

CANADA

PROVINCE OF QUÉBEC  
DISTRICT OF MONTRÉAL

SUPERIOR COURT  
Commercial Division

File: No: 500-11-048114-157

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**IN THE MATTER OF THE *COMPANIES'*  
*CREDITORS ARRANGEMENT ACT*, R.S.C.  
1985, c. C-36, AS AMENDED:**

**BLOOM LAKE GENERAL PARTNER  
LIMITED, QUINTO MINING  
CORPORATION, 8568391 CANADA  
LIMITED, CLIFFS QUÉBEC IRON  
MINING ULC, WABUSH IRON CO.  
LIMITED AND WABUSH RESOURCES  
INC.**

Petitioners

- and -

**THE BLOOM LAKE IRON ORE MINE  
LIMITED PARTNERSHIP, BLOOM LAKE  
RAILWAY COMPANY LIMITED,  
WABUSH MINES, ARNAUD RAILWAY  
COMPANY AND WABUSH LAKE  
RAILWAY COMPANY LIMITED**

Mises-en-cause

- and -

**FTI CONSULTING CANADA INC.**

Monitor

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**TWENTY-SIXTH REPORT TO THE COURT  
SUBMITTED BY FTI CONSULTING CANADA INC.,  
IN ITS CAPACITY AS MONITOR**

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## INTRODUCTION

1. On January 27, 2015, Bloom Lake General Partner Limited (“**Bloom Lake GP**”), Quinto Mining Corporation, 8568391 Canada Limited and Cliffs Québec Iron Mining ULC (“**CQIM**”) (collectively, the “**Bloom Lake Petitioners**”) sought and obtained an initial order (as amended, restated or rectified from time to time, the “**Bloom Lake Initial Order**”) under the *Companies’ Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the “**CCAA**”) from the Superior Court of Québec (the “**Court**”), providing for, *inter alia*, a stay of proceedings against the Bloom Lake Petitioners until February 26, 2015, (the “**Bloom Lake Stay Period**”) and appointing FTI Consulting Canada Inc. as monitor (the “**Monitor**”). The relief granted in the Bloom Lake Initial Order was also extended to The Bloom Lake Iron Ore Mine Limited Partnership (“**Bloom Lake LP**”) and Bloom Lake Railway Company Limited (together with Bloom Lake LP, the “**Bloom Lake Mises-en-Cause**” and together with the Bloom Lake Petitioners, the “**Bloom Lake CCAA Parties**”). The proceedings commenced under the CCAA by the Bloom Lake CCAA Parties will be referred to herein as the “**CCAA Proceedings**”.

2. On May 20, 2015, the CCAA Proceedings were extended to include Wabush Iron Co. Limited (“**WICL**”), Wabush Resources Inc. (“**WRI**” and together with WICL, the “**Wabush Petitioners**”), Wabush Mines, Arnaud Railway Company (“**Arnaud**”) and Wabush Lake Railway Company Limited (“**WLRC**”, and collectively the “**Wabush Mises-en-Cause**” and together with the Wabush Petitioners, the “**Wabush CCAA Parties**”) pursuant to an initial order (as amended, restated or rectified from time to time, the “**Wabush Initial Order**”) providing for, *inter alia*, a stay of proceedings against the Wabush CCAA Parties until June 19, 2015, (the “**Wabush Stay Period**”). The Bloom Lake CCAA Parties and the Wabush CCAA Parties will be referred to collectively herein as the “**CCAA Parties**”.
3. The Bloom Lake Stay Period and the Wabush Stay Period (together, the “**Stay Period**”) have been extended from time to time and currently expire on January 31, 2017.
4. On April 17, 2015, Mr. Justice Hamilton J.S.C. granted an Order approving, as it relates to the Bloom Lake CCAA Parties, a sale and investor solicitation process (as may be amended from time to time, the “**SISP**”) involving the business and assets of the Bloom Lake CCAA Parties. The SISP was subsequently amended and restated to reflect the inclusion of the Wabush CCAA Parties in the CCAA Proceedings and was approved *nunc pro tunc* as it relates to the Wabush CCAA Parties pursuant to an Order granted June 9, 2015 (together with the April 17, 2015 Order, the “**SISP Order**”).

5. To date, the Monitor has filed twenty-five reports in respect of various aspects of the CCAA Proceedings. The purpose of this, the Monitor's Twenty-Sixth Report (this "**Report**"), is to provide information to the Court with respect to the request by WRI, WICL and WLRC (collectively, the "**Vendors**") for the approval and vesting order (the "**Nalcor AVO**") contemplated in the agreement dated as of November 3, 2016 (the "**Nalcor APA**") by and between the Vendors and Newfoundland and Labrador Hydro ("**Nalcor**") as purchaser, pursuant to which Nalcor will acquire the Vendors' right, title and interest in the Nalcor Purchased Assets (as defined below) pursuant to the terms and conditions of the Nalcor APA (the "**Nalcor Transaction**") and to provide the Monitor's recommendation thereon.

#### **TERMS OF REFERENCE**

6. In preparing this Report, the Monitor has relied upon unaudited financial information of the CCAA Parties, the CCAA Parties' books and records, certain financial information prepared by the CCAA Parties and discussions with various parties (the "**Information**").
7. Except as described in this Report:
  - (a) The Monitor has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would comply with Generally Accepted Assurance Standards pursuant to the Chartered Professional Accountants of Canada Handbook; and
  - (b) The Monitor has not examined or reviewed financial forecasts and projections referred to in this Report in a manner that would comply with the procedures described in the Chartered Professional Accountants of Canada Handbook.

8. The Monitor has prepared this Report in connection with the Motion for the granting of the Nalcor AVO, scheduled to be heard on November 18, 2016. The Report should not be relied on for other purposes.
9. Future oriented financial information reported or relied on in preparing this Report is based on management's assumptions regarding future events; actual results may vary from forecast and such variations may be material.
10. Unless otherwise stated, all monetary amounts contained herein are expressed in Canadian Dollars. Capitalized terms not otherwise defined herein have the meanings defined in the Bloom Lake Initial Order, the Wabush Initial Order or previous reports of the Monitor.

#### **EXECUTIVE SUMMARY**

11. Capitalized terms used in the Executive Summary are as defined in the relevant section of this Report.
12. The Monitor is of the view that:
  - (a) The marketing process that resulted in the execution of the Nalcor APA was fair and reasonable in the circumstances;
  - (b) The Nalcor Transaction is the highest and best transaction resulting from the marketing of the Nalcor Purchased Assets and the consideration is fair and reasonable in the circumstances;
  - (c) The approval of the Nalcor Transaction is in the best interests of the Vendors' stakeholders generally, including the beneficiaries of the CCAA Charges and potential statutory deemed trust claims in respect of the Wabush Pension Plans; and

(d) Pursuant to the proposed terms of the Nalcor AVO, the proceeds of the Nalcor Transaction will stand in the place and stead of the Nalcor Purchased Assets, will remain subject to the CCAA Charges and any potential statutory deemed trust and will be held by the Monitor pending further order of the Court. Therefore, neither the beneficiaries of the CCAA Charges, nor any beneficiary of a potential statutory deemed trust in respect of the Wabush Pension Plans, would be prejudiced by the approval of the Nalcor Transaction.

13. Accordingly, the Monitor supports the Vendors' request for approval of the Nalcor Transaction and the granting of the Nalcor AVO.

#### **REQUEST FOR THE NALCOR AVO**

14. Capitalized terms used in this section of this Report not otherwise defined are as defined in the Nalcor APA, a copy of which is attached hereto as **Appendix A**.

#### **THE NALCOR APA**

15. Pursuant to the Nalcor APA, Nalcor will purchase the right, title and interest in certain lands occupied by and adjacent to the Wabush Terminal Station and the Wabush Substation, as well as all machinery, equipment, furniture and other chattels on those lands used in connection with the properties known as the Wabush Terminal Station and the Wabush Substation, and as more particularly described in Schedule G of the Nalcor APA (the "**Nalcor Purchased Assets**") that are owned by the Vendors and located in the Province of Newfoundland and Labrador. The Nalcor Purchased Assets provide electricity to the Wabush Mine and Nalcor customers in the Town of Wabush and Labrador City.

16. The purchase price for the Nalcor Purchased Assets is \$425,004 (the "**Purchase Price**"). In addition to the Purchase Price, Nalcor will pay all applicable transfer taxes.

17. Pursuant to the SISP, the Purchaser paid a deposit of \$30,000.15 on July 16, 2015.
18. The Nalcor Purchased Assets are being purchased on an “as is, where is” basis.
19. The obligation of Nalcor to complete the Nalcor Transaction is subject to the following conditions being fulfilled, or waived by Nalcor:
  - (a) The Nalcor AVO shall have been issued and entered by the Court and shall not have been vacated, set aside or stayed;
  - (b) The Vendors shall have executed and delivered or caused to have been executed and delivered to Nalcor at Closing all the documents contemplated in Section 6.2 of the Nalcor APA;
  - (c) During the Interim Period, no Governmental Authority shall have enacted, issued or promulgated any final or non-appealable Order or Law which has the effect of:
    - (i) Making any of the transactions contemplated by the Nalcor APA illegal; or
    - (ii) Otherwise prohibiting, preventing or restraining the consummation of any of the transactions contemplated by the Nalcor APA;
  - (d) Each of the representations and warranties contained in Section 4.2 of the Nalcor APA shall be materially true and correct:
    - (i) As of the Closing Date as if made on and as of such date; or
    - (ii) If made as of a date specified therein, as of such date;
  - (e) The Vendors shall have performed in all material respects all material covenants, obligations and agreements contained in the Nalcor APA required to be performed by the Vendors on or before the Closing; and

- (f) The disclaimer of the Real Property Lease under the Notice of Disclaimer<sup>1</sup> shall have become effective pursuant to Section 32 of the CCAA.
20. The obligation of the Vendors to complete the Nalcor Transaction is subject to the following conditions being fulfilled, or waived by the Vendors:
- (a) The Nalcor AVO shall have been issued and entered by the Court and shall not have been vacated, set aside or stayed;
  - (b) Nalcor shall have executed and delivered or caused to have been executed and delivered to the Vendors at Closing all the documents and payments contemplated in Section 6.3 of the Nalcor APA;
  - (c) During the Interim Period, no Governmental Authority shall have enacted, issued or promulgated any final or non-appealable Order or Law which has the effect of:
    - (i) Making any of the transactions contemplated by the Nalcor APA illegal;
    - (ii) Otherwise prohibiting, preventing or restraining the consummation of any of the transactions contemplated by the Nalcor APA;
  - (d) Each of the representations and warranties contained in Section 4.1 of the Nalcor APA shall be materially true and:
    - (i) As of the Closing Date as if made on and as of such date; or
    - (ii) If made as of a date specified therein, as of such date;

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<sup>1</sup> The Notice of Disclaimer was issued by the Vendors to the Government of Newfoundland (Department of Natural Resources) on November 4, 2016, with the disclaimer being effective on December 5, 2016, if not disputed in accordance with the provisions of the CCAA.



- (e) Nalcor shall have performed in all material respects all material covenants, obligations and agreements contained in the Nalcor APA required to be performed by Nalcor on or before the Closing; and
  - (f) The disclaimer of the Real Property Lease under the Notice of Disclaimer shall have become effective pursuant to Section 32 of the CCAA.
21. The Nalcor APA may be terminated on or prior to the Closing Date as set out in section 8.1 of the Nalcor APA:
- (a) By mutual written agreement of the Vendors and Nalcor, and, if following the approval of the Sale Transaction by the Court, with the consent of the Monitor, or approval of the Court;
  - (b) By written notice from Nalcor in accordance with Section 5.4 of the Nalcor APA;
  - (c) By either Nalcor or the Vendors if, in each case for reasons other than a breach of the Nalcor APA by Nalcor or the Vendors:
    - (i) The Nalcor AVO has not been obtained by December 31, 2016, or such later date as the Parties may agree; or
    - (ii) The Court declines to grant the Nalcor AVO;
  - (d) By Nalcor if there has been a material breach by the Vendors of any representation, warranty or covenant in the Nalcor APA that has not been waived by Nalcor, and:
    - (i) Such breach is not curable and has rendered the satisfaction of any condition in section 7.1 of the Nalcor APA impossible by the Outside Date; or

- (ii) Such breach is curable but has not been cured within ten (10) days following the date upon which the Vendors received notice of the breach;
- (e) By Nalcor if Closing has not occurred by the Outside Date for reasons other than as set out in Section 8.1(3) of the Nalcor APA, and the failure to close is not caused by Nalcor's breach of the Nalcor APA;
- (f) By the Vendors if there has been a material breach by Nalcor of any representation, warranty or covenant in the Nalcor APA that has not been waived by the Vendors, and:
  - (i) Such breach is not curable and has rendered the satisfaction of any condition in section 7.2 of the Nalcor APA impossible by the Outside Date; or
  - (ii) Such breach is curable but has not been cured within ten (10) days following the date upon which Nalcor received notice of the breach;
- (g) By the Vendors if Closing has not occurred by the Outside Date for reasons other than as set out in Section 8.1(3) of the Nalcor APA, and the failure to close is not caused by the Vendors' breach of the Nalcor APA; or
- (h) By Nalcor if the Vendors sell, assign, transfer, or dispose of their interests in and to the Nalcor Purchased Assets as set out in Section 5.8 of the Nalcor APA.

**THE MONITOR'S COMMENTS AND RECOMMENDATION**

22. Section 36(1) of the CCAA states:

“36(1) **Restriction on disposition of business assets** - A debtor company in respect of which an order has been made under this Act may not sell or otherwise dispose of assets outside the ordinary course of business unless authorized to do so by a court. Despite any requirement for shareholder approval, including one under federal or provincial law, the court may authorize the sale or disposition even if shareholder approval was not obtained.”

23. Section 36(3) of the CCAA states:

“(3) **Factors to be considered** - In deciding whether to grant the authorization, the court is to consider, among other things,

(a) whether the process leading to the proposed sale or disposition was reasonable in the circumstances;

(b) whether the monitor approved the process leading to the proposed sale or disposition;

(c) whether the monitor filed with the court a report stating that in their opinion the sale or disposition would be more beneficial to the creditors than a sale or disposition under a bankruptcy;

(d) the extent to which the creditors were consulted;

(e) the effects of the proposed sale or disposition on the creditors and other interested parties; and

(f) whether the consideration to be received for the assets is reasonable and fair, taking into account their market value.”

***Reasonableness of the Process Leading to the Proposed Sale***

24. The Nalcor Purchased Assets were made available for sale in the SISP.
25. During the SISP, Nalcor submitted a proposal for the Nalcor Purchased Assets. However, the Vendors and Nalcor were unable to agree to the terms of a transaction at that time. No other offer was received for the Nalcor Purchased Assets as a result of liquidation efforts following the SISP. Nalcor subsequently revived its interest in the Nalcor Purchased Assets and negotiations were undertaken, ultimately culminating in the execution of the Nalcor APA.
26. The Monitor is of the view that it was widely known that the Nalcor Purchased Assets were available for sale, and that the process that resulted in the execution of the Nalcor APA was fair and reasonable in the circumstances.

***Monitor's Approval of the Process***

27. In its Third Report, the Monitor recommended approval of the SISP. The Monitor was consulted by the CCAA Parties throughout the SISP. The Monitor approved the process that led to the execution of the Nalcor APA and was actively involved in the execution thereof.

***Comparison with Sale in Bankruptcy***

28. The Monitor has considered whether the Nalcor Transaction would be more beneficial to the creditors of the Vendors generally than a sale or disposition of the Nalcor Purchased Assets under a bankruptcy.
29. Given the SISP, the offers received and the liquidation alternatives available, the options available for sale or disposition of the Nalcor Purchased Assets are the same regardless of whether such sale or disposition is carried out in the CCAA Proceedings or in a bankruptcy.

30. As discussed later in this Report, the Monitor is satisfied that the Purchase Price contemplated in the Nalcor APA is fair and reasonable in the circumstances and that the approval and completion of the Nalcor Transaction is in the best interests of the Vendors' stakeholders generally. There would be no prejudice to the beneficiaries of the CCAA Charges, nor any beneficiary of a potential statutory deemed trust in respect of the Wabush Pension Plans, from the sale of the Nalcor Purchased Assets as the proceeds will stand in the stead of the Nalcor Purchased Assets and be held by the Monitor pending further Order of the Court.
31. It is the Monitor's view that the process to obtain the Nalcor AVO, which is a condition of the Nalcor APA, and close the Nalcor Transaction would be the same in both the CCAA Proceedings or a bankruptcy and that the costs associated therewith would be essentially the same whether the sale was completed in the CCAA Proceedings or a bankruptcy.
32. However, a sale in bankruptcy would delay and possibly jeopardize the approval and closing of the Nalcor Transaction as it would be necessary to first assign the Vendors into bankruptcy or obtain a Bankruptcy Order, convene a meeting of creditors, appoint inspectors and obtain the approval of the inspectors for the Nalcor Transaction.
33. Accordingly, it is the Monitor's view that a sale or disposition of the Nalcor Purchased Assets in a bankruptcy would not be more beneficial than the closing of the Nalcor Transaction in the CCAA Proceedings.

***Consultation with Creditors***

34. Claims of related parties against the Vendors represent approximately 79% of the aggregate claims allowed and claims yet to be finally adjudicated pursuant to the Claims Procedure Order. The related parties were consulted on the Nalcor Transaction. The Monitor has been informed that the related parties support the Nalcor Transaction.

35. The Wabush CCAA Parties did not consult with other creditors with respect to the Nalcor Transaction. However, the Monitor is of the view that the degree of creditor consultation was appropriate in the circumstances. The Monitor does not consider that any material change in the outcome of efforts to sell the Nalcor Purchased Assets would have resulted from additional creditor consultation.

***The Effect of the Proposed Sale on Creditors and Other Interested Parties***

36. Pursuant to the proposed form of the Nalcor AVO, the proceeds of sale will stand in the stead of the Nalcor Purchased Assets and be held by the Monitor pending further Order of the Court. Accordingly, neither the beneficiaries of the CCAA Charges, nor any beneficiary of a potential statutory deemed trust in respect of the Wabush Pension Plans, would be prejudiced by the approval of the Nalcor Transaction.
37. In the Monitor's view, no stakeholder would be adversely affected by the Nalcor Transaction.

***Fairness of Consideration***

38. No proposals have been received specifically for the Nalcor Purchased Assets other than the proposal that resulted in the Nalcor APA.
39. Given the specialized nature of the Nalcor Purchased Assets, Nalcor is the most logical purchaser of these assets. Although a purchaser of the Wabush Mine may have some interest in acquiring the Nalcor Purchased Assets, ownership of the Nalcor Purchased Assets is not critical for a purchaser of the Wabush Mine and no potentially interested parties in the Wabush Mine have indicated acquisition of the Nalcor Purchased Assets as a condition of any proposed acquisition of the Wabush Mine.

40. The Nalcor Purchased Assets would likely have no “liquidation value” other than scrap value given the nature of the Nalcor Purchased Assets. As the Nalcor Purchased Assets provide power to Nalcor customers in the Town of Wabush and Labrador City, as well as the Wabush Mine, scrapping the Nalcor Purchased Assets would also be highly detrimental to the local economy.
41. Based on the results of the sale efforts, the Monitor is of the view that the Purchase Price is fair and reasonable in the circumstances.

***Monitor’s Recommendation***

42. The Nalcor Transaction is the highest and best transaction resulting from the marketing of the Nalcor Purchased Assets and the Monitor is of the view that the consideration is fair and reasonable in the circumstances. There is no evidence to suggest that viable alternatives exist that would deliver a better recovery from the sale of the Nalcor Purchased Assets for the creditors of the Vendors’ estates, respectively.
43. Accordingly, and based on the foregoing, the Monitor is of the view that the approval of the Nalcor Transaction is in the best interests of the Vendors’ stakeholders generally and the Monitor supports the Vendors’ request for approval of the Nalcor Transaction and the granting of the Nalcor AVO.

The Monitor respectfully submits to the Court this, its Twenty-Sixth Report.

Dated this 14<sup>th</sup> of November, 2016.

FTI Consulting Canada Inc.

In its capacity as Monitor of

Bloom Lake General Partner Limited, Quinto Mining Corporation,

8568391 Canada Limited, Cliffs Québec Iron Mining ULC,

Wabush Iron Co. Limited, Wabush Resources Inc.,

The Bloom Lake Iron Ore Mine Limited Partnership,

Bloom Lake Railway Company Limited, Wabush Mines,

Arnaud Railway Company and Wabush Lake Railway Company Limited



Nigel D. Meakin  
Senior Managing Director

Steven Bissell  
Managing Director



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# **Appendix A**

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**The Nalcor APA**

**WABUSH IRON CO. LIMITED**

**WABUSH RESOURCES INC.**

**WABUSH LAKE RAILWAY COMPANY LIMITED**

**- and -**

**NEWFOUNDLAND AND LABRADOR HYDRO**

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**ASSET PURCHASE AGREEMENT**

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**DATED AS OF NOVEMBER 3, 2016**

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## ASSET PURCHASE AGREEMENT

This Asset Purchase Agreement dated as of November 3, 2016 is made by and between:

**WABUSH IRON CO. LIMITED**

**WABUSH RESOURCES INC.**

**WABUSH LAKE RAILWAY COMPANY LIMITED**

(collectively, the “**Vendors**”)

- and -

**NEWFOUNDLAND AND LABRADOR HYDRO**

(the “**Purchaser**”)

### RECITALS:

A. By an Order of the Québec Superior Court [Commercial Division] (the “**Court**”) dated May 20, 2015 (as amended, restated or rectified from time to time, the “**Wabush Initial Order**”) pursuant to the *Companies’ Creditors Arrangement Act* (Canada) (the “**CCAA**”) in the proceedings bearing Court File No. 500-11-048114-157 (the “**CCAA Proceedings**”), Wabush Iron Co. Limited, Wabush Resources Inc., Arnaud Railway Company, Wabush Lake Railway Company Limited and Wabush Mines (collectively, the “**Wabush CCAA Parties**”) were added to the CCAA Proceedings and obtained protection from their creditors under the CCAA.

B. Pursuant to Orders of the Court dated April 17, 2015 and June 9, 2015 (as each may be amended, restated, supplemented or modified from time to time, the “**SISP Orders**”), the Vendors, were authorized to conduct the sale and investor solicitation process for the property and business of, among others, each of the Vendors, in accordance with the sale and investor solicitation procedures approved by the Court in the SISP Orders (the “**SISP**”).

C. The Vendors therefore desire to sell, transfer and assign to the Purchaser, and the Purchaser desires to acquire and assume from the Vendors, all of the Vendors’ right, title and interest in and to the Purchased Assets, on the terms and subject to the conditions contained in this Agreement.

D. The transactions contemplated by this Agreement have been approved by the Newfoundland and Labrador Board of Commissioners of Public Utilities (“**PUB**”) pursuant to Order No. P.U. 37(2016) issued September 8, 2016 (the “**PUB Approval**”).

E. The transactions contemplated by this Agreement are subject to the approval of the Court and will be consummated pursuant to the Approval and Vesting Order to be entered by the Court in the CCAA Proceedings.

**NOW THEREFORE**, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each Party, the Parties agree as follows:

## ARTICLE 1 INTERPRETATION

### 1.1 Definitions. In this Agreement:

**"116(2) Property"** means such portion of the Purchased Assets owned by Wabush Iron that consists of "taxable Canadian property (other than property described in subsection (5.2) and excluded property)" within the meaning of section 116 of the ITA.

**"116(5.2) Property"** means such portion of the Purchased Assets owned by Wabush Iron that consists of property that is described in subsection 116(5.2) of the ITA.

**"Action"** means any claim, action, cause of action, demand, lawsuit, arbitration, inquiry, audit, notice of violation, proceeding, litigation, citation, summons, subpoena or investigation of any nature, civil, criminal, administrative, regulatory or otherwise, whether at law or in equity and by or before a Governmental Authority.

**"Affiliate"** means, with respect to any Person, any other Person who directly or indirectly controls, is controlled by, or is under direct or indirect common control with, such Person, and includes any Person in like relation to an Affiliate. A Person shall be deemed to **"control"** another Person if such Person possesses, directly or indirectly, the power to direct or cause the direction of the management and policies of such other Person, whether through the ownership of voting securities, by contract or otherwise; and the term **"controlled"** shall have a similar meaning.

**"Agreement"** means this Asset Purchase Agreement and all the Schedules attached hereto, as they may be amended, restated or supplemented from time to time in accordance with the terms hereof.

