

Affidavit #2 of Hubert Bunce
Sworn September 17, 2010

CANADA
PROVINCE OF QUEBEC
DISTRICT OF MONTREAL
No. 500-11-036133-094

SUPERIOR COURT
Commercial Division
(Sitting as a court designated pursuant to the
Companies' Creditors Arrangement Act,
R.S.C., c. C-36, as amended)

IN THE MATTER OF THE PLAN OF
COMPROMISE OR ARRANGEMENT OF:

ABITIBIBOWATER INC.

and

ABITIBI-CONSOLIDATED INC.

and

BOWATER CANADIAN HOLDINGS INC.
and the other Petitioners listed on the motion

Petitioners

and

ERNST & YOUNG INC.

Monitor

and

ATTORNEY GENERAL OF BRITISH COLUMBIA

Respondent on the motion

AFFIDAVIT of HUBERT BUNCE

I, Hubert Bunce, of 2080A Labieux Road, in the City of Nanaimo, in the Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am the Section Head, Business and Standards Section, Vancouver Island Region, Ministry of Environment ("MOE"). As such, I have personal knowledge of the matters hereinafter deposed to, save and except where stated to be based upon information and belief, and where so stated, I verily believe the same to be true. In preparation of this Affidavit, I have reviewed MOE's file. The documents and records contained in the file were made and kept in the usual and ordinary course of MOE's business. It was in the usual and ordinary course of MOE's business to record the statements of fact in the documents or records at the time the fact occurred or within a reasonable time thereafter.

Corporate History

2. In my Affidavit #1 sworn on August 26, 2010, I refer to the corporate history of Bowater Canadian Forest Products Inc.
3. In this my Affidavit, as I did in Affidavit #1, I will refer to Bowater Canadian Forest Products Inc. and its corporate predecessors simply as "Bowater".

Affidavit of Maureen Bilawchuk

4. I have read Maureen Bilawchuk's Affidavit, sworn February 4th, 2010, although I have not reviewed all of the exhibits attached thereto.

Highway 28 Property

5. In my Affidavit #1 I refer to and describe Lot 216 and Lot 217, Nootka Land District (the "Highway 28 Property").

The Hart Lake Landfill

6. From about 1974 until about 1998 Bowater discharged refuse from the Gold River Pulp Mill on Muchalat Inlet near Gold River, British Columbia to a site approximately one kilometer south of the Village of Gold River (the "Hart Lake Landfill").
7. The majority of the Hart Lake Landfill is on Crown land.
8. Bowater was authorized to discharge waste at the Hart Lake Landfill as set out in Permit PR-2674 ("Permit PR-2674"). Permit PR-2674 was abandoned by Bowater on or about March 22, 2007.
9. On or about April 6, 2010, in accordance with section 20(5)(b) of the *Environmental Management Act*, conditions for maintaining the Hart Lake Landfill closure works and for discharge monitoring and reporting were imposed upon Bowater.

Lot 1

10. Bowater owns Lot 1 District Lot 637 Nootka District Plan VIP61927 ("Lot 1"). Lot 1 is vacant property adjacent to the Hart Lake Landfill.

140 and 1201 Hallowell Road

11. Ms. Bilawchuk refers to Site 1947, Victoria Plywood, 1201 Hallowell Road ("Site 1947") in paragraph 23 of her affidavit. Attached as Exhibit "42" to Ms. Bilawchuk's affidavit is a

copy of a Site Details Report for Site 1947. Page 4 of the Site Details Report lists the legal description of Site 1947 as

Lot A, Section 2, Esquimalt District, Plan 31051

Parcel Identifier Number: 001-182-889.

12. The Site Details Report indicates that Site 1947 includes 140 Hallowell Road.
13. Attached to my affidavit as Exhibit "A" is a copy of a land title search retrieved from BC Online showing the land title for Site 1947 when it was previously owned by Bowater.
14. Attached to my affidavit as Exhibit "B" is a copy of a land title search retrieved from BC Online showing the current land title for Site 1947.
15. Attached to my affidavit as Exhibit "C" is a copy of the freehold transfer document for Site 1947 retrieved from BC Online showing that title to Site 1947 was transferred from Bowater to Thetis Cove Estates Ltd. on or about June 21, 2004.

Site 6254 Former Gold River Pulp Mill

16. Ms. Bilawchuk also refers to Site 6254, Former Gold River Pulp Mill ("Site 6254") in paragraph 23 of her affidavit.

17. Most of Site 6254 was previously owned by Bowater and is currently owned by Muchalat Industries Ltd. ("Muchalat"). Attached as Exhibit "D" to my affidavit are copies of the freehold transfer documents for these properties retrieved from BC Online showing that title to these properties was transferred from Bowater to Muchalat on or about March 31, 2003.

SWORN BEFORE ME at the City of Nanaimo, in the Province of British Columbia, this 17th day of September, 2010.



