (TOR) regarding the proposed sale of Crown lands. Any costs for reports, studies, archaeological assessments or similar work associated with completing any necessary aboriginal consultation regarding the proposed sale are the responsibility of the Purchaser.
- 18. The sale of the Property is subject to public engagement being concluded to the satisfaction of the Department.

General Terms:

- 19. The Department is permitted to register a notice of option in the land registry office for Halifax County upon the closing date of the sale to the Purchaser.
- 20. In the event the sale does not receive approval of Cabinet or the Minister, the Purchaser will be notified by the Department that the sale of the Property cannot proceed, and the Offer shall immediately terminate. The Department shall not be liable for any costs incurred or losses suffered by the Purchaser if the transaction does not proceed.

- 21. The Offer is governed by, and will be construed and interpreted in accordance with, the laws of Nova Scotia and Canada, as applicable. All disputes arising between the parties in respect of the Offer shall attorn to the courts of Nova Scotia.
- 22. Any provision of the Offer that is held to be void, illegal or unenforceable shall be separate and severable from the remaining provisions of the Offer, which shall remain in full force and effect.
- 23. The Offer shall constitute the entire Offer for the purchase and sale of the Property and supersedes all other contracts or understandings, whether oral or in writing. Any amendments to the Offer must be in writing and signed by the parties hereto or their agents and shall include the exchange of confirming emails between the parties hereto or their agents.
- 24. The Offer is to be read with all changes of gender or number required of the context.
- 25. The Offer and any document or instrument to be executed and delivered by Purchaser or the Department may be executed and delivered in separate counterparts and delivered by one party to the other by facsimile or other form of electronic communication, each of which when so executed and delivered shall be deemed to be an original. All such counterparts shall together constitute one and the same Offer. Production of an originally executed (or a copy of a transmittal facsimile or other form of electronic communication) copy of each counterpart execution page hereof shall be sufficient for purposes of proof of the execution and delivery of the Offer or such document or instrument.
- 26. The Agreement shall be binding upon the parties hereto, shall be binding upon their respective successors and permitted assigns and shall enure to the benefit of and be enforceable only by such successors and permitted assigns which have succeeded, or which have received such assignment in the manner permitted herein.
- 27. The covenants, agreements, representations and warranties of the Purchaser contained in paragraphs 3, 7, 10-11,16, 20-21 and 26 specifically, and all other covenants, agreements, representations and warranties made generally by the Purchaser to the Department shall not merge on the closing of this transaction, but shall survive the same and shall continue in full force and effect for the benefit of the party to whom they were given.

To indicate acceptance of the terms and conditions outlined herein, please countersign the attached Offer, and return to my attention at the address listed at the top of the Offer.

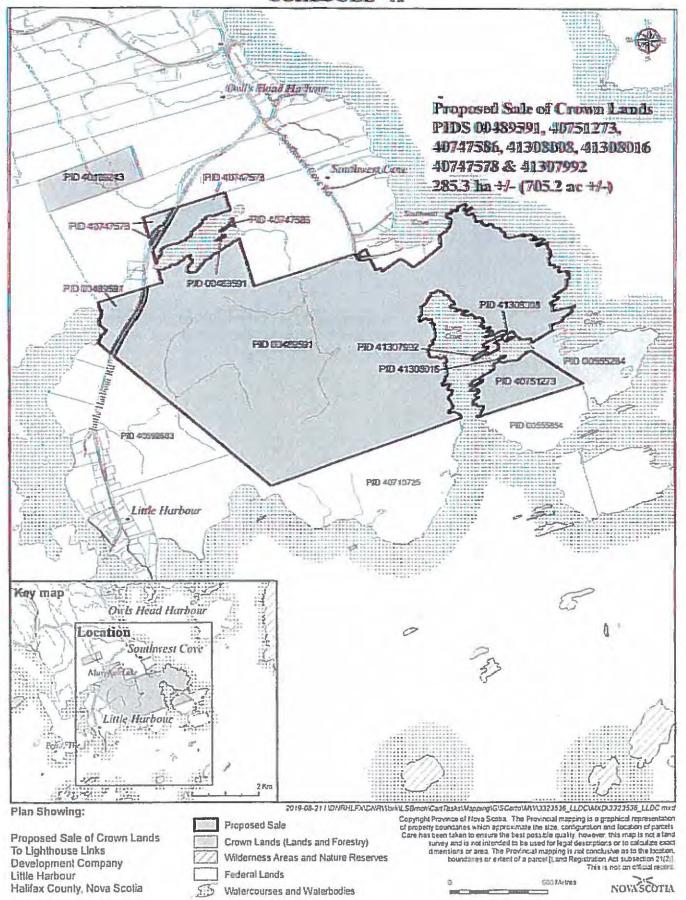
Sincerely.

lain Rankin

Minister, Lands and Forestry

Attachment

 Cynthia Steele, Acquisitions and Disposals, Lands and Forestry Darrell Comeau, Area Manager, Lands and Forestry Wayne Stillman, Manager Surveys, Lands and Forestry Pat Lynch, Land Admin Coordinator, Lands and Forestry



Purchaser's Acceptance

We, Lighthouse Links Development Company, accept the Offer and agree to the above terms and conditions:

December 18, 2019 Date	Lighthouse Links Development Company (Authorized Signing Officer/Individual)
Date	Lighthouse Links Development Company (Authorized Signing Officer/Individual)