**"Applicable Law"** means, with respect to any Person, property, transaction, event or other matter, (a) any foreign or domestic constitution, treaty, law, statute, regulation, code, ordinance, principle of common law or equity, rule, municipal by-law, Order or other requirement having the force of law, (b) any policy, practice, protocol, standard or guideline of any Governmental Authority which, although not necessarily having the force of law, is regarded by such Governmental Authority as requiring compliance as if it had the force of law (collectively, in the foregoing clauses (a) and (b), **"Law"**), in each case relating or applicable to such Person, property, transaction, event or other matter and also includes, where appropriate, any interpretation of Law (or any part thereof) by any Person having jurisdiction over it, or charged with its administration or interpretation.

**"Approval and Vesting Order"** means an order of the Court issued in the CCAA Proceedings, substantially in the form of Schedule "A", approving the transactions contemplated by this Agreement and vesting in the Purchaser all of the Vendors' right, title and interest in and to the Purchased Assets free and clear of all Encumbrances (other than Permitted Encumbrances).

**"Assumed Liabilities"** means only the Liabilities of the Vendors listed on Schedule "B".

**"Bloom Lake Railway Company Assets"** has the meaning given to such term in the Asset Purchase Agreement dated December 11, 2015 by and among Cliffs Québec Iron Mining ULC, Quinto Mining Corporation, Bloom Lake General Partner Limited, Bloom Lake Railway Company Limited and The Bloom Lake Iron Ore Mine Limited Partnership,

as vendors, Quebec Iron Ore Inc. and Champion Iron Mines Limited, as purchasers (in the case of Champion Iron Mines Limited, pursuant to a partial assignment), and Champion Iron Limited, as guarantor, as amended, restated, supplemented or otherwise modified from time to time.

**"Business Day"** means any day except Saturday, Sunday or any day on which banks are generally not open for business in the City of Montréal, Québec, the City of St. John's, Newfoundland and Labrador, the City of Toronto, Ontario, or the city of Cleveland, Ohio.

**"CCAA"** has the meaning set out in Recital A.

**"CCAA Parties"** means collectively the Wabush CCAA Parties and such other Affiliates of the Wabush CCAA Parties who are parties to the CCAA Proceedings from time to time.

**"CCAA Proceedings"** has the meaning set out in Recital A.

**"Certificate of Compliance"** has the meaning set out in Section 3.5(1).

**"Closing"** means the completion of the purchase and sale of the Vendors' right, title and interest in and to the Purchased Assets and the assignment and assumption of the Assumed Liabilities by the Purchaser in accordance with the provisions of this Agreement.

**"Closing Date"** means the date on which Closing occurs, which date shall be the Target Closing Date or such other date as may be agreed to in writing by the Parties.

**"Closing Time"** has the meaning set out in Section 6.1.

**"Condition Certificates"** has the meaning set out in Section 7.3.

**"Contracts"** means all pending and executory contracts, agreements, leases, understandings and arrangements (whether oral or written) to which any one or more of the Vendors are a party or by which any one or more Vendors or any of the Purchased Assets is bound or under which any one or more of the Vendors have rights, including any Personal Property Leases.

**"Court"** has the meaning set out in Recital A.

**"CRA"** means the Canada Revenue Agency or any successor agency.

**"Damages"** means any loss, cost, liability, claim, interest, fine, penalty, assessment, Taxes, damages available at law or in equity (including incidental, consequential, special, aggravated, exemplary or punitive damages), expense (including consultant's and expert's fees and expenses and reasonable costs, fees and expenses of legal counsel on a full indemnity basis, without reduction for tariff rates or similar reductions and reasonable costs, fees and expenses of investigation, defence or settlement) or diminution in value.

**"Deed of Sale"** means a deed of sale, in form and substance satisfactory to the Parties, acting reasonably, but without any representations or warranties concerning Wabush Iron and Wabush Resources' right, title or interest in or to the Owned Real Property,



evidencing the conveyance to the Purchaser of Wabush Iron and Wabush Resources' right, title and interest in and to the Owned Real Property located in the Province of Newfoundland and Labrador, and "**Deeds of Sale**" shall mean more than one of them.

"**Deposit**" has the meaning set out in Section 3.2(1).

"**Encumbrances**" means all claims, liabilities (direct, indirect, absolute or contingent), obligations, prior claims, right of retention, liens, security interests, charges, hypothecs, trusts, deemed trusts (statutory or otherwise), judgments, writs of seizure or execution, notices of sale, contractual rights (including purchase options, rights of first refusal, rights of first offer or any other pre-emptive contractual rights), encumbrances, whether or not they have been registered, published or filed and whether secured, unsecured or otherwise.

"**Environmental Claim**" means any Action, Governmental Order, lien, fine, penalty, or, as to each, any settlement or judgment arising therefrom whether incurred or arising before or after Closing by or from any Person alleging liability of whatever kind or nature (including liability or responsibility for the costs of enforcement proceedings, investigations, cleanup, governmental response, removal or remediation, natural resources Damages, property Damages, personal injuries, medical monitoring, penalties, contribution, indemnification and injunctive relief) arising out of, based on or resulting from: (a) the presence, Release of, or exposure to, any Hazardous Materials; or (b) any actual or alleged non-compliance with any Environmental Law or term or condition of any Environmental Permit.

"**Environmental Law**" means any applicable Law, and any Governmental Order or binding agreement with any Governmental Authority: (a) relating to pollution (or the investigation or cleanup thereof), the management or protection of natural resources, endangered or threatened species, human health or safety, or the protection or quality of the environment (including ambient air, soil, surface water or groundwater, or subsurface strata); or (b) concerning the presence of, exposure to, or the management, manufacture, use, containment, storage, recycling, reclamation, reuse, treatment, generation, discharge, transportation, processing, production, disposal or remediation of any Hazardous Materials.

"**Environmental Liabilities**" means all past, present and future obligations and Liabilities of whatsoever nature or kind arising from or relating to, directly or indirectly:

- (i) any Environmental Matter; or
- (ii) any Environmental Claim, Environmental Notice or Environmental Permit applicable to or otherwise involving the Purchased Assets or the TL Corridor or any past, present or future non-compliance with, violation of or Liability under Environmental Law or any Environmental Permit applicable to or otherwise involving the Purchased Assets or the TL Corridor,

whenever occurring or arising.

"**Environmental Matters**" means any activity, event or circumstance in respect of or relating to:

- (i) the storage, use, holding, collection, containment, recycling, reclamation, remediation, accumulation, assessment, generation, manufacture, construction, processing, treatment, stabilization, disposition, handling, transportation, management, presence, exposure to or Release of Hazardous Materials;
- (ii) the protection, condition or quality of the environment; or
- (iii) pollution, reclamation, remediation or restoration of the environment;

in each case relating to the Purchased Assets or the TL Corridor or that has or have arisen or hereafter arise from or in respect of past, present or future operations, activities or omissions in or on the Purchased Assets or the TL Corridor or in respect of or otherwise involving the Purchased Assets or the TL Corridor, including obligations to compensate third Persons for any Liabilities.

**“Environmental Notice”** means any written directive, notice of violation or infraction, or notice respecting any Environmental Claim relating to actual or alleged non-compliance with any Environmental Law or any term or condition of any Environmental Permit, in each case, issued by a Governmental Authority.

**“Environmental Obligations”** has the meaning set forth in Section 5.6.

**“Environmental Permit”** means any Permit and Licence, letter, clearance, consent, waiver, exemption, decision or other action required under or issued, granted, given, authorized by or made pursuant to Environmental Law.

**“Excluded Assets”** means all properties and assets other than the Purchased Assets, including, but not limited to, the properties and assets listed on Schedule “C”.

**“Excluded Liabilities”** means all Liabilities of the Vendors other than the Assumed Liabilities and the Environmental Obligations.

**“General Conveyance”** means a general conveyance and assumption of liabilities, in form and substance satisfactory to the Parties, acting reasonably, evidencing the conveyance to the Purchaser of the Vendors’ right, title and interest in and to the Purchased Assets and the assumption by the Purchaser of the Assumed Liabilities.

**“Governmental Authority”** means:

- (1) any domestic or foreign government, whether national, federal, provincial, state, territorial, municipal or local (whether administrative, legislative, executive or otherwise);
- (2) any agency, authority, ministry, department, regulatory body, court, central bank, bureau, board or other instrumentality having legislative, judicial, taxing, regulatory, prosecutorial or administrative powers or functions of, or pertaining to, government;
- (3) any court, tribunal, commission, individual, arbitrator, arbitration panel or other body having adjudicative, regulatory, judicial, quasi-judicial, administrative or similar functions; and

- (4) any other body or entity created under the authority of or otherwise subject to the jurisdiction of any of the foregoing, including any stock or other securities exchange or professional association.

**“Governmental Order”** means any order, writ, judgment, injunction, decree, stipulation, determination or award entered by or with any Governmental Authority.

**“GST/HST”** means all goods and services tax and harmonized sales tax imposed under Part IX of the *Excise Tax Act* (Canada).

**“Hazardous Materials”** means: (a) any material, substance, chemical, waste, product, derivative, compound, mixture, solid, liquid, mineral, gas, odour, heat, sound, vibration, radiation or combination of them that may impair the natural environment, injure or damage property or animal life or harm or impair the health of any individual and includes any contaminant, waste or substance or material defined, prohibited, regulated or reportable pursuant to any Environmental Law in each case, whether naturally occurring or manmade; and (b) any petroleum or petroleum-derived products, radon, radioactive materials or wastes, asbestos in any form, lead or lead-containing materials, urea formaldehyde foam insulation and polychlorinated biphenyls.

**“ICA”** means the *Investment Canada Act*, R.S.C. 1985, c. 28 (1<sup>st</sup> Supp.).

**“Intercompany Claims”** means all present and future claims of any nature or kind whatsoever of any of the Vendors against an Affiliate of such Vendor, whether such Affiliate is a party to this Agreement or otherwise.

**“Interim Period”** means the period from the date that this Agreement is entered into by the Parties to the Closing Time.

**“ITA”** means the *Income Tax Act*, R.S.C., 1985, c. 1 (5th Supplement).

**“Law”** has the meaning set out in the definition of **“Applicable Law”**.

**“Leased Real Property”** means the real property subject to the Real Property Lease.

**“Legal Proceeding”** means any litigation, Action, application, suit, investigation, hearing, claim, complaint, deemed complaint, grievance, civil, administrative, regulatory or criminal, arbitration proceeding or other similar proceeding, before or by any court or other tribunal or Governmental Authority and includes any appeal or review thereof and any application for leave for appeal or review.

**“Liability”** means, with respect to any Person, any liability or obligation of such Person of any kind, character or description, whether known or unknown, absolute or contingent, accrued or unaccrued, disputed or undisputed, liquidated or unliquidated, secured or unsecured, joint or several, due or to become due, vested or unvested, executory, determined, determinable or otherwise, and whether or not the same is required to be accrued on the financial statements of such Person.

**“Monitor”** means FTI Consulting Canada Inc., in its capacity as Court-appointed monitor of the Vendors in the CCAA Proceedings.

**“Monitor’s Certificate”** means the certificate, substantially in the form attached as Schedule “A” to the Approval and Vesting Order, to be delivered by the Monitor to the

Vendors and the Purchaser on Closing and thereafter filed by the Monitor with the Court certifying that it has received the Conditions Certificates.

**"New Lease"** means any lease of all or a portion of the Leased Real Property entered into between the Purchaser and the Province of Newfoundland and Labrador after the Closing.

**"Notice of Disclaimer"** means a written notice issued by Wabush Iron and Wabush Resources to the Government of Newfoundland and Labrador with respect to the Real Property Lease pursuant to Section 32 of the CCAA.

**"Order"** means any order, directive, judgment, decree, injunction, decision, ruling, award or writ of any Governmental Authority.

**"Outside Date"** means the date that is twenty (20) Business Days after the date that is the later of (i) the date the disclaimer of the Real Property Lease under the Notice of Disclaimer becomes effective pursuant to Section 32 of the CCAA, and (ii) the date the Court issues the Approval and Vesting Order, or such other date as the Parties may agree.

**"Outstanding Rent"** means the outstanding rent due to the Government of Newfoundland and Labrador under the Real Property Lease, in the aggregate amount of \$550.56.

**"Owned Real Property"** has the meaning set out in Schedule "D".

**"Party"** means a party to this Agreement and any reference to a Party includes its successors and permitted assigns and **"Parties"** means more than one of them.

**"Permits and Licences"** means the permits, licences, authorizations, approvals or other evidence of authority related to the Purchased Assets issued to, granted to, conferred upon, or otherwise created for, the Vendors and listed on Schedule "E".

**"Permitted Encumbrances"** means the Encumbrances related to the Purchased Assets listed on Schedule "F".

**"Person"** is to be broadly interpreted and includes an individual, a corporation, a partnership, a trust, an unincorporated organization, a Governmental Authority, and the executors, administrators or other legal representatives of an individual in such capacity.

**"Personal Property"** means all machinery, equipment, furniture and other chattels of the Vendors used in connection with the properties known as the Wabush Terminal Station or the Wabush Substation that are located on the Owned Real Property or TL Corridor #3 as of the Closing Time.

**"Personal Property Lease"** means a chattel lease, equipment lease, financing lease, conditional sales contract and other similar agreement relating to Personal Property to which the Vendor is a party or under which it has rights to use Personal Property.

**"PUB"** has the meaning set out in Recital D.

**"PUB Approval"** has the meaning set out in Recital D.

**"Purchase Price"** has the meaning set out in Section 3.1.

**"Purchased Assets"** means those assets as more particularly set out in Schedule "G", but, for greater certainty, does not include the Excluded Assets.

**"Purchaser"** has the meaning set out in the preamble hereto, and includes any successor or permitted assignee thereof in accordance with Section 9.16.

**"Quitclaim Deed"** means a quitclaim deed, in form and substance satisfactory to the Parties, acting reasonably, but without any representations or warranties concerning Wabush Lake Railway Company's right, title or interest, if any, in any of the Owned Real Property, evidencing the conveyance to the Purchaser of Wabush Lake Railway Company's right, title and interest, if any, in and to the Owned Real Property located in the Province of Newfoundland and Labrador.

**"Real Property Assets"** means the Owned Real Property and TL Corridor #3.

**"Real Property Lease"** means the lease in respect of real property listed on Schedule "H".

**"Real Property Lease Costs"** means all amounts, costs, expenses and Taxes payable to the Government of Newfoundland and Labrador in connection with the Real Property Lease for the period up to and including to the Closing Date, including all accrued and outstanding payments under the Real Property Lease, but excluding any claim for damages arising from the disclaimer of the Real Property Lease (other than the amounts, costs, expenses and Taxes as set out above).

**"Release"** includes any actual or potential release, spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, abandonment, disposing or allowing to escape or migrate into or through the environment (including ambient air (indoor or outdoor), surface water, groundwater, land surface or subsurface strata or within any building, structure, facility or fixture).

**"Remittance Date"** has the meaning set out in Section 3.5(4).

**"Replacement Permit and Licence"** means a new permit, licence, authorization, approval or other similar item providing substantially equivalent rights to the Purchaser as a Vendor is entitled to as of the Closing Date pursuant to the applicable Permit and Licence.

**"Representative"** when used with respect to a Person means each director, officer, employee, consultant, financial adviser, legal counsel, accountant and other agent, adviser or representative of that Person.

**"Sale Advisor"** means Moelis & Company LLC.

**"SISP"** has the meaning set out in Recital B.

**"SISP Order"** has the meaning set out in Recital B.

**"SISP Team"** means the CCAA Parties, the Sale Advisor and the Monitor.

**"Target Closing Date"** means the date that is ten (10) Business after the date that is the later of (i) the date the disclaimer of the Real Property Lease under the Notice of Disclaimer becomes effective pursuant to Section 32 of the CCAA, and (ii) the date the Court issues the Approval and Vesting Order, or such other date as the Parties may agree.

**"Taxes"** means, with respect to any Person, all supranational, national, federal, provincial, state, local or other taxes, including income taxes, mining taxes, branch taxes, profits taxes, capital gains taxes, gross receipts taxes, windfall profits taxes, value added taxes, severance taxes, ad valorem taxes, property taxes, capital taxes, net worth taxes, production taxes, sales taxes, use taxes, licence taxes, excise taxes, franchise taxes, environmental taxes, transfer taxes, withholding or similar taxes, payroll taxes, employment taxes, employer health taxes, pension plan premiums and contributions, social security premiums, workers' compensation premiums, employment insurance or compensation premiums, stamp taxes, occupation taxes, premium taxes, alternative or add-on minimum taxes, GST/HST, customs duties or other taxes of any kind whatsoever imposed or charged by any Governmental Authority, together with any interest, penalties, or additions with respect thereto and any interest in respect of such additions or penalties.

**"Tax Returns"** means all returns, reports, declarations, elections, notices, filings, information returns, and statements in respect of Taxes that are required to be filed with any applicable Governmental Authority, including all amendments, schedules, attachments or supplements thereto and whether in tangible or electronic form.

**"TL Corridor"** means any real property subject to a New Lease.

**"TL Corridor #3"** means that portion of the land subject to the Real Property Lease measuring 130 feet in width and 28.56 acres on which a transmission line is located and which is shown in the diagram attached as Schedule D-7 as Transmission Line Corridor #3.

**"Transfer Taxes"** means all applicable Taxes, including where applicable, GST/HST payable upon or in connection with the transactions contemplated by this Agreement and any filing, registration, recording or transfer fees payable in connection with the instruments of transfer provided for in this Agreement but excluding any fees payable to the Registry of Deeds for the Province of Newfoundland and Labrador.

**"Vendors"** has the meaning set out in the preamble hereto.

**"Wabush CCAA Parties"** has the meaning set out in Recital A.

**"Wabush Initial Order"** has the meaning set out in Recital A.

**"Wabush Iron"** means Wabush Iron Co. Limited, a corporation existing under the laws of the State of Ohio.

**"Wabush Lake Railway Company"** means Wabush Lake Railway Company Limited, a corporation existing under the laws of Newfoundland and Labrador.

**"Wabush Mines"** means an unincorporated contractual joint venture called "Wabush Mines" pursuant to which Wabush Resources and Wabush Iron have, respectively,

undivided 73.17% and 26.83% co-ownership interests in the underlying assets and liabilities of the joint venture.

**“Wabush Mountain Area”** means those lands and premises leased to Newfoundland and Labrador Corporation Limited from the Province of Newfoundland and Labrador as more particularly described in two indentures dated May 15<sup>th</sup>, 1962, registered at the Registry of Deeds for the Province of Newfoundland and Labrador at Volume 577 Folios 522-543 and 564-593, as each may be amended, restated, supplemented, assigned or modified from time to time.

**“Wabush Resources”** means Wabush Resources Inc., a corporation existing under the laws of Canada.

**1.2 Actions on Non-Business Days.** If any payment is required to be made or other action (including the giving of notice) is required to be taken pursuant to this Agreement on a day which is not a Business Day, then such payment or action shall be considered to have been made or taken in compliance with this Agreement if made or taken on the next succeeding Business Day.

**1.3 Currency and Payment Obligations.** Except as otherwise expressly provided in this Agreement: (a) all dollar amounts referred to in this Agreement are stated in the lawful currency of Canada; and (b) any payment contemplated by this Agreement shall be made by wire transfer of immediately available funds to an account of the Monitor specified by the payee, by cash, by certified cheque or by any other method that provides immediately available funds as agreed to between the Parties, with the consent of the Monitor.

**1.4 Calculation of Time.** In this Agreement, a period of days shall be deemed to begin on the first day after the event which began the period and to end at 5:00 p.m. Eastern on the last day of the period. If any period of time is to expire hereunder on any day that is not a Business Day, the period shall be deemed to expire at 5:00 p.m. Eastern on the next succeeding Business Day.

**1.5 Tender.** Any tender of documents or money hereunder may be made upon the Parties or, if so indicated, the Monitor, or their respective counsel.

**1.6 Additional Rules of Interpretation.**

(1) *Gender and Number.* In this Agreement, unless the context requires otherwise, words in one gender include all genders and words in the singular include the plural and vice versa.

(2) *Headings and Table of Contents.* The inclusion in this Agreement of headings of Articles and Sections and the provision of a table of contents are for convenience of reference only and are not intended to be full or precise descriptions of the text to which they refer.

(3) *Section References.* Unless the context requires otherwise, references in this Agreement to Articles, Sections or Schedules are to Articles or Sections of this Agreement, and Schedules to this Agreement.

(4) *Words of Inclusion.* Wherever the words “include”, “includes” or “including” are used in this Agreement, they shall be deemed to be followed by the words “without limitation”

and the words following "include", "includes" or "including" shall not be considered to set forth an exhaustive list.

(5) *References to this Agreement.* The words "hereof", "herein", "hereto", "hereunder", "hereby" and similar expressions shall be construed as referring to this Agreement in its entirety and not to any particular Section or portion of it.

(6) *Statute References.* Unless otherwise indicated, all references in this Agreement to any statute include the regulations thereunder, in each case as amended, re-enacted, consolidated or replaced from time to time and in the case of any such amendment, re-enactment, consolidation or replacement, reference herein to a particular provision shall be read as referring to such amended, re-enacted, consolidated or replaced provision and also include, unless the context otherwise requires, all applicable guidelines, bulletins or policies made in connection therewith.

(7) *Document References.* All references herein to any agreement (including this Agreement), document or instrument mean such agreement, document or instrument as amended, supplemented, modified, varied, restated or replaced from time to time in accordance with the terms thereof and, unless otherwise specified therein, includes all schedules attached thereto.

**1.7 Schedules.** The following are the Schedules attached to and incorporated in this Agreement by reference and deemed to be a part hereof:

**SCHEDULES**

<u>Schedule "A"</u>	Form of Approval and Vesting Order
<u>Schedule "B"</u>	Assumed Liabilities
<u>Schedule "C"</u>	Excluded Assets
<u>Schedule "D"</u>	Owned Real Property
<u>Schedule "E"</u>	Permits and Licences
<u>Schedule "F"</u>	Permitted Encumbrances
<u>Schedule "G"</u>	Purchased Assets
<u>Schedule "H"</u>	Real Property Lease
<u>Schedule "I"</u>	Allocation of Purchase Price

Unless the context otherwise requires, words and expressions defined in this Agreement will have the same meanings in the Schedules and the interpretation provisions set out in this Agreement apply to the Schedules. Unless the context otherwise requires, or a contrary intention appears, references in the Schedules to a designated Article, Section, or other subdivision refer to the Article, Section, or other subdivision, respectively, of this Agreement.



## **ARTICLE 2 PURCHASE OF ASSETS AND ASSUMPTION OF LIABILITIES**

**2.1 Purchase and Sale of Purchased Assets.** At the Closing Time, on and subject to the terms and conditions of this Agreement and the Approval and Vesting Order, the Vendors shall sell to the Purchaser, and the Purchaser shall purchase from the Vendors, all of the Vendors' right, title and interest in and to the Purchased Assets, which shall be free and clear of all Encumbrances other than Permitted Encumbrances, to the extent and as provided for in the Approval and Vesting Order. For greater certainty, notwithstanding any other provision of this Agreement, this Agreement does not constitute an agreement by the Purchaser to purchase, or by the Vendors to sell any Excluded Asset.

**2.2 Assumed Liabilities.** At the Closing Time, on and subject to the terms and conditions of this Agreement, the Purchaser shall assume and agree to pay when due and perform and discharge in accordance with their terms, the Assumed Liabilities. Notwithstanding any other provision of this Agreement, the Purchaser shall not assume any Excluded Liability.

**2.3 Intercompany Corporate Services.** Any corporate support, treasury, legal, human resources, risk management, commercial, marketing, accounting, payroll and technical support services related to the Purchased Assets provided by any of the Vendors to any Affiliate or by any Affiliate to any of the Vendors prior to Closing will be terminated as of the Closing, and the Purchaser acknowledges and agrees that it shall be responsible for providing its own corporate support, treasury, legal, human resources, risk management, commercial, marketing, accounting, payroll and technical support services in respect of the Purchased Assets following Closing.

### **2.4 Transfer and Assignment of Permits and Licences.**

(1) *Obtaining Consents.* Prior to Closing, to the extent that a Permit and Licence is assignable or otherwise transferable by any Vendor to the Purchaser, such Vendor, with the assistance of the Purchaser, shall use commercially reasonable efforts to obtain all necessary consents or approvals to assign or otherwise transfer such Permits and Licences to the Purchaser. The Purchaser shall pay all costs required in connection with the assignment or transfer of any Permit and Licence (which costs shall be in addition to the Purchase Price).

(2) *Transfer and Assignment.* At the Closing Time, on and subject to the terms and conditions of this Agreement and the Approval and Vesting Order, all of the Vendors' rights, benefits and interests in, to and under the Permits and Licences, to the extent assignable, shall be assigned to the Purchaser, the consideration for which is included in the Purchase Price.

(3) *Where Consent Required.* Notwithstanding anything in this Agreement to the contrary, this Agreement shall not constitute an agreement to assign or otherwise transfer any Permit and Licence to the extent such Permit and Licence is not assignable or transferable under Applicable Law or the terms of the applicable Permit and Licence provide that it is not assignable without the consent of another Person, unless such consent has been obtained.

(4) *Post-Closing Assignment.* Notwithstanding anything in this Agreement to the contrary, if the consent or approval of any Person is required to assign or otherwise transfer a Permit and Licence but such consent or approval is not obtained prior to Closing, (i) the Vendors and the Purchaser shall use their commercially reasonable efforts to obtain the necessary consents or approvals to the assignment or transfer of such Permit and Licence to the Purchaser as soon as practicable following Closing, (ii) neither Party shall be considered to

be in breach of this Agreement, (iii) the failure to assign or otherwise transfer such Permit and Licence shall not be a condition to Closing, (iv) the Purchase Price shall not be subject to adjustment, and (v) the Closing shall not be delayed.

(5) *Obtaining Replacement Permits and Licences.* To the extent that a Permit and Licence is not assignable or otherwise transferrable by the Vendors to the Purchaser, the Purchaser shall use commercially reasonable efforts to obtain a Replacement Permit and Licence. The Purchaser shall pay all costs required in connection with obtaining any Replacement Permit and Licence (which shall be in addition to the Purchase Price).

### **ARTICLE 3 PURCHASE PRICE & TAXES**

**3.1 Purchase Price.** The consideration payable by the Purchaser to the Vendors for the Vendors' right, title and interest in and to the Purchased Assets (the "**Purchase Price**") shall be the sum of \$425,004.00.

**3.2 Satisfaction of Purchase Price.** The Purchase Price shall be paid and satisfied at Closing as follows:

- (1) the deposit in the amount of \$30,000.15, which was paid by the Purchaser to the Monitor, in trust, in accordance with the SISP (the "**Deposit**"), shall be applied against the Purchase Price. The Purchaser agrees that notwithstanding the terms of the SISP, it waives any accrued interest earned on the Deposit;
- (2) the balance of the Purchase Price shall be paid by the Purchaser to the Monitor.

**3.3 Allocation of Purchase Price.** The Parties shall report the transaction described herein in a manner entirely consistent with Schedule "1", and shall not take any position inconsistent therewith in the filing of any Tax Returns or in the course of any audit by any Governmental Authority, Tax review or Tax proceeding relating to any Tax Returns. In the event that any Transfer Taxes are payable by the Purchaser under Section 3.4, the Parties shall, no later than fourteen (14) days prior to the date scheduled for the Court hearing for the Approval and Vesting Order, agree on an allocation by asset class of the Purchase Price payable in respect of the Purchased Assets, to be used for calculating the amount(s) of Transfer Taxes to be collected by the Monitor on behalf of the Vendors or self-assessed by the Purchaser to the relevant Governmental Authorities. In the event the Vendors are required to provide an allocation with respect to each Purchased Asset or group of Purchased Assets in respect of which an Encumbrance has been registered, the Vendors shall propose such allocation to the Purchaser for approval, which shall not be unreasonably withheld.

**3.4 Taxes.** In addition to the Purchase Price, the Purchaser shall be liable for and shall pay all applicable Transfer Taxes. Unless self-assessed pursuant to Section 3.6(3), Transfer Taxes shall be paid for by the Purchaser at Closing.

**3.5 Section 116 of ITA.**

(1) Wabush Iron shall take all reasonable steps to obtain and deliver to the Purchaser on or before Closing a certificate of compliance issued by the Minister of National Revenue (Canada) under subsection 116(2) or 116(4) of the *ITA* in respect of its disposition of the 116(2) Property and a certificate of compliance issued by the Minister of National Revenue (Canada) under subsection 116(5.2) of the *ITA* in respect of its disposition of the 116(5.2)

Property. A certificate issued by the Minister of National Revenue (Canada) under subsection 116(2) or 116(4) of the *ITA* in respect of the 116(2) Property or under subsection 116(5.2) of the *ITA* in respect of the 116(5.2) Property is hereinafter referred to as a “**Certificate of Compliance**”.

(2) If a Certificate of Compliance in respect of the 116(2) Property is delivered to the Purchaser on or before the Closing, the Purchaser shall be entitled to withhold from the portion of the Purchase Price allocable to the 116(2) Property and payable to Wabush Iron at Closing twenty-five percent (25%) of the amount, if any, by which such portion of the Purchase Price exceeds the certificate limit specified in such certificate. If a Certificate of Compliance in respect of the 116(2) Property is not delivered to the Purchaser on or before the Closing, the Purchaser shall be entitled to withhold from the portion of the Purchase Price allocable to the 116(2) Property and payable to Wabush Iron at Closing twenty-five percent (25%) of such portion of the Purchase Price.

(3) If a Certificate of Compliance in respect of the 116(5.2) Property is delivered to the Purchaser on or before the Closing, Purchaser shall be entitled to withhold from the portion of the Purchase Price allocable to the 116(5.2) Property and payable to Wabush Iron at Closing fifty percent (50%) of the amount, if any, by which such portion of the Purchase Price exceeds the certificate limit specified in such certificate. If a Certificate of Compliance in respect of the 116(5.2) Property is not delivered to the Purchaser on or before the Closing, the Purchaser shall be entitled to withhold from the portion of the Purchase Price allocable to the 116(5.2) Property and payable to Wabush Iron at Closing fifty percent (50%) of such portion of the Purchase Price.

(4) Where the Purchaser has withheld any amount under Section 3.5(2) or (3) and Wabush Iron delivers a Certificate of Compliance to the Purchaser after Closing and on or before the twenty-eighth day of the calendar month following the calendar month in which the Closing occurs (the “**Remittance Date**”), the Purchaser shall:

- (a) where the certificate is delivered under subsection 116(2) or (4) of the *ITA*, remit forthwith to the Receiver General for Canada for the account of Wabush Iron twenty-five percent (25%) of the amount, if any, by which the portion of the Purchase Price allocable to the 116(2) Property and payable to Wabush Iron exceeds the certificate limit fixed in such certificate and pay forthwith to Wabush Iron any amount that the Purchaser has withheld in respect of the 116(2) Property in excess of such amount; and
- (b) where the certificate is delivered under subsection 116(5.2) of the *ITA*, remit forthwith to the Receiver General for Canada for the account of Wabush Iron fifty percent (50%) of the amount, if any, by which the portion of the Purchase Price allocable to the 116(5.2) Property and payable to Wabush Iron exceeds the certificate limit fixed in such certificate and pay forthwith to Wabush Iron any amount that the Purchaser has withheld in respect of the 116(5.2) Property in excess of such amount.

(5) Where the Purchaser has withheld any amount under Section 3.5(2) and no Certificate of Compliance has been delivered to the Purchaser in respect of the 116(2) Property on or prior to the Remittance Date, or where the Purchaser has withheld any amount under Section 3.5(3) and no Certificate of Compliance has been delivered to the Purchaser in respect of the 116(5.2) Property on or prior to the Remittance Date, such amount shall be remitted by

the Purchaser to the Receiver General for Canada for the account of Wabush Iron in accordance with section 116 of the *ITA*.

(6) For the avoidance of doubt, the Purchaser shall not remit any amount referred to in Section 3.5(5) to the Receiver General for Canada before the Remittance Date, as such date may be extended pursuant to Section 3.5(7).

(7) Notwithstanding anything to the contrary in this Section 3.5, if prior to the Remittance Date, the Purchaser has received a comfort letter issued by the CRA in form and substance satisfactory to the Purchaser, acting reasonably, extending the time period under which the Purchaser is required to remit an amount in respect of the Purchase Price for the account of Wabush Iron without being subject to interest or penalties, the Purchaser shall not make any remittance to the Receiver General for Canada on the date that would otherwise be the Remittance Date and the Remittance Date shall be extended indefinitely, or until the Purchaser receives notification from the CRA that such comfort letter is no longer in effect.

(8) Where the Purchaser has withheld any amount under Section 3.5(2) or (3), such amount shall on Closing, be paid to and held by the Monitor, in trust for the benefit of Wabush Iron until paid out of trust to the Monitor on behalf of Wabush Iron, or remitted to the Receiver General for Canada for the account of Wabush Iron in accordance with this Section 3.5.

(9) A copy of any Certificate of Compliance, other certificates, notices, comfort letters, correspondence or any other document sent by any Vendor or the Purchaser, or received by any Vendor or the Purchaser, pursuant to this Section 3.5 shall be sent promptly to the Monitor by the applicable Vendor or the Purchaser.

### **3.6 Tax Elections.**

(1) *GST/HST Elections.* If available, at the Closing, each Vendor and the Purchaser shall execute jointly an election under section 167 of the *Excise Tax Act (Canada)* to have the sale of the Purchased Assets take place on a GST/HST-free basis under Part IX of the *Excise Tax Act (Canada)*. The Purchaser shall file the elections in the manner and within the time prescribed by the relevant legislation.

(2) *Subsection 20(24) Tax Election.* If applicable, at the Closing, the Purchaser and the Vendors shall jointly execute and file an election under subsection 20(24) of the *ITA* in the manner required by subsection 20(25) of the *ITA* and under the equivalent or corresponding provisions of any other applicable provincial or territorial statute, in the prescribed forms and within the time period permitted under the *ITA* and under any other applicable provincial or territorial statute, as to such amount paid by the applicable Vendors to the Purchaser for assuming future obligations. In this regard, the Purchaser and the Vendors acknowledge that a portion of the Purchased Assets transferred by each applicable Vendor pursuant to this Agreement and having a value equal to the amount elected under subsection 20(24) of the *ITA* and the equivalent provisions of any applicable provincial or territorial statute in the relevant election, is being transferred by such Vendor as a payment for the assumption of such future obligations by the Purchaser.

(3) *Self-Assessment.* The Purchaser shall self-assess all GST/HST payable by the Purchaser relating to the purchase of the Owned Real Property in accordance with subsections 221(2) and 228(4) of the *Excise Tax Act (Canada)*.

## ARTICLE 4 REPRESENTATIONS AND WARRANTIES

**4.1 Representations and Warranties of the Purchaser.** As a material inducement to the Vendors entering into this Agreement and completing the transactions contemplated by this Agreement and acknowledging that the Vendors are entering into this Agreement in reliance upon the representations and warranties of the Purchaser set out in this Section 4.1, the Purchaser represents and warrants to the Vendors as follows:

(1) *Incorporation and Corporate Power.* The Purchaser is a corporation continued pursuant to the *Hydro Corporation Act, 2007, SNL2007, c. H-17*. The Purchaser has the corporate power, authority and capacity to execute and deliver this Agreement and all other agreements and instruments to be executed by it as contemplated herein and to perform its obligations under this Agreement and under all such other agreements and instruments.

(2) *Authorization by Purchaser.* The execution and delivery of this Agreement and all other agreements and instruments to be executed by it as contemplated herein and the completion of the transactions contemplated by this Agreement and all such other agreements and instruments have been duly authorized by all necessary corporate action on the part of the Purchaser.

(3) *Approvals.* No consent, waiver, authorization or approval of any Person and no declaration to or filing or registration with any Governmental Authority is required in connection with the execution and delivery by the Purchaser of this Agreement or all other agreements and instruments to be executed by the Purchaser or the performance by the Purchaser of its obligations hereunder or thereunder.

(4) *Enforceability of Obligations.* This Agreement constitutes a valid and binding obligation of the Purchaser enforceable against the Purchaser in accordance with its terms. There is no Legal Proceeding in progress, pending, or threatened against or affecting the Purchaser, and there are no grounds on which any such Legal Proceeding might be commenced and there is no Order outstanding against or affecting the Purchaser which, in any such case, affects adversely or might affect adversely the ability of the Purchaser to enter into this Agreement or to perform its obligations hereunder.

(5) *ICA.* The Purchaser either is not a "non-Canadian" within the meaning of the *ICA*, or, if the Purchaser is a "non-Canadian", the Purchaser is a "WTO investor" within the meaning of the *ICA*.

(6) *Excise Tax Act.* The Purchaser is, or upon Closing shall be, registered for GST/HST purposes under Part IX of the *Excise Tax Act (Canada)*, and shall provide its registration number to the Vendor at or prior to Closing.

(7) *Commissions.* The Vendors will not be liable for any brokerage commission, finder's fee or other similar payment in connection with the transactions contemplated by this Agreement because of any action taken by, or agreement or understanding reached by, the Purchaser.

(8) *Sufficient Funds.* The Purchaser has sufficient financial resources or has arranged sufficient financing for it to pay on Closing the Purchase Price, Transfer Taxes and any and all other amounts payable by the Purchaser hereunder.

**4.2 Representations and Warranties of the Vendors.** As a material inducement to the Purchaser's entering into this Agreement and completing the transactions contemplated by this Agreement and acknowledging that the Purchaser is entering into this Agreement in reliance upon the representations and warranties of the Vendors set out in this Section 4.2, the Vendors severally represent and warrant to the Purchaser as follows:

(1) *Incorporation and Corporate Power.* Wabush Iron is a corporation incorporated, organized and subsisting under the laws of the State of Ohio. Wabush Resources is a corporation incorporated, organized and subsisting under the federal laws of Canada. Wabush Lake Railway Company is a corporation incorporated, organized and subsisting under the laws of Newfoundland and Labrador. Subject to the granting of the Approval and Vesting Order, the Vendors have the corporate power, authority and capacity to execute and deliver this Agreement and all other agreements and instruments to be executed by it as contemplated herein and to perform their other obligations under this Agreement and under all such other agreements and instruments.

(2) *Authorization by Vendors.* Subject to the granting of the Approval and Vesting Order, the execution and delivery of this Agreement and all other agreements and instruments to be executed by it as contemplated herein and the completion of the transactions contemplated by this Agreement and all such other agreements and instruments have been duly authorized by all necessary corporate action on the part of the Vendors.

(3) *Enforceability of Obligations.* Subject to the granting of the Approval and Vesting Order, this Agreement constitutes a valid and binding obligation of the Vendors enforceable against the Vendors in accordance with its terms.

(4) *ITA.* The Vendors (other than Wabush Iron) are not non-residents of Canada for purposes of the *ITA*.

(5) *Excise Tax Act.* The Vendors are registered for GST/HST purposes under Part IX of the *Excise Tax Act* (Canada) and their GST/HST numbers are:

Wabush Iron: 10556 6251

Wabush Lake Railway Company: 10556 6269

Wabush Resources: 88149 8307

(6) *Commissions.* The Purchaser will not be liable for any brokerage commission, finder's fee or other similar payment in connection with the transactions contemplated by this Agreement because of any action taken by, or agreement or understanding reached by, the Vendors.

**4.3 As is, Where is.** Notwithstanding any other provision of this Agreement, the Purchaser acknowledges, agrees and confirms that:

(1) except for the representations and warranties of the Vendors set forth in Section 4.2, it is entering into this Agreement, acquiring the Purchased Assets, assuming the Assumed Liabilities and agreeing to be responsible for the Environmental Obligations on an "as is, where is" basis as they exist as of the Closing Time and will accept the Purchased Assets in their state, condition and location as of the Closing Time except as expressly set forth in this Agreement and the sale of the Purchased Assets is made without legal warranty and at the risk and peril of the Purchaser;

(2) it has conducted to its satisfaction such independent searches, investigations and inspections of the Purchased Assets, the Assumed Liabilities and the Environmental Obligations as it deemed appropriate, and based solely thereon, has determined to proceed with the transactions contemplated by this Agreement;

(3) except as expressly stated in Section 4.2, neither the Vendors nor any other Person is making, and the Purchaser is not relying on, any representations, warranties, statements or promises, express or implied, statutory or otherwise, concerning the Purchased Assets or the TL Corridor, the Vendors' right, title or interest in or to the Purchased Assets (including, for greater certainty, Wabush Lake Railway Company's right, title or interest, if any, in any of the Owned Real Property), the TL Corridor, the Assumed Liabilities or the Environmental Obligations, including with respect to merchantability, physical or financial condition, description, fitness for a particular purposes, suitability for development, title, description, use or zoning, environmental condition, existence of latent defects, quality, quantity or any other thing affecting any of the Purchased Assets, the TL Corridor, the Assumed Liabilities or the Environmental Obligations or in respect of any other matter or thing whatsoever, including any and all conditions, warranties or representations expressed or implied pursuant to any Applicable Law in any jurisdiction, which the Purchaser confirms do not apply to this Agreement and are hereby waived in their entirety by the Purchaser;

(4) without limiting the generality of the foregoing, no representation, warranty or covenant is given by any member of the SISP Team or any of the SISP Team's Representatives that the Purchased Assets and/or TL Corridor are or can be made operational within a specified time frame or will achieve any particular level of service, use, production capacity or actual production if made operational;

(5) without limiting the generality of the foregoing, except as expressly stated in Section 4.2, the Vendors have made no representation or warranty as to any regulatory approvals, Permits and Licenses, consents or authorizations that may be needed to complete the transactions contemplated by this Agreement and the Purchaser is relying entirely on its own investigation, due diligence and inquiries in connection with such matters;

(6) all written and oral information obtained from any member of the SISP Team or any of the SISP Team's Representatives, including in any teaser letter, asset listing, confidential information memorandum or other document made available to the Purchaser (including in certain "data rooms", management presentations, site visits and diligence meetings or telephone calls), with respect to the Purchased Assets, the TL Corridor, the Assumed Liabilities and the Environmental Obligations has been obtained for the convenience of the Purchaser only, and no member of the SISP Team nor any of the SISP Team's Representatives have made any representation or warranty, express or implied, statutory or otherwise as to the accuracy or completeness of any such information;

(7) any information regarding or describing the Purchased Assets, the Assumed Liabilities or the Environmental Obligations in this Agreement (including the Schedules hereto), or in any other agreement or instrument contemplated hereby, is for identification purposes only, is not relied upon by the Purchaser, and no representation, warranty or condition, express or implied, has or will be given by any member of the SISP Team or any of the SISP Team's Representatives, or any other Person concerning the completeness or accuracy of such information or descriptions;

(8) except as otherwise expressly provided in this Agreement, the Purchaser hereby unconditionally and irrevocably waives any and all actual or potential rights or claims the

Purchaser might have against the Vendors, any member of the SISP Team or any of the SISP Team's Representatives pursuant to any warranty, express or implied, legal or conventional, of any kind or type, other than those representations and warranties expressly set forth in Section 4.2. Such waiver is absolute, unlimited, and includes, but is not limited to, waiver of express warranties, implied warranties, warranties of fitness for a particular use, warranties of merchantability, warranties of occupancy, strict liability and claims of every kind and type, including claims regarding defects, whether or not discoverable or latent, product liability claims, or similar claims, and all other claims that may be later created or conceived in strict liability or as strict liability type claims and rights;

(9) except as expressly set out in Section 9.1, none of the representations and warranties contained in this Agreement shall survive Closing and, subject to Section 8.1, the Purchaser's sole recourse for any breach of representation or warranty of the Vendors shall be for the Purchaser not to complete the transactions as contemplated in this Agreement; and

(10) this Section 4.3 shall not merge on Closing and is deemed incorporated by reference in all closing documents and deliveries. The Purchaser shall have no recourse or claim of any kind against the proceeds of the transactions contemplated by this Agreement following Closing.

## **ARTICLE 5 COVENANTS**

**5.1 Target Closing Date.** The Parties shall cooperate with each other and shall use their commercially reasonable efforts to effect the Closing on the Target Closing Date.

**5.2 Motion for Approval and Vesting Order.** Pursuant to and subject to the terms of the SISP, the Vendors shall file with the Court, as soon as practicable after the execution and delivery of this Agreement, a motion seeking the Court's issuance of the Approval and Vesting Order. The Vendors shall diligently use their commercially reasonable efforts to seek the issuance and entry of the Approval and Vesting Order. The Purchaser shall cooperate with the Vendors in their efforts to obtain the issuance and entry of the Approval and Vesting Order. The Purchaser, at its own expense, will promptly provide to the Vendors and the Monitor all such information within its possession or under its control as the Vendors or the Monitor may reasonably require to obtain the Approval and Vesting Order.

**5.3 Access During Interim Period.** During the Interim Period:

(1) the Vendors shall grant to the Purchaser, its Representatives, contractors and invitees, for the purpose of erecting, installing, constructing, operating, maintaining, inspecting, altering, removing, replacing, repairing, reconstructing, repairing and moving electrical transmission infrastructure, and all appurtenances thereto, the right, at any time and from time to time during the Interim Period, of ingress, egress on foot and with motors, trucks and other vehicles or equipment (in common with the Vendors and all others entitled thereto from time to time and in such a manner as to not interfere unreasonably with any operations of the Vendors) through and over the Real Property Assets and any property now or hereafter owned or occupied by the Vendors adjacent to the Real Property Assets, provided that any such access shall be over existing access roads unless otherwise previously approved by the Vendors in writing. The Purchaser hereby undertakes to indemnify and save harmless the Vendors from any expense or Damages arising by reason of the exercise of the rights granted by the Vendors in this Section 5.3(1).



(2) The Vendors hereby covenant and agree that the Purchaser will peaceably hold and enjoy all rights and liberties hereby granted in this Section 5.3 during the Interim Period without any interruption by the Vendors or any other person whatsoever rightfully claiming under or in trust for them.

(3) the Purchaser covenants with the Vendors that it will at all times during the Interim Period, at its own cost and expense, repair, renew, replace and maintain the Real Property Assets in accordance with good utility practice. In the event that this Agreement is terminated prior to Closing, the Purchaser will deliver to the Vendors vacant possession of the Real Property Assets in no worse condition than it existed on the date of this Agreement;

(4) the Vendors or any Representative of the Vendors shall be entitled from time to time (upon reasonable notice, except in the case of an emergency when no notice is required) to enter and examine the state of maintenance, repair and order of the Real Property Assets, and the Vendors may give notice to the Purchaser requiring the Purchaser to perform such maintenance or effect such repairs or replacements as may be found necessary from such examination, at the Purchaser's sole cost and expense;

(5) the Purchaser covenants with the Vendors that it will use the Real Property Assets for purposes of operating and maintaining electrical transmission infrastructure, and all appurtenances thereto, only and will not carry on, or permit to be carried on, on the Real Property Assets any activity which is deemed a nuisance by the Vendors, which is illegal or otherwise unreasonably interferes with the operations of the Vendors;

(6) in the event that this Agreement is terminated prior to Closing, any addition to, in, on or under the Real Property Assets made by the Purchaser shall become the sole and exclusive property of the Vendors, subject to the right of the Purchaser to remove any such additions in the nature of, or that would be considered under the law of Newfoundland and Labrador, trade fixtures, provided that such trade fixtures are capable of being removed from the Real Property Assets without causing material injury to the Real Property Assets or adversely affecting the ability to operate the electrical transmission infrastructure, and all appurtenances thereto, on the Real Property Assets in accordance with good utility practice;

(7) except and to the extent that such injury, loss or damage is caused by the Vendors, the Vendors and their respective Representatives or invitees shall not be liable or responsible in any way for any injury that may be suffered or sustained by the Purchaser, or any guest, contractor, Representative or invitee of the Purchaser, or for any loss of or damage to any of the Real Property Assets, including any environmental loss or damage to property belonging to the Purchaser or to any other Person (including without limitation any family member, guest, tenant, contractor, Representative or invitee of the Purchaser) while such property is on the Real Property Assets. The Purchaser hereby releases each of the Vendors from any and all Liability for loss and damage caused during the Interim Period (except for fraudulent or grossly negligent acts of the Vendors) and agrees to indemnify and hold harmless the Vendors from and against all manner of actions, suits, Damages and demands of any nature whatsoever relating to such loss or damage;

(8) the Purchaser agrees to indemnify and save harmless each of the Vendors and their respective Affiliates and their respective Representatives and invitees, from:

- (a) any and all claims for personal injury or property damage arising from any default by the Purchaser in the observance or performance of the covenants and agreements on its part to be observed and performed pursuant to this Section

5.3 or from any act or omission of the Purchaser, or of any guest, tenant, contractor, Representative or invitee of the Purchaser;

(b) any and all Damages, Liabilities and related expenses, including the fees, charges and disbursements of any counsel for the Vendors or an Affiliate of a Vendor, incurred by or asserted against any Vendor or an Affiliate of a Vendor by any person or governmental authority arising out of, in connection with or as a result of: (i) the presence, release of or exposure to any Hazardous Materials or contaminants from or upon the Real Property Assets; or (ii) with respect to the Real Property Assets, any actual or alleged non-compliance with any Environmental Law or term or condition of any permit, letter, clearance, consent, waiver, closure plan, exemption, decision or other instrument issued, given, granted or authorized by or made pursuant to any Environmental Law; in each case notwithstanding that any Damages or Liability may arise out of, in connection with or as a result of any environmental condition, Hazardous Material or contaminant in existence on the Real Property Assets prior to the date of this Agreement, whether or not known by the Vendors, an Affiliate of a Vendor or the Purchaser; and

(c) from all costs, fees and expenses incurred as a result of any claim under this Section 5.3(8) or any action or proceeding brought in connection with such claim;

(9) Sections 5.3(7) and 5.3(8) shall survive Closing and Sections 5.3(3) and 5.3(6) to 5.3(8) shall survive the termination of this Agreement prior to Closing;

(10) the Purchaser shall pay all Taxes, rates and assessment whatsoever, whether municipal, provincial or federal or otherwise now or in the future charged upon the surface rights in respect of the Real Property Assets or upon any of the Vendors on account of the surface rights in respect of the Real Property Assets;

(11) subject to any confidentiality or safety restrictions, the Vendors shall give, or cause to be given, to the Purchaser and its Representatives reasonable access during normal business hours to the Purchased Assets, to conduct such investigations, inspections, surveys or tests thereof and of the financial and legal condition of the Purchased Assets as the Purchaser deems reasonably necessary or desirable to further familiarize itself with the Purchased Assets. Without limiting the generality of the foregoing, the Purchaser shall be permitted reasonable access during normal business hours to all documents relating to information scheduled or required to be disclosed under this Agreement. Such investigations, inspections, surveys and tests shall be carried out at the Purchaser's sole and exclusive risk, during normal business hours, and without undue interference with the operations of the care and maintenance activities being conducted and the Vendors shall co-operate reasonably in facilitating such investigations, inspections, surveys and tests and shall furnish copies of all such documents and materials relating to such matters as may be reasonably requested by or on behalf of the Purchaser; and

(12) the Vendors may terminate the rights of access granted to the Purchaser under this Section 5.3 for breach by the Purchaser of its covenants under this Section 5.3 immediately upon written notice to the Purchaser or for any reason at any time prior to Closing upon thirty (30) days written notice to the Purchaser.

**5.4 Risk of Loss.** Subject to Section 5.3, the Purchased Assets shall be at the risk of the Vendors until Closing. If before the Closing all or substantially all of the Purchased Assets are lost, damaged or destroyed (other than in connection with the Purchaser's access to the Real

Property Assets pursuant to Section 5.3), or are expropriated or seized by any Governmental Authority or any other Person in accordance with Applicable Law or if notice of any such expropriation or seizure shall have been given in accordance with Applicable Law (other than in connection with the Purchaser's access to the Real Property Assets pursuant to Section 5.3), the Purchaser, in its discretion, acting reasonably, shall have the option, exercisable by notice to the Vendors given prior to the Closing Time to terminate this Agreement, as provided in Section 8.1(2).

**5.5 Indemnity.** The Purchaser hereby indemnifies the Vendors, the Vendors' Affiliates and their respective Representatives, and save them fully harmless against, and will reimburse or compensate them for, any Damages arising from, in connection with or related in any manner whatsoever to:

- (1) Any Transfer Taxes (including penalties and interest) which may be assessed against any Vendor, including any Taxes which may be assessed against any Vendor in the event that any election made pursuant to Section 3.6 is challenged by the relevant Tax authority as being inapplicable to the transactions under this Agreement, or as a result of the Purchaser's failure to file such elections within the prescribed time;
- (2) the Purchaser's access in accordance with Section 5.3;
- (3) any Real Property Lease Costs;
- (4) any Environmental Obligations; and
- (5) from and after the Closing Time, the Purchaser's failure to pay when due and perform and discharge the Assumed Liabilities in accordance with their terms.

**5.6 Environmental Liabilities.** The Purchaser acknowledges that upon Closing, and, in the case of the TL Corridor only, upon the entrance by the Purchaser into a New Lease, the Purchaser shall become responsible for the payment, performance and discharge of all Environmental Liabilities related to the Purchased Assets and the TL Corridor including, as applicable, all obligations of any kind whatsoever under Environmental Laws relating to the Purchased Assets and the TL Corridor (collectively the "**Environmental Obligations**").

**5.7 Cooperation and Consultation with Governmental Authorities.** All analyses, appearances, meetings, discussions, presentations, memoranda, briefs, filings, arguments, and proposals made by or on behalf of either Party before any Governmental Authority or the staff or regulators of any Governmental Authority, in connection with the consummation of the transactions contemplated hereunder (but, for the avoidance of doubt, not including any interactions between the Vendors or the Purchaser with Governmental Authorities in the ordinary course of business, any disclosure which is not permitted by Law or any disclosure containing confidential information) shall be disclosed to the other Party hereunder in advance of any filing, submission or attendance, it being the intent that the Parties will consult and cooperate with one another, and consider in good faith the views of one another, in connection with any such analyses, appearances, meetings, discussions, presentations, memoranda, briefs, filings, arguments, and proposals. Each Party shall give notice to the other Party with respect to any meeting, discussion, appearance or contact with any Governmental Authority or the staff or regulators of any Governmental Authority, with such notice being sufficient to provide the other Party with the opportunity to attend and participate in such meeting, discussion, appearance or contact.

**5.8 Vendors Not to Dispose of or Transfer Interests.** During the Interim Period, the Vendors shall not sell, assign, transfer or dispose of their interests in and to the Purchased Assets, in whole or in part, or otherwise grant or cause to be granted or permit to arise any Encumbrance in respect of the Purchased Assets. If a transfer or grant has occurred, then the Purchaser, in its sole discretion, shall have the option, exercisable by notice in writing to the Vendors given prior to the Closing Time to terminate this Agreement, as provided in Section 8.1(8).

**5.9 Real Property Lease.**

(1) *Notice of Disclaimer.* Within five (5) Business Days of the date of this Agreement, Wabush Iron and Wabush Resources shall issue the Notice of Disclaimer pursuant to Section 32(1) of the CCAA. Notwithstanding the issuance of the Notice of Disclaimer and Section 7.1(6) and Section 7.2(6) of this Agreement, neither Wabush Iron nor Wabush Resources shall have any obligation to respond to or oppose any application made in respect of the Notice of Disclaimer pursuant to Section 32(2) of the CCAA.

(2) *Real Property Lease Costs.* To the extent that any Real Property Lease Costs are payable in connection with Wabush Iron and Wabush Resources' disclaimer of the Real Property Lease, the Purchaser shall be responsible for and pay all such Real Property Lease Costs.

(3) *Application for New Lease.* The Purchaser shall have sole responsibility for any application by the Purchaser for a New Lease. The Vendors make no representation or warranty or covenant regarding the Province of Newfoundland and Labrador's willingness to enter into a New Lease with the Purchaser and shall have no Liability whatsoever in connection with any failure of the Purchaser or refusal of the Province of Newfoundland and Labrador to enter into a New Lease.

**ARTICLE 6  
CLOSING ARRANGEMENTS**

**6.1 Closing.** The Closing shall take place at 10:00 a.m. Eastern time (the "Closing Time") on the Closing Date at the offices of the Vendors' counsel in St. John's, Newfoundland and Labrador, or at such other time on the Closing Date or such other place as may be agreed orally or in writing by the Vendors and the Purchaser.

**6.2 Vendors' Closing Deliveries.** At the Closing, the Vendors shall deliver or cause to be delivered to the Purchaser the following:

- (1) the Purchased Assets, provided that delivery shall occur *in situ* wheresoever such Purchased Assets are located at the Closing Time;
- (2) a true copy of the Approval and Vesting Order;
- (3) the General Conveyance, duly executed by the Vendors;
- (4) the Notice of Disclaimer, duly executed by Wabush Iron, Wabush Resources and consented to by the Monitor;
- (5) the Deed(s) of Sale, duly executed by Wabush Iron and Wabush Resources;
- (6) the Quitclaim Deed, duly executed by Wabush Lake Railway Company;

- (7) a bring-down certificate executed by a senior officer of the Vendors dated as of the Closing Date, in form and substance satisfactory to the Purchaser, acting reasonably, certifying that (i) all of the representations and warranties of the Vendors hereunder remain true and correct in all material respects as of the Closing Date, and (ii) all of the terms and conditions set out in this Agreement to be complied with or performed by the Vendors at or prior to Closing have been complied with or performed by the Vendors in all material respects;
- (8) the documents or elections referred to in Sections 3.5(1); and
- (9) such other agreements, documents and instruments as may be reasonably required by the Purchaser to complete the transactions provided for in this Agreement, all of which shall be in form and substance satisfactory to the Parties, acting reasonably.

**6.3 Purchaser's Closing Deliveries.** At the Closing, the Purchaser shall deliver or cause to be delivered to the Vendors (or to the Monitor, if so indicated below), the following:

- (1) the payment referred to in Section 3.2(2), which shall be made to the Monitor;
- (2) the payment of all Transfer Taxes (if any) required to be paid on Closing shall be made to the Monitor;
- (3) the General Conveyance, duly executed by the Purchaser;
- (4) a bring-down certificate executed by a senior officer of the Purchaser dated as of the Closing Date, in form and substance satisfactory to the Vendors, acting reasonably, certifying that (a) all of the representations and warranties of the Purchaser hereunder remain true and correct in all material respects as of the Closing Date, and (b) all of the terms and conditions set out in this Agreement to be complied with or performed by the Purchaser at or prior to Closing have been complied with or performed by the Purchaser in all material respects;
- (5) the elections referred to in Section 3.6;
- (6) the Deed(s) of Sale, duly executed by the Purchaser;
- (7) the Quitclaim Deed, duly executed by the Purchaser;
- (8) evidence, in form and substance satisfactory to the Vendors, of (i) payment of the Outstanding Rent to the Newfoundland and Labrador Government, or (ii) waiver by the Newfoundland and Labrador Government of the Outstanding Rent; and
- (9) such other agreements, documents and instruments and Deeds of Sale as may be reasonably required by the Vendors to complete the transactions provided for in this Agreement, all of which shall be in form and substance satisfactory to the Parties, acting reasonably.

## **ARTICLE 7 CONDITIONS OF CLOSING**

**7.1 Purchaser's Conditions.** The Purchaser shall not be obligated to complete the transactions contemplated by this Agreement, unless, at or before the Closing Time, each of the

conditions listed below in this Section 7.1 have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Purchaser, and may be waived by the Purchaser in whole or in part, without prejudice to any of its rights of termination in the event of non-fulfillment of any other condition in whole or in part. Any such waiver shall be binding on the Purchaser only if made in writing. The Vendors shall take all such actions, steps and proceedings as are reasonably within their control as may be necessary to ensure that the conditions listed below in this Section 7.1 are fulfilled at or before the Closing Time.

(1) *Court Approval.* The Approval and Vesting Order shall have been issued and entered by the Court and shall not have been vacated, set aside or stayed.

(2) *Vendors' Deliverables.* The Vendors shall have executed and delivered or caused to have been executed and delivered to the Purchaser at the Closing all the documents contemplated in Section 6.2.

(3) *No Violation of Orders or Law.* During the Interim Period, no Governmental Authority shall have enacted, issued or promulgated any final or non-appealable Order or Law which has the effect of (a) making any of the transactions contemplated by this Agreement illegal, or (b) otherwise prohibiting, preventing or restraining the consummation of any of the transactions contemplated by this Agreement.

(4) *No Breach of Representations and Warranties.* Each of the representations and warranties contained in Section 4.2 shall be materially true and correct (i) as of the Closing Date as if made on and as of such date or (ii) if made as of a date specified therein, as of such date.

(5) *No Breach of Covenants.* The Vendor shall have performed in all material respects all material covenants, obligations and agreements contained in this Agreement required to be performed by the Vendor on or before the Closing.

(6) *Notice of Disclaimer Effective.* The disclaimer of the Real Property Lease under the Notice of Disclaimer shall have become effective pursuant to Section 32 of the CCAA.

**7.2 Vendors' Conditions.** The Vendors shall not be obligated to complete the transactions contemplated by this Agreement unless, at or before the Closing Time, each of the conditions listed below in this Section 7.2 have been satisfied, it being understood that the said conditions are included for the exclusive benefit of the Vendors, and may be waived by the Vendors in whole or in part, without prejudice to any of its rights of termination in the event of non-fulfillment of any other condition in whole or in part. Any such waiver shall be binding on the Vendors only if made in writing. The Purchaser shall take all such actions, steps and proceedings as are reasonably within the Purchaser's control as may be necessary to ensure that the conditions listed below in this Section 7.2 are fulfilled at or before the Closing Time.

(1) *Court Approval.* The Approval and Vesting Order shall have been issued and entered by the Court and shall not have been vacated, set aside or stayed.

(2) *Purchaser's Deliverables.* The Purchaser shall have executed and delivered or caused to have been executed and delivered to the Vendors at the Closing all the documents and payments contemplated in Section 6.3.

(3) *No Violation of Orders or Law.* During the Interim Period, no Governmental Authority shall have enacted, issued or promulgated any final or non-appealable Order or Law which has the effect of (a) making any of the transactions contemplated by this Agreement

illegal, or (b) otherwise prohibiting, preventing or restraining the consummation of any of the transactions contemplated by this Agreement.

(4) *No Breach of Representations and Warranties.* Each of the representations and warranties contained in Section 4.1, shall be materially true and correct (i) as of the Closing Date as if made on and as of such date or (ii) if made as of a date specified therein, as of such date.

(5) *No Breach of Covenants.* The Purchaser shall each have performed in all material respects all material covenants, obligations and agreements contained in this Agreement required to be performed by the Purchaser on or before the Closing.

(6) *Notice of Disclaimer Made Effective.* The disclaimer of the Real Property Lease under the Notice of Disclaimer shall have become effective pursuant to Section 32 of the CCAA.

**7.3 Monitor's Certificate.** When the conditions to Closing set out in Section 7.1 and Section 7.2, have been satisfied and/or waived by the Vendors or the Purchaser, as applicable, the Vendors and the Purchaser will each deliver to the Monitor written confirmation (a) that such conditions of Closing, as applicable, have been satisfied and/or waived, and (b) of the amounts of any Transfer Taxes (if any are payable) and, in the case of the Purchaser only, that any self-assessment of Transfer Taxes required pursuant to Section 3.6(3) will be completed by the Purchaser (the "**Conditions Certificates**"). Upon receipt of payment in full of the Purchase Price and Transfer Taxes required to be paid at Closing (if any are payable) and receipt of each of the Conditions Certificates, the Monitor shall (i) issue forthwith its Monitor's Certificate concurrently to the Vendors and the Purchaser, at which time the Closing will be deemed to have occurred; and (ii) file as soon as practicable a copy of the Monitor's Certificate with the Court (and shall provide a true copy of such filed certificate to the Vendors and the Purchaser). In the case of (i) and (ii), above, the Monitor will be relying exclusively on the basis of the Conditions Certificates and without any obligation whatsoever to verify the satisfaction or waiver of the applicable conditions.

## **ARTICLE 8 TERMINATION**

**8.1 Grounds for Termination.** This Agreement may be terminated on or prior to the Closing Date:

- (1) by the mutual written agreement of the Vendors and the Purchaser, provided however that if this Agreement has been approved by the Court, any such termination shall require either the consent of the Monitor, or approval of the Court;
- (2) by written notice from the Purchaser to the Vendors in accordance with Section 5.4;
- (3) by the Purchaser, on the one hand, or by the Vendors, on the other hand, upon written notice to the other Parties if (i) the Approval and Vesting Order has not been obtained by December 31, 2016 or such later date as the Parties may agree, or (ii) the Court declines at any time to grant the Approval and Vesting Order, in each case for reasons other than a breach of this Agreement by either the Purchaser, on the one hand, or the Vendors, on the other hand;

- (4) by written notice from the Purchaser to the Vendors if there has been a material breach by the Vendors of any representation, warranty or covenant contained in this Agreement, which breach has not been waived by the Purchaser, and (i) such breach is not curable and has rendered the satisfaction of any condition in Section 7.1 impossible by the Outside Date, or (ii) if such breach is curable, the Purchaser has provided prior written notice of such breach to the Vendors, and such breach has not been cured within ten (10) days following the date upon which the Vendors received such notice;
- (5) by written notice from the Purchaser to the Vendors any time after the Outside Date, if the Closing has not occurred by the Outside Date for reasons other than as set out in Section 8.1(3), and such failure to close was not caused by or as a result of the Purchaser's breach of this Agreement;
- (6) by written notice from the Vendors to the Purchaser if there has been a material breach by the Purchaser of any representation, warranty or covenant contained in this Agreement, which breach has not been waived by the Vendors, and (i) such breach is not curable and has rendered the satisfaction of any condition in Section 7.2 impossible by the Outside Date, or (ii) if such breach is curable, the Vendors have provided prior written notice of such breach to the Purchaser, and such breach has not been cured within ten (10) days following the date upon which the Purchaser received such notice;
- (7) by written notice from the Vendors to the Purchaser any time after the Outside Date, if the Closing has not occurred by the Outside Date for reasons other than as set out in Section 8.1(3), and such failure to close is not caused by or as a result of the Vendors' breach of this Agreement; or
- (8) by written notice from the Purchaser to the Vendors in accordance with Section 5.8.

**8.2 Effect of Termination.** If this Agreement is terminated pursuant to Section 8.1, all further obligations of the Parties under this Agreement will terminate and no Party will have any Liability or further obligations hereunder, except as contemplated in Sections 5.3(3) and 5.3(6) to 5.3(8) (*Access During Interim Period*), 8.3 (*Treatment of Deposit*), 9.2 (*Expenses*), 9.3 (*Public Announcements*), 9.4 (*Notices*), 9.7 (*Entire Agreement*), 9.8 (*Amendment*), 9.10 (*Severability*), 9.12 (*Governing Law*), 9.13 (*Dispute Resolution*), 9.14 (*Attornment*), 9.15 (*Successors and Assigns*), 9.16 (*Assignment*), 9.17 (*Monitor's Capacity*), 9.18 (*Third Party Beneficiaries*) and 9.20 (*Language*), which shall survive such termination. For the avoidance of doubt, any Liability incurred by a Party prior to the termination of this Agreement shall survive such termination.

**8.3 Treatment of Deposit.**

(1) *Retention of Deposit.* In the event that this Agreement is terminated by the Vendors pursuant to Section 8.1(6), the Deposit shall be forfeited by the Purchaser and retained by the Monitor on behalf of the Vendors as a genuine estimate of liquidated damages, and not as a penalty.

(2) *Return of Deposit.* In the event that this Agreement is terminated pursuant to Section 8.1 other than under Section 8.1(6), the Deposit shall be returned to the Purchaser within five (5) Business Days. The return of the Deposit shall be the Purchaser's sole and exclusive remedy for any termination of this Agreement.



(3) *GST/HST Gross Up*. In the event that any payment or forfeiture under this Agreement is deemed by the *Excise Tax Act* (Canada) to include GST/HST, or is deemed by any applicable provincial or territorial legislation to include a similar value added or multi-staged tax, the amount of such payment or forfeiture shall be increased accordingly.

## ARTICLE 9 GENERAL

**9.1 Survival.** All representations, warranties, covenants and agreements of the Vendors or the Purchaser made in this Agreement or any other agreement, certificate or instrument delivered pursuant to this Agreement shall not survive the Closing except where, and only to the extent that, the terms of any such covenant or agreement expressly provide for rights, duties or obligations extending after the Closing, or as otherwise expressly provided in this Agreement. For greater certainty, Sections 2.3 (*Intercompany Corporate Services*), 2.4(4) (*Post-Closing Assignment*), 3.3 (*Allocation of Purchase Price*), 3.4 (*Taxes*), 3.5 (*Section 116 of ITA*); 3.6 (*Tax Elections*); 4.3 (*As is, Where is*), 5.3(7) and 5.3(8) (*Access During Interim Period*), 5.5 (*Indemnity*), 5.6 (*Environmental Liabilities*), 5.9(2) and 5.9(3) (*Real Property Lease*), 9.1 (*Survival*), 9.2 (*Expenses*), 9.3 (*Public Announcements*), 9.4 (*Notices*), 9.6 (*Further Assurances*), 9.7 (*Entire Agreement*), 9.8 (*Amendment*), 9.9 (*Waiver*), 9.10 (*Severability*), 9.12 (*Governing Law*), 9.13 (*Dispute Resolution*), 9.14 (*Attornment*), 9.15 (*Successors and Assigns*), 9.16 (*Assignment*), 9.17 (*Monitor's Capacity*), 9.18 (*Third Party Beneficiaries*) and 9.20 (*Language*), shall survive Closing.

**9.2 Expenses.** Except as otherwise expressly provided herein, each Party shall be responsible for all costs and expenses (including any Taxes imposed on such expenses) incurred by it in connection with the negotiation, preparation, execution, delivery and performance of this Agreement and the transactions contemplated by this Agreement (including the fees and disbursements of legal counsel, bankers, investment bankers, accountants, brokers and other advisers). Notwithstanding the foregoing, any fees payable to the Registry of Deeds for the Province of Newfoundland and Labrador and the cost of retaining a notary and a land surveyor, if necessary, in connection with the preparation of the legal description of the Owned Real Property or in connection with a potential New Lease, regardless of whether such New Lease is actually entered into, shall be borne by the Purchaser.

**9.3 Public Announcements.** The Vendors shall be entitled to disclose this Agreement and all information provided by the Purchaser in connection herewith to the Court and parties in interest in the CCAA Proceedings, and this Agreement may be posted on the Monitor's website maintained in connection with the CCAA Proceedings. Other than as provided in the preceding sentence or statements made in Court (or in pleadings filed therein), the Vendors and the Purchaser shall not issue (prior to or after the Closing) any press release or make any public statement or public communication with respect to this Agreement or the transactions contemplated hereby without the prior written consent of the other Party, which shall not be unreasonably withheld or delayed, provided, however, that a Party may, without the prior consent of the other Party, issue such press release or make such public statement as may, upon the advice of counsel, be required by Applicable Law or by any Governmental Authority with competent jurisdiction including any applicable securities Laws. Notwithstanding the foregoing, the Purchaser may disclose such information as it deems reasonable or necessary to the PUB or any other party in connection with the PUB Approval.

#### 9.4 Notices.

(1) *Mode of Giving Notice.* Any notice, direction, certificate, consent, determination or other communication required or permitted to be given or made under this Agreement shall be in writing and shall be effectively given and made if (i) delivered personally, (ii) sent by prepaid courier service, or (iii) sent by e-mail or other similar means of electronic communication, in each case to the applicable address set out below:

(a) if to the **Vendors**, to:

**Wabush Iron Co. Limited, Wabush Resources Inc., Wabush Lake Railway Company Limited**

c/o 199 Bay Street, Suite 4000, Commerce Court West  
Toronto, ON M5L 1A9

Attention: **James Graham**  
*Chief Legal Officer and Secretary*

E-mail: [James.Graham@CliffsNR.com](mailto:James.Graham@CliffsNR.com)

- and -

Attention: **Clifford T. Smith**  
*Executive Vice President*

E-mail: [Clifford.Smith@CliffsNR.com](mailto:Clifford.Smith@CliffsNR.com)

*with a copy (which shall not constitute notice) to:*

**Blake, Cassels & Graydon LLP**

199 Bay Street, Suite 4000  
Commerce Court West  
Toronto, ON  
M5L 1A9

Attention: **Thomas A. McKee / Milly Chow**

E-mail: [tom.mckee@blakes.com](mailto:tom.mckee@blakes.com) / [milly.chow@blakes.com](mailto:milly.chow@blakes.com)

(b) if to the **Purchaser**, to:

**Newfoundland and Labrador Hydro**

Hydro Place  
P.O. Box 12400  
St. John's, NL  
A1B 4K7

Attention: Josh DeCoste

E-mail: [JoshDeCoste@nalcoreenergy.com](mailto:JoshDeCoste@nalcoreenergy.com)

*with a copy (which shall not constitute notice) to:*

**Newfoundland and Labrador Hydro**

Hydro Place  
P.O. Box 12400  
St. John's, NL  
A1B 4K7

Attention: **Geoff Young**

E-mail: [GYoung@nlh.nl.ca](mailto:GYoung@nlh.nl.ca)

- (c) and in either case, with a copy to the **Monitor**, to:

**FTI Consulting Canada Inc.**

TD South Tower, 790 Wellington Street West  
Toronto Dominion Centre  
Suite 2010, P.O. Box 104  
Toronto, ON  
M5K 1G8

Attention: **Nigel Meakin**

E-mail: [nigel.meakin@fticonsulting.com](mailto:nigel.meakin@fticonsulting.com)

- and -

**Norton Rose Fulbright Canada LLP**

1 Place Ville Marie  
Suite 2500  
Montréal, QC  
H3B1R1

Attention: **Sylvain Rigaud**

E-mail: [sylvain.rigaud@nortonrosefulbright.com](mailto:sylvain.rigaud@nortonrosefulbright.com)

(2) *Deemed Delivery of Notice.* Any such communication so given or made shall be deemed to have been given or made and to have been received on the day of delivery if delivered, or on the day of e-mailing or sending by other means of recorded electronic communication, provided that such day in either event is a Business Day and the communication is so delivered, e-mailed or sent before 5:00 p.m. Eastern on such day. Otherwise, such communication shall be deemed to have been given and made and to have been received on the next following Business Day.

(3) *Change of Address.* Any Party may from time to time change its address under this Section 9.4 by notice to the other Party given in the manner provided by this Section 9.4.

**9.5 Time of Essence.** Time shall be of the essence of this Agreement in all respects.

**9.6 Further Assurances.** The Vendors and the Purchaser shall, at the sole expense of the requesting Party, from time to time promptly execute and deliver or cause to be executed and delivered all such further documents and instruments and shall do or cause to be done all such further acts and things in connection with this Agreement that the other Party may reasonably require as being necessary or desirable in order to effectively carry out or better evidence or perfect the full intent and meaning of this Agreement or any provision hereof.

**9.7 Entire Agreement.** Other than any confidentiality agreement, non-disclosure agreement or similar undertaking or agreement signed by the Purchaser in favour of the CCAA Parties, or any of them, which remain in full force and effect, unamended by this Agreement, this Agreement and the agreements contemplated hereby constitute the entire agreement between the Parties or any of them pertaining to the subject matter of this Agreement and supersede all prior agreements, understandings, negotiations and discussions, whether oral or written, (including the letter of intent submitted by the Purchaser pursuant to the SISP dated May 18, 2015). There are no conditions, representations, warranties, obligations or other agreements between the Parties in connection with the subject matter of this Agreement (whether oral or written, express or implied, statutory or otherwise) except as explicitly set out in this Agreement.

**9.8 Amendment.** No amendment of this Agreement shall be effective unless made in writing and signed by the Parties.

**9.9 Waiver.** A waiver of any default, breach or non-compliance under this Agreement shall not be effective unless in writing and signed by the Party to be bound by the waiver and then only in the specific instance and for the specific purpose for which it has been given. No waiver shall be inferred from or implied by any failure to act or delay in acting by a Party in respect of any default, breach or non-observance or by anything done or omitted to be done by the other Party. The waiver by a Party of any default, breach or non-compliance under this Agreement will not operate as a waiver of that Party's rights under this Agreement in respect of any continuing or subsequent default, breach or non-observance (whether of the same or any other nature).

**9.10 Severability.** Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction will, as to that jurisdiction, be ineffective to the extent of such prohibition or unenforceability and will be severed from the balance of this Agreement, all without affecting the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction.

**9.11 Remedies Cumulative.** The rights, remedies, powers and privileges herein provided to a Party are cumulative and in addition to and not exclusive of or in substitution for any rights, remedies, powers and privileges otherwise available to that Party.

**9.12 Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

**9.13 Dispute Resolution.** If any dispute arises with respect to the interpretation or enforcement of this Agreement, including as to what constitutes a breach or material breach of this Agreement for the purposes of Article 8, such dispute shall be determined by the Court within the CCAA Proceedings, or by such other Person or in such other manner as the Court may direct. Without prejudice to the ability of the Vendors to enforce this Agreement in any other proper jurisdiction, the Purchaser and the Vendors irrevocably submit and attorn to the non-exclusive jurisdiction of the courts of Québec.

**9.14 Attornment.** Each Party agrees (a) that any Legal Proceeding relating to this Agreement may (but need not) be brought in the Court, and for that purpose now irrevocably and unconditionally attorns and submits to the jurisdiction of the Court; (b) that it irrevocably waives any right to, and shall not, oppose any such Legal Proceeding in the Court on any jurisdictional basis, including *forum non conveniens*; and (c) not to oppose the enforcement against it in any other jurisdiction of any Order duly obtained from the Court as contemplated by this Section 9.14. Each Party agrees that service of process on such Party as provided in Section 9.4 shall be deemed effective service of process on such Party.

**9.15 Successors and Assigns.** This Agreement shall enure to the benefit of, and be binding on, the Parties and their respective successors and permitted assigns.

**9.16 Assignment.** Prior to the issuance of the Approval and Vesting Order, the Purchaser may assign all of its rights and obligations under this Agreement to an Affiliate, provided that (a) the Purchaser shall remain liable to perform all of its obligations hereunder, and (b) the Purchaser and its assignee execute and deliver to the Vendors an assignment and assumption agreement, in form and substance satisfactory to the Vendors, acting reasonably, evidencing such assignment. Other than in accordance with the preceding sentence, neither the Purchaser nor the Vendors may assign or transfer, whether absolutely, by way of security or otherwise, all or any part of its rights or obligations under this Agreement.

**9.17 Monitor's Capacity.** The Purchaser acknowledges and agrees that the Monitor, acting in its capacity as the Monitor of the Vendors and the other CCAA Parties in the CCAA Proceedings, will have no Liability in connection with this Agreement whatsoever in its capacity as Monitor, in its personal capacity or otherwise.

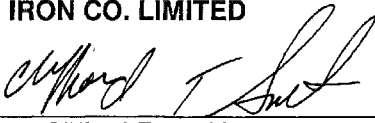
**9.18 Third Party Beneficiaries.** Other than in connection with the Purchaser's indemnification of the Vendors' Affiliates and their respective Representatives in accordance with Section 5.5, this Agreement is for the sole benefit of the Parties, and nothing in this Agreement, express or implied, is intended to or shall confer upon any other Person any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

**9.19 Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and both of which taken together shall be deemed to constitute one and the same instrument. To evidence its execution of an original counterpart of this Agreement, a Party may send a copy of its original signature on the execution page hereof to the other Party by e-mail in pdf format or by other electronic transmission and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving Party.

**9.20 Language.** The Parties have required that this Agreement and all deeds, documents and notices relating to this Agreement be drawn up in the English language. Les parties aux présentes ont exigé que le présent contrat et tous autres contrats, documents ou avis afférents aux présentes soient rédigés en langue anglaise.

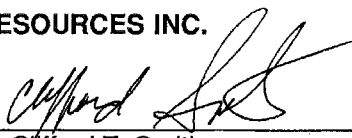
IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first above written.

**WABUSH IRON CO. LIMITED**

By:   
Name: Clifford T. Smith  
Title: President

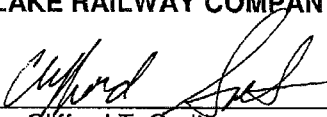
I have authority to bind the corporation

**WABUSH RESOURCES INC.**

By:   
Name: Clifford T. Smith  
Title: President

I have authority to bind the corporation

**WABUSH LAKE RAILWAY COMPANY LIMITED**

By:   
Name: Clifford T. Smith  
Title: Vice President

I have authority to bind the corporation

**NEWFOUNDLAND AND LABRADOR HYDRO**

By: \_\_\_\_\_  
Name:  
Title:

I have authority to bind the corporation.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first above written.

**WABUSH IRON CO. LIMITED**

By: \_\_\_\_\_  
Name: Clifford T. Smith  
Title: President

I have authority to bind the corporation

**WABUSH RESOURCES INC.**

By: \_\_\_\_\_  
Name: Clifford T. Smith  
Title: President

I have authority to bind the corporation

**WABUSH LAKE RAILWAY COMPANY LIMITED**

By: \_\_\_\_\_  
Name: Clifford T. Smith  
Title: Vice President

I have authority to bind the corporation

**NEWFOUNDLAND AND LABRADOR HYDRO**

By: Terry Gardner  
Name: Terry Gardner  
Title: VP - Engineering - NLH

I have authority to bind the corporation.

**SCHEDULE "A"**  
**FORM OF APPROVAL AND VESTING ORDER**  
**(ATTACHED)**



**SUPERIOR COURT**  
(Commercial Division)

C A N A D A

PROVINCE OF QUÉBEC  
DISTRICT OF MONTRÉAL

N°: 500-11-048114-157

DATE: November 18, 2016

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**PRESIDING: [THE HONOURABLE STEPHEN W. HAMILTON J.S.C.]**

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**IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED:**

**WABUSH IRON CO. LIMITED**

**WABUSH RESOURCES INC.**

**WABUSH LAKE RAILWAY COMPANY LIMITED**

Petitioners

-and-

**NEWFOUNDLAND AND LABRADOR HYDRO**

Mise-en-cause

-and-

**THE REGISTRAR OF DEEDS FOR THE PROVINCE OF NEWFOUNDLAND AND LABRADOR**

Mise-en-cause

-and-

**FTI CONSULTING CANADA INC.**

Monitor

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**APPROVAL AND VESTING ORDER**

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[1] **ON READING** the Petitioners' *Motion for the Issuance of an Approval and Vesting Order with respect to the sale of certain assets* (the "**Motion**"), the affidavit and the exhibits in support thereof, as well as the **[NUMBER]** Report of the Monitor dated **<\*>**, 2016 (the "**Report**");

- [2] **SEEING** the service of the Motion;
- [3] **SEEING** the submissions of the Petitioners' and the Monitor's attorneys;
- [4] **SEEING** that no creditor has objected to the Motion;
- [5] **SEEING** that it is appropriate to issue an order approving the transaction (the "**Transaction**") contemplated by the agreement entitled Asset Purchase Agreement (the "**Purchase Agreement**") dated as of [DATE], 2016 by and among the Petitioners Wabush Iron Co. Limited, Wabush Resources Inc. and Wabush Lake Railway Company Limited, as vendors (collectively, the "**Vendors**"), and the Mise-en-cause Newfoundland and Labrador Hydro, as purchaser (the "**Purchaser**"), a copy of which was filed as Exhibit R-7 to the Motion, and vesting in the Purchaser all of Vendors' right, title and interest in and to all of the Purchased Assets (as defined in the Purchase Agreement).

**FOR THESE REASONS, THE COURT HEREBY:**

- [6] **GRANTS** the Motion.
- [7] **ORDERS** that all capitalized terms in this Order shall have the meaning given to them in the Purchase Agreement unless otherwise indicated herein.

**SERVICE**

- [8] **ORDERS** that any prior time period for the presentation of this Motion is hereby abridged and validated so that this Motion is properly returnable today and hereby dispenses with further service thereof.
- [9] **PERMITS** service of this Order at any time and place and by any means whatsoever.

**SALE APPROVAL**

- [10] **ORDERS AND DECLARES** that the Transaction is hereby approved, and the execution of the Purchase Agreement by the Vendors is hereby authorized and approved, *nunc pro tunc*.
- [11] **AUTHORIZES AND DIRECTS** the Monitor to hold the Deposit, *nunc pro tunc*, and to apply, disburse and/or deliver the Deposit or the applicable portions thereof in accordance with the provisions of the Purchase Agreement and this Order.

**AUTHORIZATION**

- [12] **ORDERS AND DECLARES** that this Order shall constitute the only authorization required by the Vendors to proceed with the Transaction and that no other approval or authorization, including any board or shareholder approval, shall be required in connection therewith.

**EXECUTION OF DOCUMENTATION**

- [13] **AUTHORIZES AND DIRECTS** the Vendors, the Purchaser and the Monitor to perform all acts, sign all documents and take any necessary action to execute any agreement, contract, deed, provision, transaction or undertaking stipulated in or contemplated by the Purchase Agreement, with such non-material alterations, changes, amendments,

deletions or additions thereto as may be agreed to but only with the consent of the Monitor, and any other ancillary document which could be required or useful to give full and complete effect thereto.

### **VESTING OF THE PURCHASED ASSETS**

- [14] **ORDERS and DECLARES** that upon the issuance of a Monitor's certificate substantially in the form appended as **Schedule "A"** hereto (the "**Certificate**"), all rights, title and interest in and to the Purchased Assets shall vest free and clear, absolutely and exclusively in and with the Purchaser, from any and all rights, titles, benefits, priorities, claims (including claims provable in bankruptcy in the event that the Vendors should be adjudged bankrupt), liabilities (direct, indirect, absolute or contingent), obligations, interests, prior claims, security interests (whether contractual, statutory or otherwise), liens, charges, hypothecs, mortgages, pledges, trusts, deemed trusts (whether contractual, statutory, or otherwise), assignments, judgments, executions, writs of seizure or execution, notices of sale, options, agreements, rights of distress, legal, equitable or contractual setoff, adverse claims, levies, taxes, disputes, debts, charges, options to purchase, rights of first refusal or other pre-emptive rights in favour of third parties, restrictions on transfer of title, or other claims or encumbrances, whether or not they have attached or been perfected, registered, published or filed and whether secured, unsecured or otherwise (collectively, the "**Encumbrances**" ), including without limiting the generality of the foregoing all Encumbrances created by order of this Court and all charges, security interests or charges evidenced by registration, publication or filing pursuant to the Newfoundland and Labrador *Personal Property Security Act*, or any other applicable legislation providing for a security interest in personal or movable property, excluding however, the permitted encumbrances, easements and restrictive covenants listed on **Schedule "B"** hereto (the "**Permitted Encumbrances**") and, for greater certainty, **ORDERS** that all of the Encumbrances affecting or relating to the Purchased Assets, other than the Permitted Encumbrances, be expunged and discharged as against the Purchased Assets, in each case effective as of the applicable time and date of the Certificate.
- [15] **ORDERS AND DIRECTS** the Monitor, upon receipt of (i) payment in full of the Purchase Price, Transfer Taxes (if any are payable and not required to be self assessed by the Purchaser) for remittance to the applicable taxation authorities in accordance with Applicable Law, in the amounts set out in the Conditions Certificates, and (ii) each of the Conditions Certificates, to (a) issue forthwith its Certificate concurrently to the Vendors and the Purchaser; and (b) file forthwith after issuance thereof a copy of the Certificate with the Court.
- [16] **DECLARES** that the Monitor shall be at liberty to rely exclusively on the Conditions Certificates in issuing the Certificate, without any obligation to independently confirm or verify the waiver or satisfaction of the applicable conditions.
- [17] **AUTHORIZES and DIRECTS** the Monitor to receive and hold the Purchase Price and to remit the Purchase Price in accordance with the provisions of this Order.

### **CANCELLATION OF SECURITY REGISTRATIONS**

- [18] **ORDERS** the Registrar of Deeds for the Province of Newfoundland and Labrador, upon presentation of the Certificate in the form appended as Schedule "A" and a certified copy of this Order accompanied by the required application for registration and upon payment of the prescribed fees, to publish this Order and (i) to make an entry on the Land

Register showing the Purchaser as the owner of the immovable property identified in **Schedule "C"** hereto (the "**Immovable Property**") and (ii) to cancel any and all Encumbrances on the Immovable Property (other than Permitted Encumbrances), including, without limitation, the registrations published at the said Registry Office listed on **Schedule "D"** hereto.

- [19] **ORDERS** the Registrar of Deeds for the Province of Newfoundland and Labrador, upon presentation of a Deed of Conveyance in registrable form under the *Registration of Deeds Act*, 2009 (Newfoundland and Labrador) duly executed by any one or more Vendors selling, assigning, transferring and conveying real property in Newfoundland and Labrador to the Purchaser, appending a copy of this Order and the Certificate in the form appended as Schedule "A", to register such Deed of Conveyance in the Registry of Deeds for Newfoundland and Labrador.

### **NET PROCEEDS**

- [20] **ORDERS** that any amounts payable to the Vendors in accordance with the Purchase Agreement (the "**Proceeds**") shall be remitted to the Monitor and shall, subject to the provisions of this Order, be held by the Monitor on behalf of the Vendors pending further order of the Court.
- [21] **AUTHORIZES AND DIRECTS** the Monitor, as soon as practicable after Closing, to remit to the applicable taxing authorities in accordance with Applicable Law, the Transfer Taxes (if any are payable and not required to be self assessed by the Purchaser) received by the Monitor from the Purchaser on Closing as set out in the Conditions Certificates, at the direction of, and on behalf of the Vendors, and, if required pursuant to Section 3.5 of the Purchase Agreement, to remit any amounts held by the Monitor in trust pursuant to Section 3.5(8) of the Purchase Agreement and payable to the Receiver General for Canada for the account of Wabush Iron in accordance with Section 3.5 of the Purchase Agreement.
- [22] **ORDERS** that for the purposes of determining the nature and priority of the Encumbrances, the balance of the Proceeds remaining following deduction for the Transfer Taxes (if any are paid by the Purchaser to the Monitor on Closing), the remittance of any amounts to the Receiver General for Canada and other amounts that are remitted by the Monitor pursuant to Paragraph [21] of this Order (the "**Net Proceeds**") shall stand in the place and stead of the Purchased Assets, and that upon the issuance of the Certificate, all Encumbrances shall attach to the Net Proceeds with the same priority as they had with respect to the Purchased Assets immediately prior to the Closing, as if the Purchased Assets had not been sold and remained in the possession or control of the Person having that possession or control immediately prior to the Closing.
- [23] **ORDERS** that, following the issuance of the Certificate, the Purchaser shall have no recourse or claim of any kind against the Net Proceeds.

### **VALIDITY OF THE TRANSACTION**

- [24] **ORDERS** that notwithstanding:
- a) the pendency of the proceedings under the CCAA;

- b) any assignment in bankruptcy or any petition for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (the “**BIA**”) and any order issued pursuant to any such petition;
- c) any application for a receivership order; or
- d) the provisions of any federal or provincial legislation;

the vesting of the Purchased Assets contemplated in this Order, as well as the execution of the Purchase Agreement pursuant to this Order, are to be binding on any trustee in bankruptcy or receiver that may be appointed, and shall not be void or voidable nor deemed to be a preference, assignment, fraudulent conveyance, transfer at undervalue or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, as against the Vendors, the Purchaser or the Monitor, and shall not constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

### **LIMITATION OF LIABILITY**

- [25] **DECLARES** that, subject to other orders of this Court, nothing herein contained shall require the Monitor to take control, or to otherwise manage all or any part of the Purchased Assets. The Monitor shall not, as a result of this Order, be deemed to be in possession of any of the Purchased Assets within the meaning of environmental legislation, the whole pursuant to the terms of the CCAA.
- [26] **DECLARES** that no action lies against the Monitor by reason of this Order or the performance of any act authorized by this Order, except by leave of the Court. The entities related to the Monitor or belonging to the same group as the Monitor shall benefit from the protection arising under the present paragraph.

### **GENERAL**

- [27] **DECLARES** that the Vendors and the Purchaser shall be authorized to take all steps as may be necessary to effect the discharge of the Encumbrances.
- [28] **DECLARES** that this Order shall have full force and effect in all provinces and territories in Canada.
- [29] **DECLARES** that the Monitor shall be authorized to apply as it may consider necessary or desirable, with or without notice, to any other court or administrative body, whether in Canada, the United States of America or elsewhere, for orders which aid and complement this Order. All courts and administrative bodies of all such jurisdictions are hereby respectfully requested to make such orders and to provide such assistance to the Monitor as may be deemed necessary or appropriate for that purpose.
- [30] **REQUESTS** the aid and recognition of any court or administrative body in any Province of Canada and any Canadian federal court or administrative body and any federal or state court or administrative body in the United States of America and any court or administrative body elsewhere, to act in aid of and to be complementary to this Court in carrying out the terms of this Order.
- [31] **ORDERS** the provisional execution of this Order, notwithstanding any appeal and without the requirement to provide any security or provision for costs whatsoever.

**THE WHOLE WITHOUT COSTS**, save in case of contestation.

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**[STEPHEN W. HAMILTON J.S.C.]**

**SCHEDULE "A" TO APPROVAL AND VESTING ORDER**

**FORM OF CERTIFICATE OF THE MONITOR**

**SUPERIOR COURT**

(Commercial Division)

**C A N A D A**

**PROVINCE OF QUÉBEC  
DISTRICT OF MONTRÉAL**

**File: No:** 500-11-048114-157

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**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c.  
C-36, AS AMENDED:**

**WABUSH IRON CO. LIMITED**

**WABUSH RESOURCES INC.**

**WABUSH LAKE RAILWAY COMPANY LIMITED**

Petitioners

-and-

**NEWFOUNDLAND AND LABRADOR HYDRO**

Mise-en-cause

-and-

**THE REGISTRAR OF DEEDS FOR THE PROVINCE OF NEWFOUNDLAND AND  
LABRADOR**

Mise-en-cause

-and-

**FTI CONSULTING CANADA INC.**

Monitor

**CERTIFICATE OF THE MONITOR**

---

**RECITALS**

- A.** Pursuant to an order of the Superior Court of Québec, [Commercial Division] (the "**Court**") granted May 20, 2015, FTI Consulting Canada Inc. (the "**Monitor**") was appointed to monitor the business and financial affairs of Wabush Iron Co. Limited,

Wabush Resources Inc., Arnaud Railway Company, Wabush Mines and Wabush Lake Railway Company Limited (collectively, the “**Wabush CCAA Parties**”).

- B. Pursuant to an order (the “**Approval and Vesting Order**”) rendered by the Court on <\*>, 2016, the transaction contemplated by the Asset Purchase Agreement dated as of [DATE], 2016 (the “**Purchase Agreement**”) by and among Wabush Iron Co. Limited, Wabush Resources Inc. and Wabush Lake Railway Company Limited as vendors (the “**Vendors**”), and Newfoundland and Labrador Hydro, as purchaser (the “**Purchaser**”) was authorized and approved, with a view, *inter alia*, to vest in and to the Purchaser, all of the Vendors' right, title and interest in and to the Purchased Assets (as defined in the Purchase Agreement).
- C. Each capitalized term used and not defined herein has the meaning given to such term in the Purchase Agreement.
- D. The Approval and Vesting Order provides for the vesting of all of the Vendors' right, title and interest in and to the Purchased Assets in the Purchaser, in accordance with the terms of the Approval and Vesting Order and upon the delivery of a certificate (the “**Certificate**”) issued by the Monitor confirming that the Vendors and the Purchaser have each delivered Conditions Certificates to the Monitor.
- E. In accordance with the Approval and Vesting Order, the Monitor has the power to authorize, execute and deliver this Certificate.
- F. The Approval and Vesting Order also directed the Monitor to file with the Court, a copy of this Certificate forthwith after issuance thereof.

**THEREFORE, IN RELIANCE UPON THE CONDITIONS CERTIFICATES ADDRESSED AND DELIVERED TO THE MONITOR BY EACH OF THE VENDORS AND THE PURCHASER THE MONITOR CERTIFIES THE FOLLOWING:**

- 1. The Monitor has received (i) payment in full of the Purchase Price, and (ii) payment in full of the Transfer Taxes (if any are payable and not required to be self-assessed by the Purchaser) in the amounts set out in the Conditions Certificates.
- 2. The Vendors and the Purchaser have each delivered to the Monitor the Conditions Certificates evidencing that all applicable conditions under the Purchase Agreement have been satisfied and/or waived, as applicable.
- 3. The Closing Time is deemed to have occurred on at <TIME> on <\*>, 2016.



**THIS CERTIFICATE** was issued by the Monitor at <TIME> on <\*>, 2016.

***FTI Consulting Canada Inc., in its capacity as  
Monitor of the CCAA Parties, and not in its  
personal or corporate capacity.***

By: \_\_\_\_\_

Name: Nigel Meakin

## **SCHEDULE "B" TO APPROVAL AND VESTING ORDER**

### **PERMITTED ENCUMBRANCES**

1. Servitudes or rights-of-way for the passage, ingress and egress of Persons and vehicles over parts of the Owned Real Property, provided such servitudes or rights-of-way are registered on title to the Owned Real Property;
2. Servitudes for the supply of utilities to the Owned Real Property and for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services, provided such servitudes are registered on title to the Owned Real Property;
3. Any unregistered servitudes or rights of way by Hydro-Québec to occupy a part of the Owned Real Property to install any circuits, poles and necessary equipment required for the connection or the network, in accordance to its by-law number 634 relating to the supply of electricity and any servitudes granted prior to January 1, 1917 which affect the Owned Real Property;
4. Restrictive covenants, private deed restrictions and other similar land use control agreements, provided they are registered on title to the Owned Real Property;
5. Any minor encroachments by any structure located on the Owned Real Property onto any adjoining lands and any minor encroachment by any structure located on adjoining lands onto the Owned Real Property;
6. Any title defects, irregularities, easements, servitudes, encroachments or rights-of-way or other discrepancies in title or possession relating to the Owned Real Property;
7. The provisions of Applicable Laws, including by-laws, regulations, airport zoning regulations, ordinances and similar instruments relating to development and zoning;
8. Any reservations, exceptions, limitations, provisos and conditions contained in the original Crown grant or patent;
9. Leases and any registrations or notices with respect to the leases, provided such leases have not expired by their terms or have otherwise been terminated;
10. Any adverse claim made by an aboriginal group or person in respect of the real property;
11. H&H Enterprises previously leased a lot on Highway 500 from Wabush Iron and Wabush Resources in the Wabush Mountain Area and Lot 4. The lease has recently expired and the tenant vacated the premises. H&H Enterprises has approached Vendors requesting to purchase or lease the premises, but no agreement for sale or lease has yet been negotiated or concluded;
12. Certain land in Lot 4 and Lot 3 of Wabush Iron and Wabush Resources is currently utilized for Highways 500 and 503;
13. Certain land in the Wabush Mountain Area is currently utilized by third parties as follows:
  - (a) the airport for a beacon site;
  - (b) Highway 500;
  - (c) QNS&L right-of-way; and
  - (d) 25-foot wide right-of way granted to Iron Ore Company of Canada;

14. Unrecorded easement in favour of Twin Falls Power Corporation Limited for electric transmission lines across Wabush Mountain Area (southern transmission line corridor); and
15. From time to time, third parties may have acquired unregistered interests on the Wabush Mountain Area. Following is a listing of pieces or parcels of land of which the Vendors have knowledge of third party occupation but for which deeds of conveyances, leases or other dispositions cannot be located and are not registered in the Registry of Deeds for Newfoundland and Labrador:

Street	Lot ID	Area (acres)	Entity	Comment
HWY 500	Lot 1	28.4	H&H Enterprises	H&H located along south side of HWY 500 in south-western portion of Wabush Mountain Area. Also located on Lot 4.
HWY 500	N/A	7.6	Department of Highway - Truck Weight Scales	Scales located along south side of HWY 500 and north of QNS&L rail line in southern portion of Wabush Mountain Area.
N/A	N/A	22.3	Twin Falls	Twin Falls transmission line corridor transects southern portion of Wabush Mountain Area on east-west line.
N/A	N/A	N/A	QNS&L	QNS&L rail line transects southern portion of Wabush Mountain Area on east-west line. Also located on Lot No. 4.
HWY 500	N/A	N/A	Department of Transportation	Highway Right of Way transects southern portion of Wabush Mountain Area on east-west line. Also located on Lot No. 4.

## SCHEDULE "C" TO APPROVAL AND VESTING ORDER

### IMMOVABLE PROPERTY

- (a) All real property owned by one or more of the Vendors as described below and as more particularly described in the legal descriptions and surveys attached hereto as Schedules D-1 through D-6, but excluding, for greater certainty, the Bloom Lake Railway Company Assets:

<b>Parcel Name</b>	<b>Location</b>	<b>Area (square metres)</b>	<b>Schedule</b>
Parcel A	Existing Wabush Terminal Station	37370	D-1
Parcel B	Adjacent Wabush Terminal Station	28970	D-2
Parcel C	Adjacent Wabush Terminal Station	3070	D-3
Parcel D	Adjacent Wabush Substation	3170	D-4
Parcel E	Transmission Line Corridor #1		D-5
Parcel F	Transmission Line Corridor #2		D-6

For greater clarity, Parcel E (Transmission Line Corridor #1), Parcel F (Transmission Line Corridor #2), and a portion of the land subject to the Real Property Lease referred to as Transmission Line Corridor #3 are shown in the diagram attached hereto as Schedule D-7.

**SCHEDULE "D" TO APPROVAL AND VESTING ORDER  
ENCUMBRANCES ON IMMOVABLE PROPERTY TO BE DISCHARGED**

Nil

## **SCHEDULE "B"**

### **ASSUMED LIABILITIES**

1. All Environmental Liabilities relating to or arising out of the Purchased Assets and, only if the Purchaser enters into a New Lease, all Environmental Liabilities relating to or arising out of the TL Corridor.
2. All other Liabilities relating to or arising out of the Purchased Assets accruing and arising from and after the Closing Time.

**SCHEDULE "C"**  
**EXCLUDED ASSETS**

1. All minute books and other corporate records of the Vendors, and any books and records that the Vendors are required by Applicable Law to retain in their possession;
2. The rights of the Vendors under this Agreement or any other agreement, certificate or instrument executed and delivered pursuant to this Agreement;
3. All accounts receivable, bills receivable, trade accounts, book debts and insurance claims, together with any unpaid interest accrued on such items and any security or collateral for such items, including recoverable deposits;
4. All cash, cash equivalents and short-term investments, including the Deposit and any amounts held in escrow;
5. All bank accounts of the Vendors;
6. All rights to receive a refund of and/or credit in respect of, Taxes paid by or on behalf of a Vendor;
7. All Tax Returns of the Vendors;
8. All Tax installments paid by or on behalf of a Vendor;
9. All Intercompany Claims;
10. All Vendor Surety Bonds and all causes of action which arise from loss, damage or facts occurring prior to Closing and any insurance proceeds or claims payable for losses or damages incurred prior to Closing, other than insurance proceeds or rights thereto assigned to the Purchaser in accordance with Section 5.5 (*Risk of Loss*).
11. Global alliance, purchasing, supply, consignment, distribution and logistics Contracts entered into from time to time by any of the Vendors and/or its Affiliate(s) that benefit other businesses of Vendors and/or its Affiliate(s) or the Purchased Assets.
12. All software assets and Contracts, whether relating to enterprise-wide information technology applications or otherwise, except for (i) software assets and Contracts primarily relating to Vendors site-specific process control or process monitoring systems; and (ii) basic operating system software remaining on the information technology assets after the removal of Vendors' information and licensors' proprietary software applications, in each case of clauses (i) and (ii), only to the extent that the same are transferable without the applicable licensor's consent.
13. All trademarks, business names, logos or other similar branding of the Vendors;
14. Any amounts payable by Mason Graphite Corp. to Quinto Mining Corporation in accordance with the Purchase Agreement between them dated April 5, 2012;
15. 3% Net Smelter Returns Royalty held by Cliffs Québec Iron Mining ULC pursuant to a Purchase Agreement with Queenston Mining Inc. dated April 11, 2012 and arising from property located in the Kirkland Lake Belt;
16. All choses in action including all proceedings between Beumer Kansas City, LLC and The Bloom Lake Iron Ore Mine Limited Partnership, including, without limitation, the action commenced by The Bloom Lake Iron Ore Mine Limited Partnership on October 31, 2014 in the United States

District Court for the Northern District of Ohio with file number 1:14-cv-2426 and all proceedings related thereto; and

17. The Bloom Lake Railway Company Assets.
18. The following equipment: (a) all Komatsu Haul Trucks, Haulage Trucks, 830E Trucks and 830E-AC Trucks, including, without limitation, those with the following serial numbers: A30883, A30889, A30893, A30761, A30533, A30534, A30589, A30022; (b) all Komatsu Wheel Loaders, Loaders and WA600s, including, without limitation, those with the following serial numbers: 60902; (c) all Komatsu Crawler Dozers, Dozers and D375A6s, including, without limitation, those with the following serial numbers: 60186; (d) all Komatsu Mining Shovels, Hydraulic Shovels, PC5500 Shovels and PC5500-6 TT Shovels, including, without limitation, those with the following serial numbers: 15122, 15052; (e) all Letourneau Wheel Loaders, Loaders, Production Loaders and L-1850s, including, without limitation, those with the following serial numbers: 2210, 5272010566; and (f) all Unit Rig Haul Trucks and MT4400 Trucks, including, without limitation, those with the following serial numbers: MH136, MH137, MH164, MH218, MH219.



**SCHEDULE "D"**

**OWNED REAL PROPERTY**

**PROVINCE OF NEWFOUNDLAND AND LABRADOR**

- (a) All real property owned by one or more of the Vendors as described below and as more particularly described in the legal descriptions and surveys attached hereto as Schedules D-1 through D-6, but excluding, for greater certainty, the Bloom Lake Railway Company Assets:

<b>Parcel Name</b>	<b>Location</b>	<b>Area (square metres)</b>	<b>Schedule</b>
Parcel A	Existing Wabush Terminal Station	37370	D-1
Parcel B	Adjacent Wabush Terminal Station	28970	D-2
Parcel C	Adjacent Wabush Terminal Station	3070	D-3
Parcel D	Adjacent Wabush Substation	3170	D-4
Parcel E	Transmission Line Corridor #1		D-5
Parcel F	Transmission Line Corridor #2		D-6

For greater clarity, Parcel E (Transmission Line Corridor #1), Parcel F (Transmission Line Corridor #2), and a portion of the land subject to the Real Property Lease referred to as Transmission Line Corridor #3 are shown in the diagram attached hereto as Schedule D-7.

**SCHEDULE D-1**

**Parcel "A"**

July 15, 2015

All that piece or parcel of land situate and being at Wabush in the electoral district of Labrador West, in the Province of Newfoundland and Labrador, being bound and abutted as follows, that is to say:

Beginning at a point being a Capped Iron Bar in the South Westerly Limit of an Access Road, 30.00 metres wide, Formerly Trans Labrador Highway Route 500, said point having co-ordinates of North 5866923.716 metres and East 346205.488 metres of the 3 degree M.T.M. co-ordinate system;

Thence along the said South Westerly limit of an Access Road, South 56 degrees 32 minutes 12 seconds East 32.592 metres;

Thence along land to be acquired by Newfoundland and Labrador Hydro, Parcel "C", South 12 degrees 43 minutes 23 seconds West 93.912 metres;

Thence South 49 degrees 43 minutes 23 seconds West 71.410 metres;

Thence South 37 degrees 13 minutes 36 seconds East 12.998 metres;

Thence North 42 degrees 43 minutes 24 seconds East 162.800 metres;

Thence along the aforesaid South Westerly limit of an Access Road, South 56 degrees 32 minutes 12 seconds East 51.430 metres;

Thence along land of Bloom Lake Railway Company Ltd., Registration No. 672149, as registered in the Newfoundland and Labrador Registry of Deeds, South 41 degrees 02 minutes 13 seconds West 203.170 metres;

Thence South 37 degrees 47 minutes 55 seconds East 48.685 metres;

Thence South 51 degrees 50 minutes 26 seconds West 11.740 metres;

Thence South 36 degrees 56 minutes 39 seconds East 63.760 metres;

Thence South 35 degrees 17 minutes 34 seconds West 47.000 metres;

Thence South 37 degrees 04 minutes 31 seconds East 7.000 metres;

**SCHEDULE D-1**

**continued**

Thence South 52 degrees 55 minutes 29 seconds West 43.996 metres;

Thence North 37 degrees 00 minutes 15 seconds West 60.081 metres;

Thence North 52 degrees 23 minutes 17 seconds East 2.920 metres;

Thence along land of Bloom Lake Railway Company Ltd., Registration No. 672149, as registered in the Newfoundland and Labrador Registry of Deeds, and I.O.C. Transmission Lines right of way, Roll 1274 Frame 801, as registered in the Newfoundland and Labrador Registry of Deeds, North 37 degrees 13 minutes 14 seconds West 85.227 metres;

Thence along land of I.O.C. Transmission Lines right of way, Roll 1274 Frame 801, as registered in the Newfoundland and Labrador Registry of Deeds, South 55 degrees 53 minutes 42 seconds West 5.470 metres;

Thence North 37 degrees 06 minutes 27 seconds West 18.410 metres;

Thence North 52 degrees 34 minutes 09 seconds East 5.420 metres;

Thence North 37 degrees 13 minutes 56 seconds West 65.697 metres;

Thence along land of I.O.C. Transmission Lines right of way, Roll 1274 Frame 801, as registered in the Newfoundland and Labrador Registry of Deeds, and land to be acquired by Newfoundland and Labrador Hydro, Parcel "B", North 52 degrees 46 minutes 24 seconds East 83.820 metres;

Thence along land to be acquired by Newfoundland and Labrador Hydro, Parcel "B", North 20 degrees 46 minutes 23 seconds East 14.376 metres;

Thence North 49 degrees 42 minutes 29 seconds East 82.481 metres;

Thence North 12 degrees 43 minutes 23 seconds East 95.256 metres, more or less, to the point of beginning.

Containing an area of 3.737 hectares, more or less, and being Parcel "A" on the diagram annexed hereto;

**SCHEDULE D-1**

**continued**

The above described Parcel "A" being subject to an Access Road to Route 500, 12.00 metres wide, and water main Right of Way, 6.10 metres extending through the said limit of lot;

The above described Parcel "A" being subject to a Deed of Assignment of easement to Cliffs Quebec Iron Mining Limited, Registration No. 672150 as registered in the Newfoundland and Labrador Registry of Deeds.

All bearings being referred to the central meridian of 67 degrees 30 minutes West longitude of the Three Degree Modified Transverse Mercator Projection, Zone 6, NAD 83.



GRID NORTH AND 85.  
ZONE 6 C.M. 67-30 W.L.L.

SCHEDULE D-1

N 586923.716m  
E 346205.488m

LINE	BEARING	DISTANCE
L 1	S 83°12'12" E	38.598m
L 2	S 37°13'30" E	12.598m
L 3	S 61°50'00" W	11.940m
L 4	S 37°04'31" E	7.000m
L 5	N 62°23'17" E	2.920m
L 6	S 62°53'42" W	5.470m
L 7	N 37°06'27" W	18.410m
L 8	N 62°34'06" E	5.480m
L 9	N 30°40'33" E	14.370m



N.E. PARROTT SURVEYS LTD.  
NEW FOUNDLAND LAND SURVEYORS  
HAPPY VALLEY - COOSE BAY  
NEW FOUNDLAND AND LABRADOR  
(709) 896-5019

NEIL E. PARROTT N.L.S., C.L.S.

LEGEND

- - IRON BAR
- ◐ - CAPPED IRON BAR
- P4 - FOUND

SURVEY PREPARED  
FOR  
NEW FOUNDLAND & LABRADOR  
HYDRO

PLAN SHOWING  
LEGAL SURVEY AT  
WABUSH TERMINAL STATION

SURVEYED BY: D.R. J.C.

DATE: JUNE 30, 2015

INSPECTED BY: JANEL PARROTT, P.ENG, N.L.S.

DATE: JULY 16, 2015

DRAWN BY: N.E.

DATE: JULY 16, 2015

SCALE: 1:750

JOB No. 15-088A

DRAWING No. 1 OF 1

LANDS OF WABUSH MINES  
MINING LEASE LOT No. 4

PARCEL "B"  
TO BE ACQUIRED BY  
NEW FOUNDLAND & LABRADOR HYDRO

PARCEL "C"  
TO BE ACQUIRED BY  
NEW FOUNDLAND & LABRADOR HYDRO

I.D.C. TRANSMISSION LINES  
RIGHT OF WAY  
ROLL 1271 FRAME 801  
(NL REGISTRY OF DEEDS)

I.D.C. TRANSMISSION LINES  
RIGHT OF WAY  
ROLL 1271 FRAME 801  
(NL REGISTRY OF DEEDS)

BLOOM LAKE RAILWAY COMPANY LTD.  
RN: 672149  
(NL REGISTRY OF DEEDS)

LANDS OF WABUSH MINES  
MINING LEASE LOT No. 4

PARCEL "A"  
NEPSL 98900

PARCEL "A"  
AREA = 3.737ha.

PARCEL "D"  
NEPSL 98900

PARCEL "E"  
NEPSL 98900

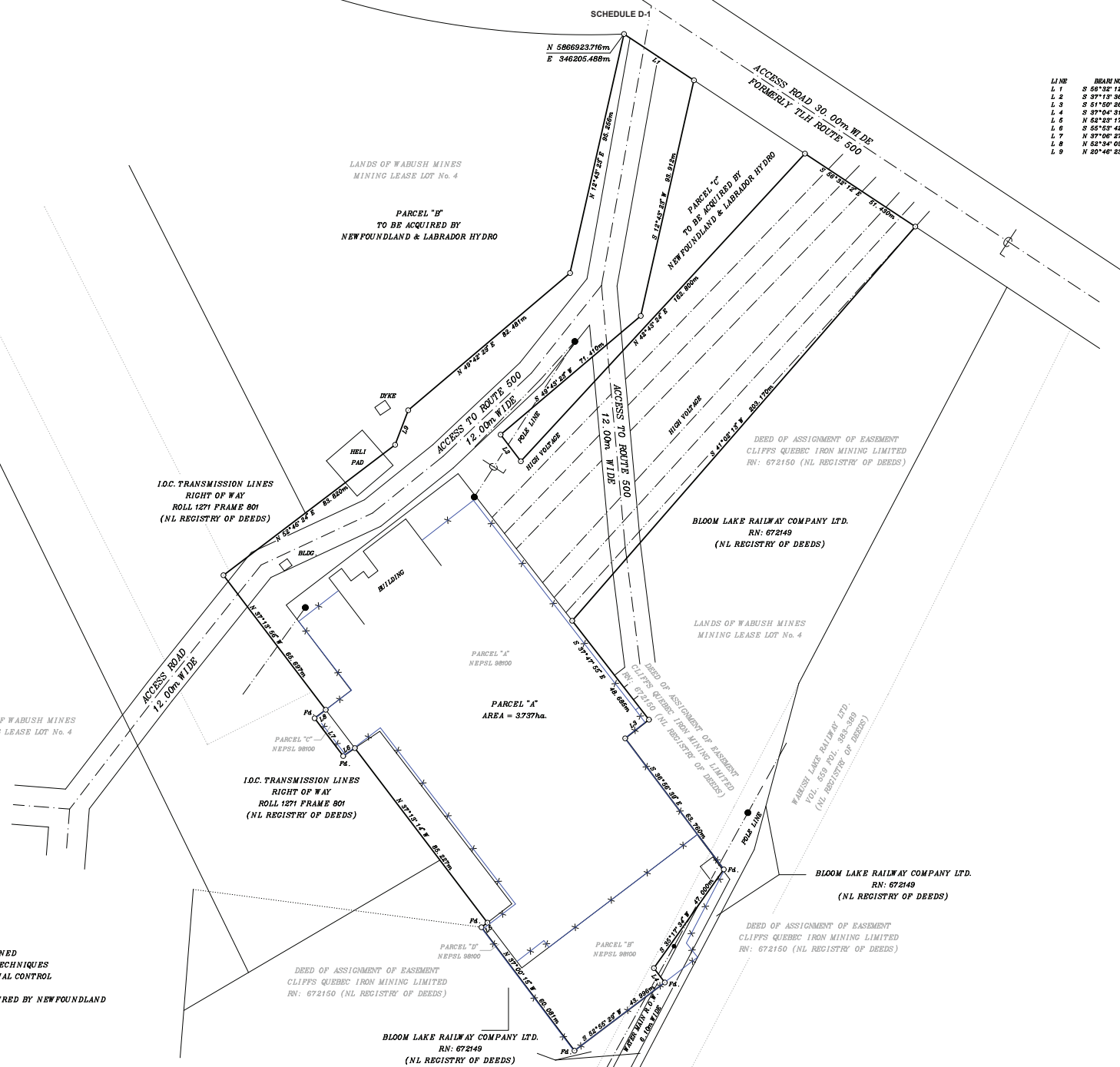
BLOOM LAKE RAILWAY COMPANY LTD.  
RN: 672149  
(NL REGISTRY OF DEEDS)

DEED OF ASSIGNMENT OF EASEMENT  
CLIFFS QUEBEC IRON MINING LIMITED  
RN: 672150 (NL REGISTRY OF DEEDS)

DEED OF ASSIGNMENT OF EASEMENT  
CLIFFS QUEBEC IRON MINING LIMITED  
RN: 672150 (NL REGISTRY OF DEEDS)

BLOOM LAKE RAILWAY COMPANY LTD.  
RN: 672149  
(NL REGISTRY OF DEEDS)

NOTE:  
COORDINATES WERE OBTAINED  
USING RTK SURVEYING TECHNIQUES  
REFERENCED TO PROVINCIAL CONTROL  
MONUMENT No. 886421.  
PARCEL "A" IS TO BE ACQUIRED BY NEW FOUNDLAND  
& LABRADOR HYDRO.



**SCHEDULE D-2**

**Parcel "B"**

June 30, 2015

All that piece or parcel of land situate and being at Wabush in the electoral district of Labrador West, in the Province of Newfoundland and Labrador, being bound and abutted as follows, that is to say:

Beginning at a point being a Capped Iron Bar in the South Westerly Limit of an Access Road, 30.00 metres wide, Formerly Trans Labrador Highway Route 500, said point having co-ordinates of North 5866923.716 metres and East 346205.488 metres of the 3 degree M.T.M. co-ordinate system;

Thence along land to be acquired by Newfoundland and Labrador Hydro, Parcel "A", South 12 degrees 43 minutes 23 seconds West 95.256 metres;

Thence South 49 degrees 42 minutes 29 seconds West 82.481 metres;

Thence South 20 degrees 46 minutes 23 seconds West 14.376 metres;

Thence South 52 degrees 46 minutes 24 seconds West 43.833 metres;

Thence along land of I.O.C Transmission Lines Right of Way, Roll 1271 Frame 801, as registered in the Newfoundland and Labrador Registry of Deeds, North 26 degrees 54 minutes 01 seconds West 239.053 metres;

Thence along the South Easterly limit of an Access Road, 15.00 metres wide, North 13 degrees 38 minutes 03 seconds East 43.732 metres;

Thence along the curve of an Access Road, 15.00 metres wide, 237.046 metres in a counter clockwise direction, straight line bearing and distance South 72 degrees 36 minutes 16 seconds East 232.370 metres, more or less, to the point of beginning.

Containing an area of 2.897 hectares, more or less, and being Parcel "B" on the diagram annexed hereto;

All bearings being referred to the central meridian of 67 degrees 30 minutes West longitude of the Three Degree Modified Transverse Mercator Projection, Zone 6, NAD 83.



SCHEDULE D-2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	39°32'21"	343.487m	237.046m	123.462m	236.370m	S 72°50'16" E

LINE	BEARING	DISTANCE
L 1	S 20°46'23" W	14.376m

GRID NORTH MAD 83.  
ZONE 8 C.M. 67°39" W.L.

ACCESS ROAD  
15.00m WIDE

N 15°28'03" E 43.720m

ACCESS ROAD  
15.00m WIDE

CL 237.046m

ACCESS ROAD 30.00m WIDE  
FORMERLY TLH ROUTE 500

N 5866923716m  
E 346205488m

LANDS OF WABUSH MINES  
MINING LEASE LOT No. 4

PARCEL "B"  
AREA = 2.897ha.

I.O.C. TRANSMISSION LINES  
RIGHT OF WAY  
ROLL 1271 FRAME 801  
(NL REGISTRY OF DEEDS)

ACCESS TO ROUTE 500

S 12°42'37" W 85.850m

PARCEL "A"  
TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO

PARCEL "A"  
TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO

ACCESS TO ROUTE 500  
12.00m WIDE

ACCESS TO ROUTE 500  
12.00m WIDE



N.E. PARROTT SURVEYS LTD.  
NEWFOUNDLAND LAND SURVEYORS  
HAPPY VALLEY - COOSE BAY  
NEWFOUNDLAND AND LABRADOR  
(709) 896-5019

NEIL E. PARROTT N.L.S., C.L.S.

LEGEND

- - IRON BAR
- ◊ - CAPPED IRON BAR
- Pa. - FOUND

SURVEY PREPARED  
FOR  
NEWFOUNDLAND & LABRADOR  
HYDRO

PLAN SHOWING  
LEGAL SURVEY AT  
WABUSH TERMINAL STATION

SURVEYED BY: D.R. J.C.

DATE: JUNE 30, 2015

INSPECTED BY: JANEIL PARROTT, P.ENG, N.L.S.

DATE: JUNE 30, 2015

DRAWN BY: N.K.

DATE: JUNE 30, 2015

SCALE: 1:500

JOB No. 15-098B

DRAWING No. 1 OF 1

NOTE:  
COORDINATES WERE OBTAINED  
USING RTK SURVEYING TECHNIQUES  
REFERENCED TO PROVINCIAL CONTROL  
MONUMENT No. 88C4121.  
PARCEL "B" IS TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO.

**SCHEDULE D-3**

**Parcel "C"**

June 30, 2015

All that piece or parcel of land situate and being at Wabush in the electoral district of Labrador West, in the Province of Newfoundland and Labrador, being bound and abutted as follows, that is to say:

Beginning at a point being a Capped Iron Bar in the South Westerly Limit of an Access Road, 30.00 metres wide, Formerly Trans Labrador Highway Route 500, said point having co-ordinates of North 5866877.222 metres and East 346275.830 metres of the 3 degree M.T.M. co-ordinate system;

Thence along land to be acquired by Newfoundland and Labrador Hydro, Parcel "A", South 42 degrees 43 minutes 24 seconds West 162.800 metres;

Thence North 37 degrees 13 minutes 36 seconds West 12.998 metres;

Thence North 49 degrees 43 minutes 23 seconds East 71.410 metres;

Thence North 12 degrees 43 minutes 23 seconds East 93.912 metres;

Thence along the aforesaid South Westerly limit of an Access Road, Formerly Trans Labrador Highway Route 500, South 56 degrees 32 minutes 12 seconds East 51.726 metres, more or less, to the point of beginning.

Containing an area of 0.307 hectares, more or less, and being Parcel "C" on the diagram annexed hereto;

The above described Parcel "C" being subject to an Access Road to Route 500, 12.00 metres wide, extending through the said limit of lot;

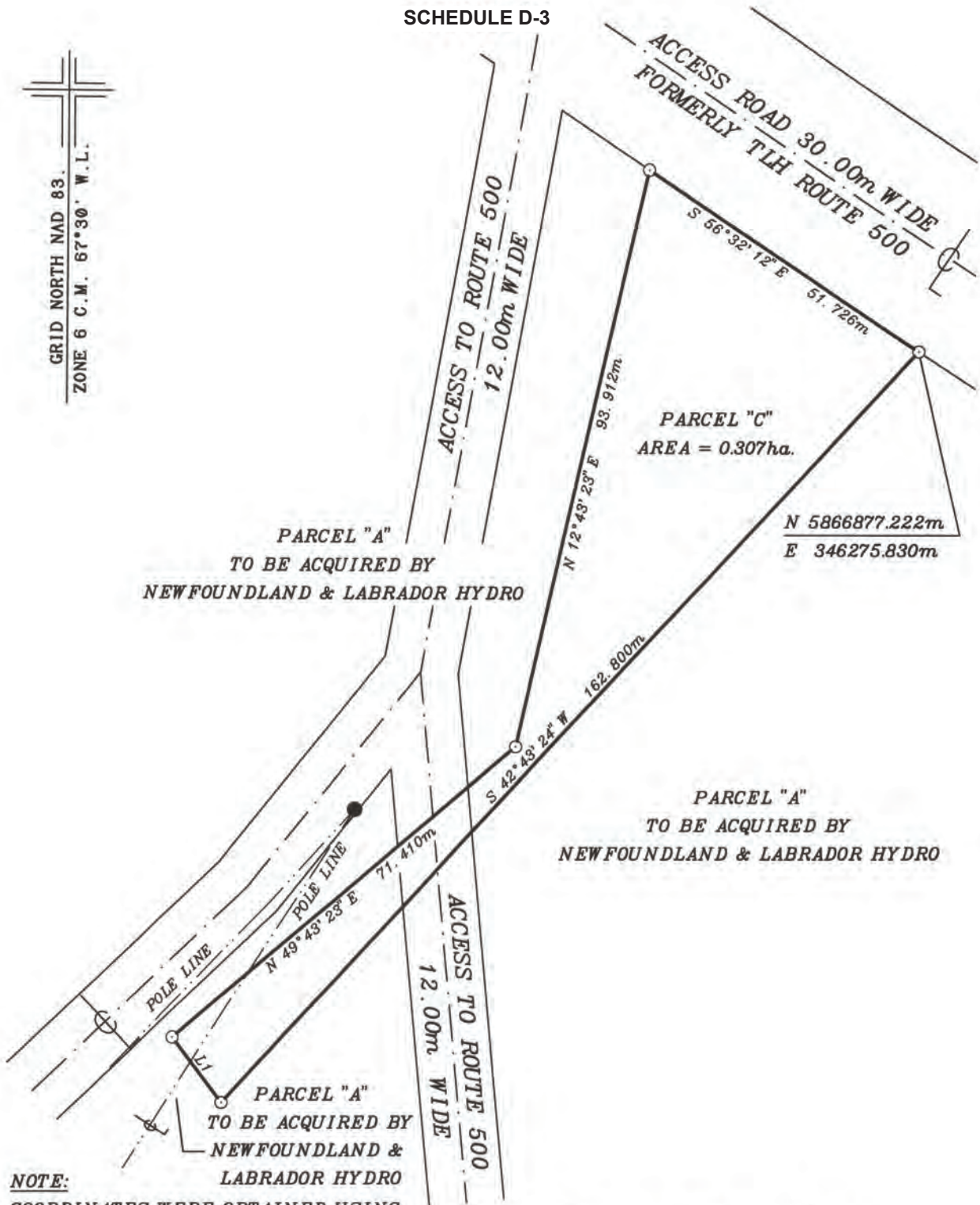
All bearings being referred to the central meridian of 67 degrees 30 minutes West longitude of the Three Degree Modified Transverse Mercator Projection, Zone 6, NAD 83.





SCHEDULE D-3

GRID NORTH NAD 83.  
ZONE 6 C.M. 67°30' W.L.



PARCEL "A"  
TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO

PARCEL "C"  
AREA = 0.307ha.

N 5866877.222m  
E 346275.830m

PARCEL "A"  
TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO

PARCEL "A"  
TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO

**NOTE:**  
COORDINATES WERE OBTAINED USING  
R.T.K. SURVEYING TECHNIQUES  
REFERENCED TO PROVINCIAL CONTROL  
MONUMENT No. 88G4121.  
PARCEL "C" IS TO BE ACQUIRED BY  
NEWFOUNDLAND & LABRADOR HYDRO.

**N.E. PARROTT SURVEYS LTD.**  
NEWFOUNDLAND LAND SURVEYORS  
GOOSE BAY, NEWFOUNDLAND & LABRADOR 896-5019

- - IRON BAR
- ⊙ - CAPPED IRON BAR
- Fd. - FOUND

DATE: - JUNE 30, 2015  
SCALE - 1:750  
JOB No.- 15-098C

Linear Measurement Horizontal Ground Distances



**SCHEDULE D-4**

**Lot 15-1**

June 18, 2015

All that piece or parcel of land situate and being at Wabush in the electoral district of Labrador West, in the Province of Newfoundland and Labrador, being bound and abutted as follows, that is to say:

Beginning at a point being a Capped Iron Bar said point having co-ordinates of North 5863395.918 metres and East 346843.502 metres of the 3 degree M.T.M. co-ordinate system;

Thence along land of The Board of Trustees of the Power Distribution District of Newfoundland and Labrador, Roll 291 Frame 212 as registered in the Newfoundland and Labrador Registry of Deeds, South 19 degrees 45 minutes 24 seconds East 79.300 metres;

Thence along land now or formerly Nalco and Associates, Volume 1 Item Number 4 Lot 3 (Grant Concessions Registry), Wabush Townsite, South 70 degrees 14 minutes 36 seconds West 40.000 metres;

Thence North 19 degrees 45 minutes 24 seconds West 79.300 metres

Thence North 70 degrees 14 minutes 36 seconds East 40.000 metres, more or less, to the point of beginning.

Containing an area of 0.317 hectares, more or less, and being Lot 15-1 on the diagram annexed hereto;

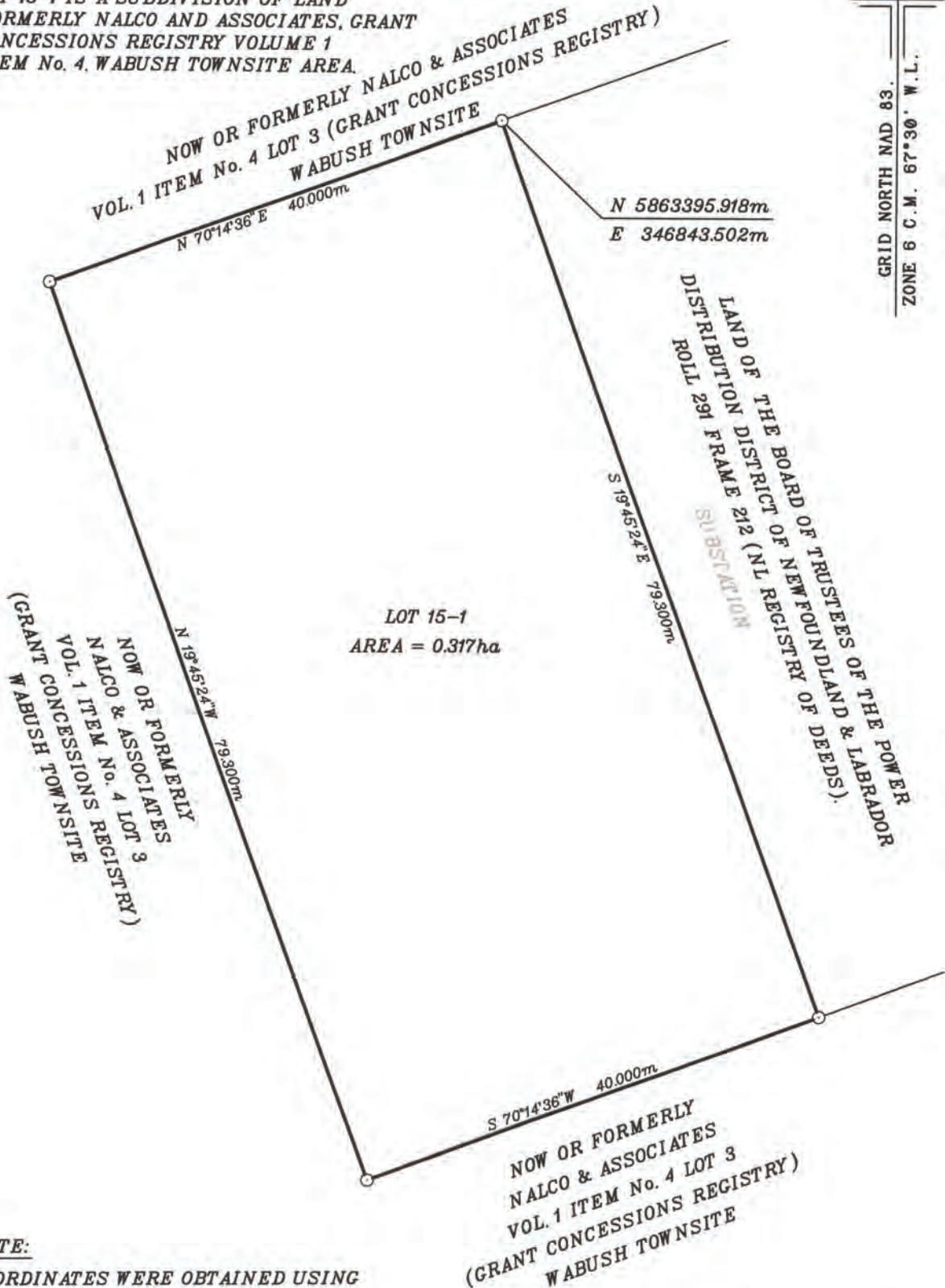
All bearings being referred to the central meridian of 67 degrees 30 minutes West longitude of the Three Degree Modified Transverse Mercator Projection, Zone 6, NAD 83.



**NOTE:**

**SCHEDULE D-4**

LOT 15-1 IS A SUBDIVISION OF LAND  
FORMERLY NALCO AND ASSOCIATES, GRANT  
CONCESSIONS REGISTRY VOLUME 1  
ITEM No. 4, WABUSH TOWNSITE AREA.



**NOTE:**

COORDINATES WERE OBTAINED USING  
R.T.K. SURVEYING TECHNIQUES AND  
REFERENCED TO PROVINCIAL CONTROL  
MONUMENT No. 88G4121.

**N.E. PARROTT SURVEYS LTD.**  
NEW FOUNDLAND LAND SURVEYORS  
GOOSE BAY, NEW FOUNDLAND & LABRADOR 896-5019

- - IRON BAR
- ◉ - CAPPED IRON BAR
- Fd. - FOUND

DATE: - JUNE 18, 2015

SCALE - 1:400

JOB No.- 15-099

Linear Measurement Horizontal Ground Distances



574

PROVINCE OF NEWFOUNDLAND

LABRADOR

VICINITY OF WABUSH LAKE

Description to accompany lease of Four(4) separate parcels of land being part of Lot 4 of the Wabush Iron Co. Limited to the Twin Falls Power Corporation Limited, all as shown outlined in various colours on the accompanying Plan No. W.I.-100, dated May 25, 1961.

The said parcels of land being located in the Province of Newfoundland, Labrador, generally at the Southerly end of Wabush Lake in the vicinity of Mile 36 (thirty-six) of a Railway referred to herein as "Northern Land Company Limited Railway", as such Railway is now constructed on the ground and the said parcels of land being more particularly described as follows.

Parcel 1

Commencing at a point on the centre line of the Northern Land Company Limited Railway said point being at Station One, Nine, One, Five plus Seven, Six point Two Four (1915 + 76.24) of the chainage of said Railway and said point being distant Twenty-Five Thousand Four Hundred and Seventy-Eight and Three-Tenths (25478.3) feet on a bearing of South Thirty-Six Degrees Thirty-Nine Minutes Fifteen Seconds East (S.36°39'15"E. ) from the Geodetic Survey of Canada Bronze Tablet "End", located at Latitude North Fifty-Two Degrees Fifty-Nine Minutes Thirty-Five and Five Hundred and Six Thousandths Seconds (N.52°59'35.506") and Longitude West Sixty-Six Degrees Fifth-Six Minutes Forty-Five and Four Hundred and Sixty-Four Thousandths Seconds (N.66°56'45.464"); the said point being designated as "A" on the accompanying Plan; thence from

SCHEDULE D-5

575

point "A" South Seven Degrees Forty-Five Minutes West (S.7°45'W.)  
 One Hundred and Fifty (150) feet to a round iron bar on the Southerly  
 Right of Way Boundary of the Northern Land Company Limited Railway, said  
 boundary being parallel to and distant One Hundred and Fifty (150) feet  
 Southerly from the centre line of the said Railway; said iron bar  
 being the Point of Beginning of Parcel I.

Thence from the Point of Beginning, as previously described,  
 South Fifty Degrees Forty-Five Minutes West (S.50°45'W.) Seven Hundred  
 and Thirty-Nine and Forty-Seven Hundredths (739.47) feet, more or less  
 to a round iron bar; thence South Forty-Two Degrees Four Minutes West  
 (S.42°04'W.) Seven Hundred and Ninety-Five and One Hundredths (795.01)  
 feet, more or less to a round iron bar; thence South Thirty-Six Degrees  
 Twelve Minutes East (S.36°12'E.) One Hundred and Forty-Five (145.0)  
 feet, more or less to a round iron bar; thence South Fifty-Three  
 Degrees Forty-Eight Minutes West (S.53°48'W. ) Three Hundred and Fifteen  
 (315.0) feet more or less to a round iron bar; thence North Thirty-  
 Six Degrees Twelve Minutes West (N.36°12'W.) Four Hundred and Forty-  
 Four (444.0) feet, more or less, to a round iron bar; thence North  
 Fifth-Three Degrees Forty-Eight Minutes East (N.53°48'E) Two Hundred  
 and Seventy-Five (275.0) feet, more or less to a round iron bar;  
 thence North Twenty-One Degrees Forty-Eight Minutes East (N.21°48'E)  
 Forty-Seven and Seventeen Hundredths (47.17) feet, more or less, to  
 a round iron bar designated as "B" on the accompanying Plan; thence  
 South Thirty-Six Degrees Twelve Minutes East (S.36°12'E.) One Hundred  
 and Forty-Nine (149.0) feet, more or less, to a round iron bar; thence  
 North Forty-Three Degrees Forty-Five Minutes East (N.43°45'E) Seven

576

Hundred and Eighty-Two and Thirty-Three Hundredths (782.33) feet, more or less, to a round iron bar; thence North Fifty Degrees Forty-Five Minutes East (N.50°45'E.) Five Hundred and Ninety-Nine and Fifty-Nine Hundredths (599.59) feet, more or less to a round iron bar located on the Southerly Right-of-Way Boundary of the Northern Land Company Limited Railway, said Boundary being parallel to and distant One Hundred and Fifty (150.0) feet from the centre line of the said Railway; thence along the said Railway Right-of-Way Boundary South Eighty-Two Degrees, Fifteen Minutes East (S.82°15' E.) Two Hundred and Five and One-Tenth (205.1) feet, more or less, to the aforesaid Point of Beginning.

Containing the said parcel of land, so described, an area of Three Hundred Sixty-Eight Thousand (368,000) square feet or Eight and Forty-Five Hundredths (8.45) acres more or less, as shown outlined in red on the accompanying Plan No. W.I.-100 dated May 25, 1961, and subject to the rights of any and all persons entitled from time to time to the use of a Road described as the "Iron Ore Co. Road" on the said plan.

Parcel II

A parcel of land which lies between two lines parallel to and perpendicularly distant Fifty (50) feet from, and on opposite sides of, the centre line and the centre line produced; which centre line may be more particularly described as follows:

The Point of Beginning being located thus; starting at Point "B" as described in Parcel 1 and being on the North Westerly corner of Parcel I, thence South Thirty-Six Degrees Twelve Minutes East (S.36°12'E) Fifty (50) feet to the Point of Beginning.

SCHEDULE D-5

577

Thence from the Point of Beginning, as previously described North Fifty Degrees Forty-Five Minutes East (N.50°45'E.) Two Hundred and Ninety (290.0) feet to a point; thence North Thirteen Degrees Forty-Five Minutes East (N.13°45'E) Three Hundred and Thirty-Four (334.0) feet to a point located on the Southerly Boundary of the Iron Ore Co. Road.

Containing the said parcel of land, so described, an area of Sixty-Two Thousand Four Hundred (62,400) feet or One and Forty-Three Hundredths (1.43) acres more or less, as shown outlined in blue on the accompanying Plan No. W.I.-100 dated May 25, 1961.

Parcel III

Commencing at Point "A" as previously described in Parcel I as being located on the centre line of the Northern Land Company Limited Railway at Station One, Nine, One, Five plus Seven, Six, point Two, Four (1915 & 76.24) of the chainage of the said Railway; thence North Seven Degree Forty-Five Minutes East (N.7°45'E) Two Hundred and Fifty (250.0) feet to a point on the Northerly Boundary of the Northern Land Company Limited Railway Right-of-Way, said Boundary being parallel to and distant Two Hundred and Fifty (250.0) feet Northerly from the centre line of the said Railway; thence South Eighty-Two Degrees Fifteen Minutes East (S.82°15'E) Ninety-Six and Thirty-One Hundredths (96.31) feet, along the said Railway Right-of-Way Boundary to a round iron bar designated as the Point of Beginning Parcel III.

Thence from the Point of Beginning, so described, North Fifty Degrees Forty-Five Minutes East (N.50°45'E) Two Hundred and

578

Fifty-One and Eighty-Seven Hundredths (251.87) feet more or less, to a round iron bar; thence South Eighty-Eight Degrees Twenty-Six Minutes East (S.88 26'0") One Thousand Five Hundred and Nineteen (1519.0) feet more or less, to a point on the shore of Wabush Lake; thence Southerly along a line which conforms to the sinuosities of the Southerly Shore of Wabush Lake Two Hundred and Fifty (250.0) feet more or less, to a point; thence North Eighty-Eight Degrees Twenty-Six Minutes West (N.88 26'W) Twelve Hundred (1200.0) feet, more or less, to a round iron bar located on the Northerly Boundary of the Northern Land Company Limited Railway Right-of-Way said Boundary being parallel to and distant Two Hundred and Fifty (250.0) feet Northerly from the centre line of the said Railway; thence North Eighty-Two Degrees Fifteen Minutes West (N.82 15'W) along the Northern Land Company Limited Railway Right-of-Way Boundary Six Hundred and Eleven and Fifty-One Hundredths (611.51) feet more or less, to the aforesaid Point of Beginning.

Containing the said Parcel of land, so described, an area of Three Hundred and Fifty-Six Thousand One Hundred (356,100) square feet or Eight and Eighteen Hundredths (8.18) acres, more or less, as shown outlined in green on the accompanying Plan No. W.I.-100 dated May 25, 1961.

Parcel IV

A parcel of land which lies between two parallel lines of varying widths, extending from the Easterly Shore of the Southerly Bay of Wabush Lake to the Easterly Boundary of Lot Four (4) of Wabush Iron Co. Limited. The said parallel lines will be described as being parallel to and perpendicularly distant from, to the North or South, of the centre



SCHEDULE D-5

579

line of the transmission line or that line produced, which centre line is more particularly described as follows:

The Point of Beginning being located thus; commencing at the point of intersection of two tangents of the Northern Land Company Limited Railway, said point being Five Hundred and Seventy-Nine and Two Tenths (579.2) feet distant and bearing South Eighty-Two Degrees Fifteen Minutes East ( $S.82^{\circ}15'E$ ) from Station One, Eight, Nine, Zero plus Seven, Four point Seven (1890 +74.7) of the chainage of the said Railway; thence North Four Degrees Thirty-Five Minutes East ( $4^{\circ}35'E$ ) Five Hundred and Sixty-Nine and Ninety-Three Hundredths (569.93) feet to a point, designated as "C" on the accompanying Plan, said point being distant Twenty-Seven Thousand Three Hundred and Twenty-Six and Six Tenths (27326.6) feet and bearing South Forty-Two Degrees One Minute and Thirty-Eight Seconds East ( $S.42^{\circ}01'38"E$ ) from the Geodetic Survey of Canada Bronze Tablet "End" situated at Latitude North Fifty-Two Degrees Fifty-Nine Minutes Thirty-Five and Five Hundred Six Thousandths Seconds ( $N.52^{\circ}59'35.506"$ ) and Longitude West Sixty-Six Degrees Fifty-Six Minutes Forty-Five and Four Hundred Sixty Four Thousandths Seconds ( $W.66^{\circ}56'45.464"$ ); said point "C" being the point of Beginning.

Thence from the point of Beginning, so described; North Eighty-Eight Degrees Twenty-Six Minutes West ( $N.88^{\circ}26'W$ ) Two Hundred and Fifty and Two Tenths (250.2) feet, more or less, to the Easterly Shore of the Southerly Bay of Wabush Lake, the Boundary of Parcel IV being One Hundred and Sixty-Five (165.0) feet to the North and Sixty-Five (65) feet to the South of the described line; thence commencing again, at point "C", as previously described, North Fifty-Eight Degrees Ten Minutes East ( $N.58^{\circ}10'E$ ) Two Hundred and Eighty-Five (285.0) feet to a point, the Boundary of Parcel IV being One Hundred

580

and Sixty-Five (165.0) feet to the North and Sixty-Five (65.0) feet to the South of the described line; thence continuing North Fifty-Eight Degrees Ten Minutes East (N.58°10'E) Five Hundred and Ninety-Two and Seven Tenths (592.7) feet, more or less, to the Easterly Boundary of Wabush Iron Co. Limited Lot Four ( 4 ), the boundary of Parcel IV being Sixty-Five (65.0) feet to the North and Sixty-Five (65.0) to the South of the described line.

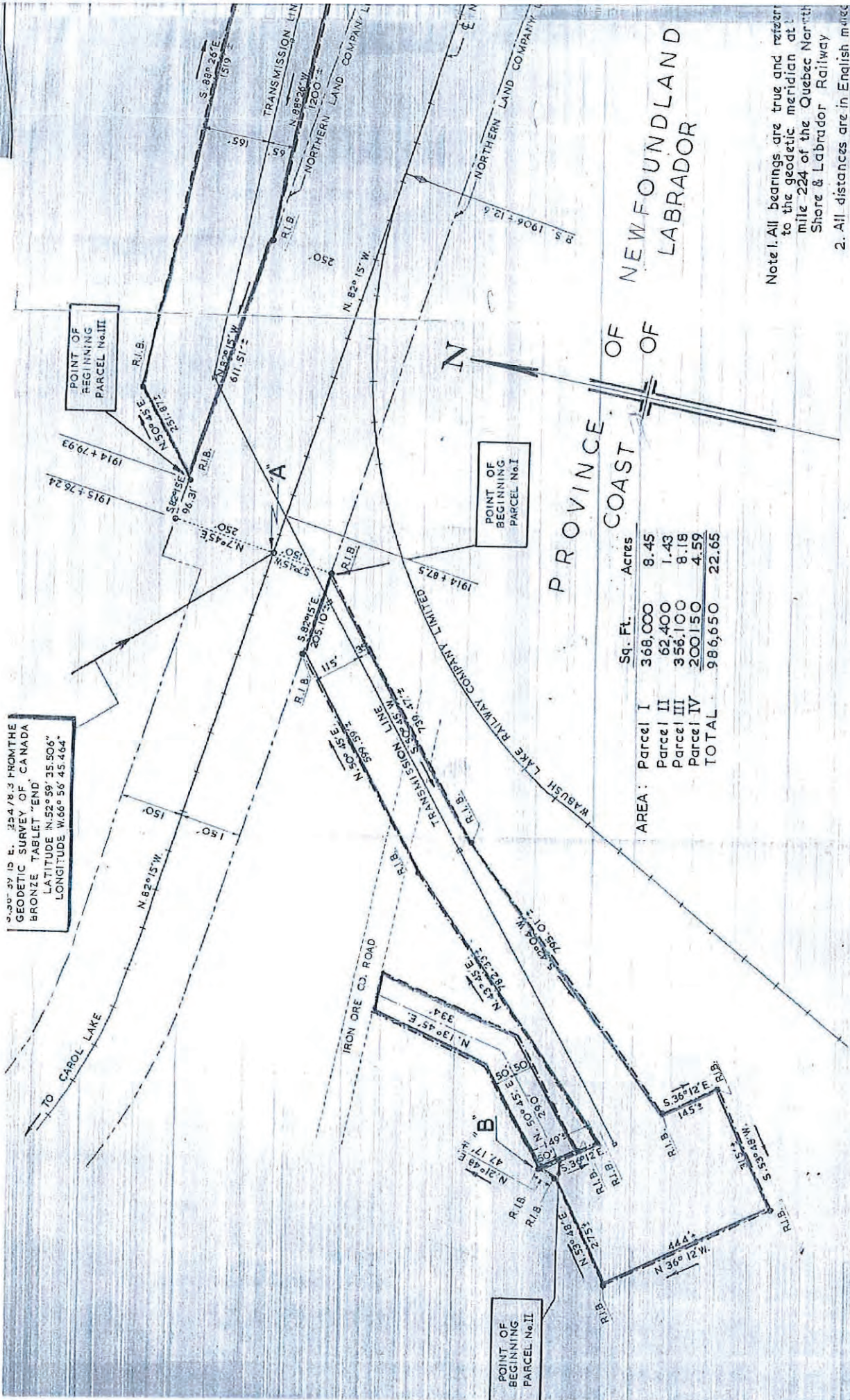
Containing the said parcel of land, so described, an area of Two Hundred Thousand One Hundred Fifty (200,150) square feet or Four and Fifty-Nine Hundredths (4.59) acres, more or less, as shown outlined in yellow on the aforesaid accompanying Plan No. W.I.-100 dated May 25, 1961.

The Four (4) parcels of land, so described, contain a total of Nine Hundred Eighty-Six Thousand Six Hundred Fifty (986,650) square feet or Twenty-Two and Sixty-Five Hundredths (22.65) acres, more or less.

All bearings are true and referred to the meridian at Mile 224 of the Quebec North Shore and Labrador Railway and all distances are in English Measure.



Sept-Îles, Quebec.  
November 15, 1961.



32478.3 FROM THE  
 GEODETIC SURVEY OF CANADA  
 BRONZE TABLET "END"  
 LATITUDE N. 52° 59' 35.506"  
 LONGITUDE W. 66° 56' 45.464"

POINT OF BEGINNING  
PARCEL No. III

POINT OF BEGINNING  
PARCEL No. I

POINT OF BEGINNING  
PARCEL No. II

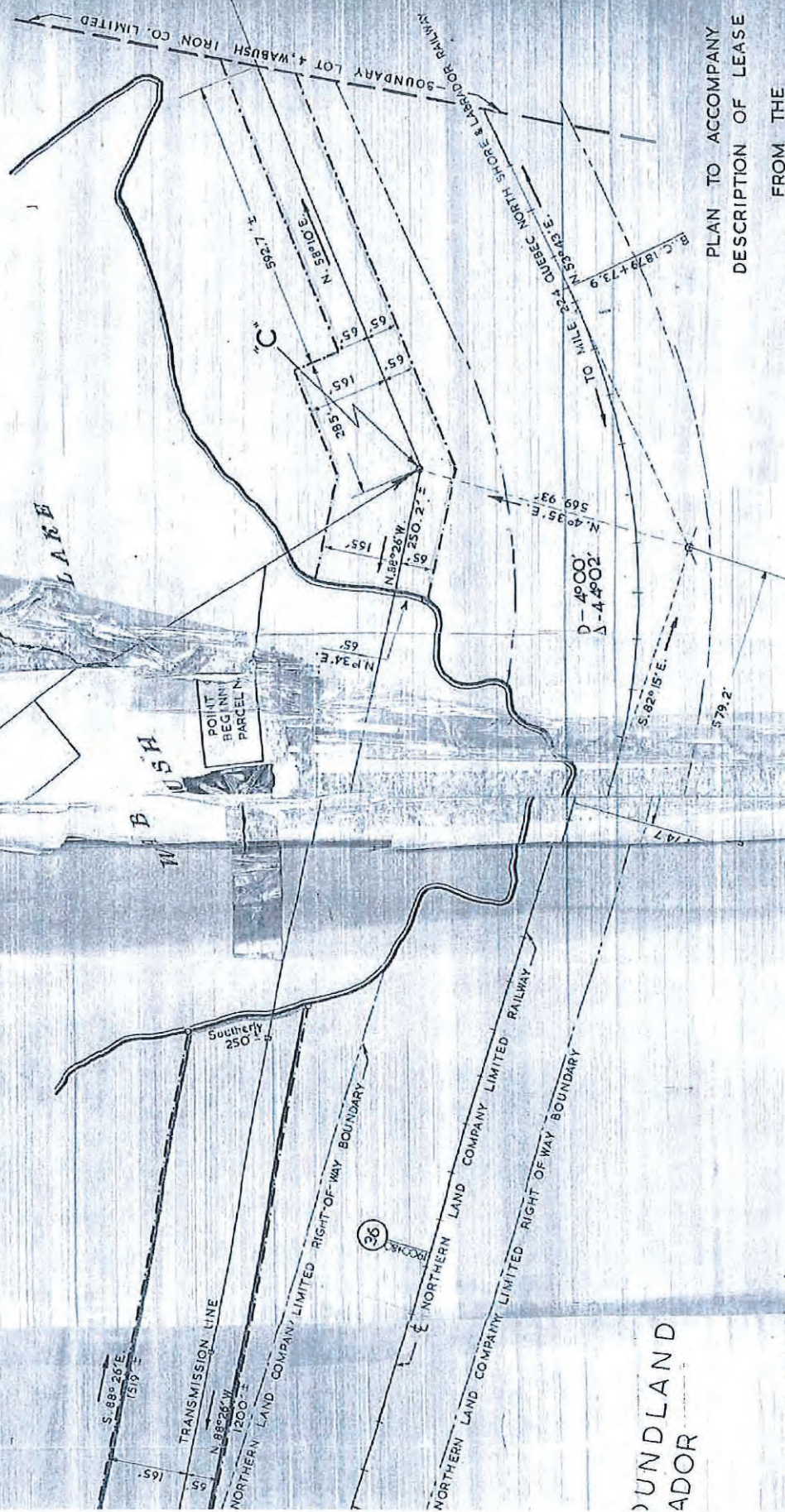
PROVINCE OF  
 COAST OF  
 NEW FOUNDLAND  
 LABRADOR

AREA:	Parcel	Sq. Ft.	Acres
	Parcel I	368,000	8.45
	Parcel II	62,400	1.43
	Parcel III	356,100	8.18
	Parcel IV	200,150	4.59
	TOTAL	986,650	22.65

Note 1. All bearings are true and referred  
 to the geodetic meridian at  
 mile 224 of the Quebec North  
 Shore & Labrador Railway  
 2. All distances are in English miles

S. 42° 01' 38" E. 27326.6' 0  
GEODETTIC SURVEY OF 21A  
BRONZE TABLET END  
LATITUDE N 52° 57' 33.64"  
LONGITUDE W 66° 56' 48.82"

plan from: 580  
1/24/9 -



PLAN TO ACCOMPANY  
DESCRIPTION OF LEASE

FROM THE  
**WABUSH IRON CO. LIMITED**  
TO THE  
**TWIN FALLS POWER CORPORATION**

Prepared by: NEWFOUNDLAND LAND SURVEYOR

UNDFLAND  
ADOR

ings are true and referred  
geodetic meridian at  
24 of the Quebec North  
& Labrador Railway  
stances are in English measure

OF FOUR PARCELS OF LAND FOR THE  
CONSTRUCTION AND MAINTENANCE OF

LIMITE

SCHEDULE D-6

PROVINCE OF NEWFOUNDLAND  
DISTRICT OF LABRADOR NORTH *WEST*  
VICINITY OF WABUSH LAKE

Description to accompany lease of Two (2) separate parcels of land being part of Lot 4 of the Wabush Iron Co. Limited et al to the Twin Falls Power Corporation Limited, all as shown outlined in red on the accompanying Plan No. W. I. - 102, dated October 18, 1962; revised November 28, 1962, and February 8, 1963,

*K*  
The said parcels of land being located in the Province of Newfoundland, District of Labrador North, generally at the Southeast-<sup>y</sup>erly end of Wabush Lake in the vicinity of Mile 35.6 of a Railway, referred to herein as "Northern Land Company Limited Railway", as such Railway is now constructed on the ground, the said parcels of land being more particularly described as follows:

These said parcels of land referred to as Parcel V and Parcel VI are two strips of land which lie between two lines parallel to and perpendicularly distant Sixty-Five (65) feet from, and on opposite sides of, the centre lines and the centre lines produced, which centre lines may be more particularly described as follows:

The Point of Beginning of Parcel V being located thus; commencing at the point of intersection of two tangents of the Northern Land Company Limited Railway, said point being Five Hundred and Seventy-Nine and Two-Tenths (579.2) feet distant and bearing South Eighty-Two Degrees and Fifteen Minutes East ( $S.82^{\circ}15'E.$ ) from Station One, Eight, Nine, Zero plus Seven, Four point Seven (1890 + 74.7) of the chainage of the said Railway; thence North Four Degrees Thirty-Five Minutes East ( $N.4^{\circ}35'E.$ ) Five Hundred and Sixty-Nine and Ninety-Three Hundredths (569.93) feet to a point designated as Point O Parcel

IV, said point being distant Twenty-Seven Thousand Three Hundred and Twenty-Six and Six-Tenths (27,326.6) feet and being South Forty-Two Degrees One Minute and Thirty-Eight Seconds East ( $S.42^{\circ}01'38''E.$ ) from the Geodetic Survey of Canada Bronze Tablet "End" situated at Latitude North Fifty-Two Degrees, Fifty-Nine Minutes Thirty-Five and Five Hundred and Six Thousandths Seconds ( $N.52^{\circ}59'35.506''$ ) and Longitude West Sixty-Six Degrees Fifty-Six Minutes Forty-Five and Four Hundred and Sixty-Four Thousandths Seconds ( $W.66^{\circ}56'45.464''$ ); thence North Sixteen Degrees Eleven Minutes West ( $N.16^{\circ}11'W.$ ) Eighty-Nine and Twenty-Five Hundredths (89.25) feet to a point; thence North Forty-One Degrees Four Minutes East ( $N.41^{\circ}04'E.$ ) Two Hundred and Sixty-Nine and Seventeen Hundredths (269.17) feet to a point on the Northerly boundary of land designated as Parcel IV and leased to the Twin Falls Power Corporation Limited by the Wabush Iron Co. Limited et al said point being the Point of Beginning of the centre line of Parcel V.

PARCEL V

Thence from the Point of Beginning of Parcel V continuing North Forty-One Degrees Four Minutes East ( $N.41^{\circ}04'E.$ ) Five Hundred and Twenty-One and Eighty-Three Hundredths (521.83) feet to a point on the Southerly shoreline of a small bay of Wabush Lake, said point designated as Point D on the accompanying plan, and containing the said parcel of land so described an area of One and Seven Hundred and Forty-Two Thousandths (1.742) acres more or less all as shown outlined in red on the accompanying Plan No. W. I. - 102, dated October 18, 1962; revised November 28, 1962, and February 8, 1963.

PARCEL VI

The Point of Beginning of Parcel VI being located thus, starting at Point D as previously described, continuing North Forty-One Degrees Four Minutes East (N.41°04'E.) One Hundred and Seventy-Two (172) feet to a point on the Northerly shoreline of a small bay of Wabush Lake said point being the Point of Beginning of the centre line of Parcel VI.

Thence continuing North Forty-One Degrees Four Minutes East (N.41°04'E.) Two Hundred and Nine and Eighty-Six Hundredths (209.86) feet more or less to a point on the Northeasterly boundary of Lot 4 of Wabush Iron Co. Limited et al.

Containing the said parcel of land so described an area of Six Hundred and Twenty-Six Thousandths (0.626) acres more or less as shown outlined in red on the accompanying Plan No. W. I. - 102, dated October 18, 1962; revised November 28, 1962, and February 8, 1963.



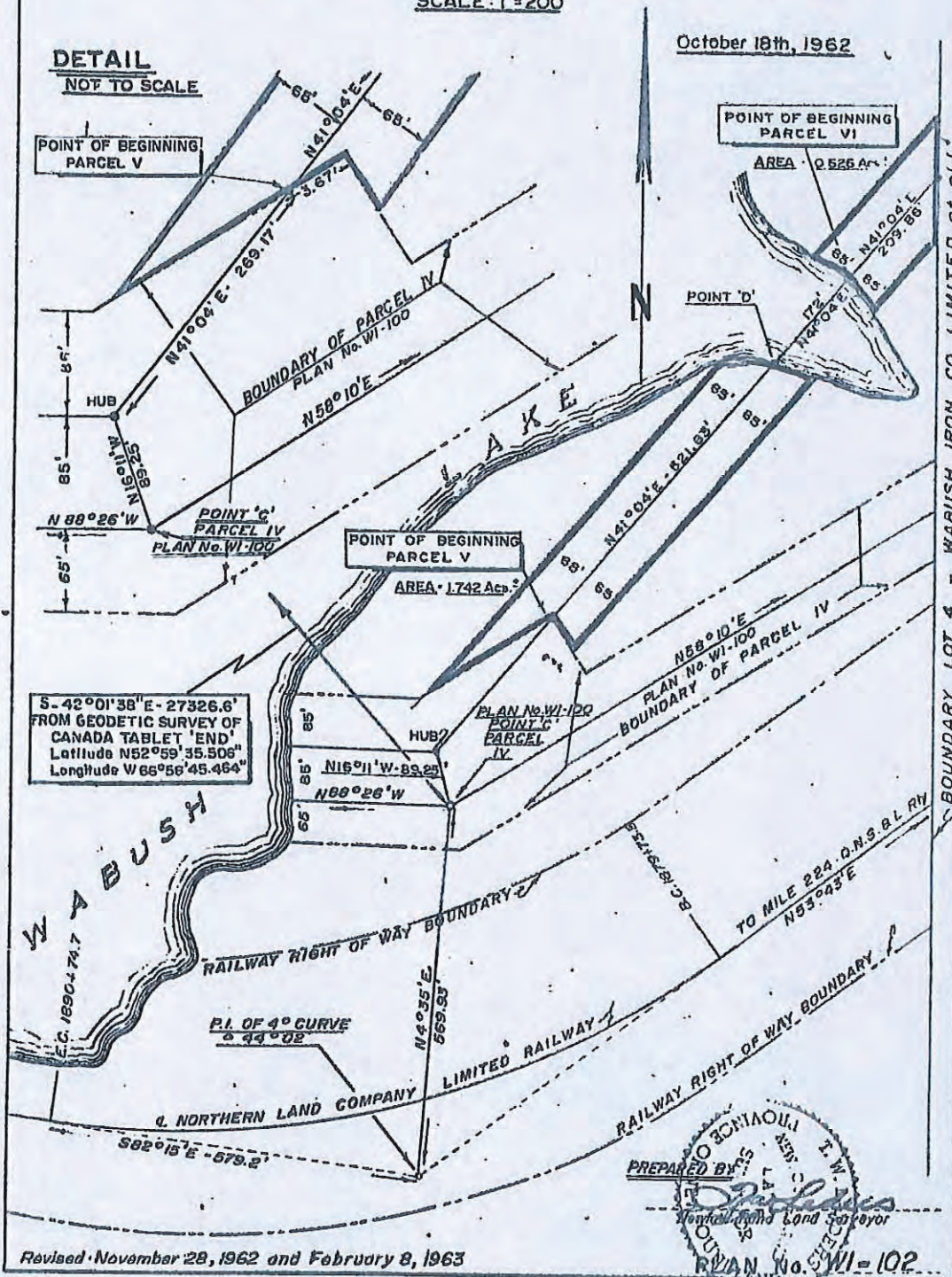
Sept-Îles, Quebec,  
February 11, 1963.

PLAN TO ACCOMPANY DESCRIPTION OF LEASE  
FROM  
WABUSH IRON CO. LIMITED et al  
TO  
TWIN FALLS POWER CORPORATION LIMITED  
OF TWO PARCELS OF LAND FOR THE CONSTRUCTION AND  
MAINTENANCE OF AN ELECTRIC TRANSMISSION LINE

SCALE: 1"=200'

October 18th, 1962

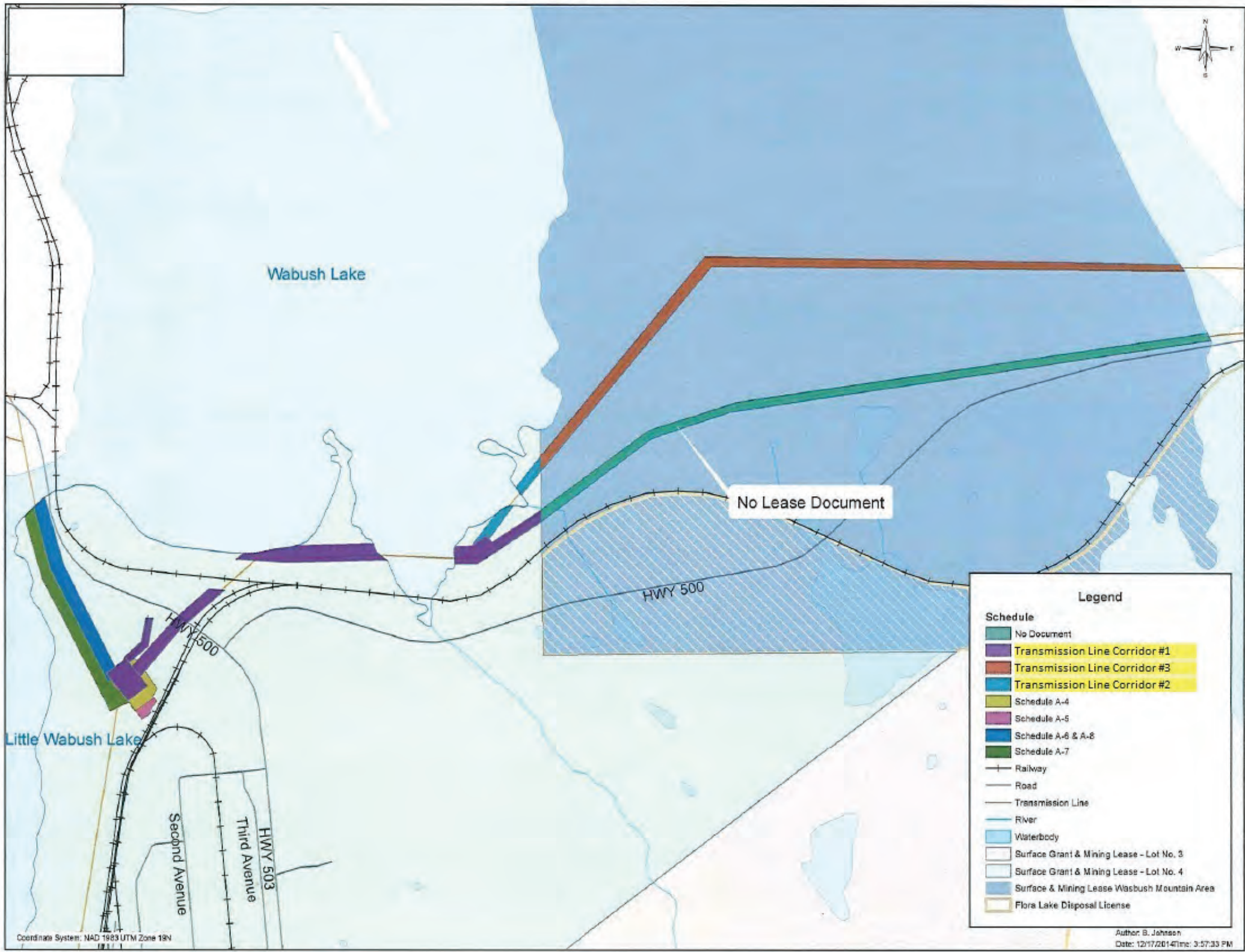
**DETAIL**  
NOT TO SCALE



Revised November 28, 1962 and February 8, 1963



SCHEDULE D-7



**SCHEDULE "E"**  
**PERMITS AND LICENCES**

Nil

## **SCHEDULE "F"**

### **PERMITTED ENCUMBRANCES**

1. Servitudes or rights-of-way for the passage, ingress and egress of Persons and vehicles over parts of the Owned Real Property, provided such servitudes or rights-of-way are registered on title to the Owned Real Property;
2. Servitudes for the supply of utilities to the Owned Real Property and for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services, provided such servitudes are registered on title to the Owned Real Property;
3. Any unregistered servitudes or rights of way by Hydro-Québec to occupy a part of the Owned Real Property to install any circuits, poles and necessary equipment required for the connection or the network, in accordance to its by-law number 634 relating to the supply of electricity and any servitudes granted prior to January 1, 1917 which affect the Owned Real Property;
4. Restrictive covenants, private deed restrictions and other similar land use control agreements, provided they are registered on title to the Owned Real Property;
5. Any minor encroachments by any structure located on the Owned Real Property onto any adjoining lands and any minor encroachment by any structure located on adjoining lands onto the Owned Real Property;
6. Any title defects, irregularities, easements, servitudes, encroachments or rights-of-way or other discrepancies in title or possession relating to the Owned Real Property;
7. The provisions of Applicable Laws, including by-laws, regulations, airport zoning regulations, ordinances and similar instruments relating to development and zoning;
8. Any reservations, exceptions, limitations, provisos and conditions contained in the original Crown grant or patent;
9. Leases and any registrations or notices with respect to the leases, provided such leases have not expired by their terms or have otherwise been terminated;
10. Any adverse claim made by an aboriginal group or person in respect of the real property;
11. H&H Enterprises previously leased a lot on Highway 500 from Wabush Iron and Wabush Resources in the Wabush Mountain Area and Lot 4. The lease has recently expired and the tenant vacated the premises. H&H Enterprises has approached Vendors requesting to purchase or lease the premises, but no agreement for sale or lease has yet been negotiated or concluded;
12. Certain land in Lot 4 and Lot 3 of Wabush Iron and Wabush Resources is currently utilized for Highways 500 and 503;
13. Certain land in the Wabush Mountain Area is currently utilized by third parties as follows:
  - (a) the airport for a beacon site;
  - (b) Highway 500;
  - (c) QNS&L right-of-way; and
  - (d) 25-foot wide right-of way granted to Iron Ore Company of Canada;

14. Unrecorded easement in favour of Twin Falls Power Corporation Limited for electric transmission lines across Wabush Mountain Area (southern transmission line corridor); and
15. From time to time, third parties may have acquired unregistered interests on the Wabush Mountain Area. Following is a listing of pieces or parcels of land of which the Vendors have knowledge of third party occupation but for which deeds of conveyances, leases or other dispositions cannot be located and are not registered in the Registry of Deeds for Newfoundland and Labrador:

Street	Lot ID	Area (acres)	Entity	Comment
HWY 500	Lot 1	28.4	H&H Enterprises	H&H located along south side of HWY 500 in south-western portion of Wabush Mountain Area. Also located on Lot 4.
HWY 500	N/A	7.6	Department of Highway - Truck Weight Scales	Scales located along south side of HWY 500 and north of QNS&L rail line in southern portion of Wabush Mountain Area.
N/A	N/A	22.3	Twin Falls	Twin Falls transmission line corridor transects southern portion of Wabush Mountain Area on east-west line.
N/A	N/A	N/A	QNS&L	QNS&L rail line transects southern portion of Wabush Mountain Area on east-west line. Also located on Lot No. 4.
HWY 500	N/A	N/A	Department of Transportation	Highway Right of Way transects southern portion of Wabush Mountain Area on east-west line. Also located on Lot No. 4.

**SCHEDULE "G"**  
**PURCHASED ASSETS**

1. The Owned Real Property; and
2. The Personal Property.

**SCHEDULE "H"**

**REAL PROPERTY LEASE**

**PROVINCE OF NEWFOUNDLAND AND LABRADOR**

1. Indenture made between the Lieutenant-Governor in and for the Province of Newfoundland in Council, as lessor, and Newfoundland and Labrador Corporation Limited, as lessee, dated 15 May 1962 and registered in the Registry of Deeds for Newfoundland and Labrador at Volume 577, Folios 522-543, and subsequently assigned to Wabush Iron and Wabush Resources, respecting surface rights within the Wabush Mountain Area.

**SCHEDULE "I"**

**ALLOCATION OF PURCHASE PRICE**

<b>Parcel Name</b>	<b>Total Purchase Price (\$ CDN)</b>	<b>Allocation to Wabush Iron (\$ CDN)</b>	<b>Allocation to Wabush Resources (\$ CDN)</b>	<b>Allocation to Wabush Lake Railway Company (\$ CDN)</b>
Parcel A	1.00	0.24	0.66	0.10
Parcel B	360,000.00	96,480	263,520	0
Parcel C	35,000.00	9,380	25,620	0
Parcel D	30,000.00	8,040	21,960	0
Parcel E	1.00	0.27	0.73	0
Parcel F	1.00	0.27	0.73	0
Personal Property	1.00	0.27	0.73	0
<b>TOTAL</b>	<b>425,004.00</b>	113,901.05	311,102.85	0.10