A Commissioner for taking Affidavits for British Columbia and a Notary Public in the Province of British Columbia



HUBERT BUNCE

~~CHELSEA D. WILSON~~
Print Commissioner/Notary's Name

111 WALLACE ST.
NANAIMO, BC V9R 5B2

Title Ph: (250) 754-3321 Fax: (250) 754-1148

Phone Number

This is Exhibit "A" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

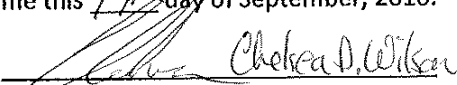
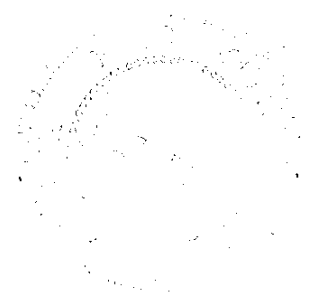

A Notary Public in and for the Province
of British Columbia

Exhibit "A"



NOTARY PUBLIC
NOTARY PUBLIC
NOTARY PUBLIC
NOTARY PUBLIC
NOTARY PUBLIC

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:12:04
 Requestor: (SC91099) MINISTRY OF ATT GEN, LEGAL SERVICES Page 001 of 001
 Folio: 31897-ABITIBI TITLE - EV22547

VICTORIA LAND TITLE OFFICE TITLE NO: EV22547
 FROM TITLE NO: EN1668

APPLICATION FOR REGISTRATION RECEIVED ON: 05 MARCH, 2003
 ENTERED: 06 MARCH, 2003
 TITLE CANCELLED: 05 JULY, 2004

REGISTERED OWNER IN FEE SIMPLE:
 BOWATER CANADIAN FOREST PRODUCTS INC., INC.NO. A56002
 1000 DE LA GAUCHETIERE WEST
 MONTREAL, PQ
 H3B 4W5

TAXATION AUTHORITY:
 TOWN OF VIEW ROYAL

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 001-182-889
 LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 31051

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
 NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
 EJ44570 1995-05-01 10:58
 REGISTERED OWNER OF CHARGE:
 TOWN OF VIEW ROYAL
 EJ44570

REMARKS: PART AS SHOWN ON PLAN VIP61207

CLAIM OF BUILDERS LIEN
 EW45801 2004-04-20 14:27
 REGISTERED OWNER OF CHARGE:
 HAZCO ENVIRONMENTAL SERVICES LTD.
 INCORPORATION NO. A30667
 EW45801

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:
 2004-07-05 NO TITLE
 ALL.....EW77920

CORRECTIONS: NONE

This is Exhibit "B" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

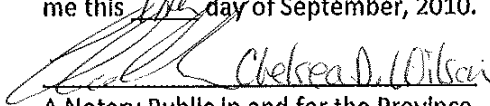

A Notary Public in and for the Province
of British Columbia

Exhibit "B"

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 001 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

VICTORIA LAND TITLE OFFICE TITLE NO: EW77920
FROM TITLE NO: EV22547

APPLICATION FOR REGISTRATION RECEIVED ON: 21 JUNE, 2004
ENTERED: 05 JULY, 2004

REGISTERED OWNER IN FEE SIMPLE:
THETIS COVE ESTATES LTD., INC.NO. 583295
C/O 209, 911 YATES STREET
VICTORIA, BC
V8V 4X3

TAXATION AUTHORITY:
TOWN OF VIEW ROYAL

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 001-182-889
LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 31051

LEGAL NOTATIONS:

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE EW83653- EXPIRES 2009/06/01

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB120290

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

STATUTORY RIGHT OF WAY

EJ44570	1995-05-01	10:58
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REGISTERED OWNER OF CHARGE:

TOWN OF VIEW ROYAL

EJ44570

REMARKS: PART AS SHOWN ON PLAN VIP61207

MORTGAGE

EW77921	2004-06-21	14:50
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REGISTERED OWNER OF CHARGE:

ACCREDIT MORTGAGE LTD.

INCORPORATION NO. 473728

EW77921

ASSIGNMENT OF RENTS

EW77923	2004-06-21	14:50
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REGISTERED OWNER OF CHARGE:

ACCREDIT MORTGAGE LTD.

INCORPORATION NO. 473728

EW77923

MORTGAGE

EW77924	2004-06-21	14:51
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REGISTERED OWNER OF CHARGE:

BOWATER CANADIAN FOREST PRODUCTS INC.

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 002 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

INCORPORATION NO. A56002
EW77924

MORTGAGE

EW77925 2004-06-21 14:51
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. 473728
EW77925

COVENANT

EX92560 2005-07-27 12:14
REGISTERED OWNER OF CHARGE:
TOWN OF VIEW ROYAL
EX92560

PRIORITY AGREEMENT

EX92561 2005-07-27 12:14
REMARKS: GRANTING EX92560 PRIORITY OVER EW77921, EW77923,
EW77924, EW77925, EW166082

MORTGAGE

EX137006 2005-10-27 13:30
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. 473728
EX137006

PRIORITY AGREEMENT

EX137007 2005-10-27 13:30
REMARKS: GRANTING EX137006 PRIORITY OVER EW77925

PRIORITY AGREEMENT

EX140865 2005-11-03 10:12
REMARKS: GRANTING EX137006 PRIORITY OVER EW77924

MORTGAGE

FA140414 2006-11-30 10:55
REGISTERED OWNER OF CHARGE:
0848052 B.C. LTD.
INCORPORATION NO. 848052
CA1422927

PRIORITY AGREEMENT

FA142741 2006-12-06 10:40
REMARKS: GRANTING FA140414 PRIORITY OVER EW77925

MORTGAGE

FB66134 2007-07-03 10:43
REGISTERED OWNER OF CHARGE:
EDWARD FRANK WALTERS
FB66134

ASSIGNMENT OF RENTS

FB66135 2007-07-03 10:43
REGISTERED OWNER OF CHARGE:

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 003 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

EDWARD FRANK WALTERS
FB66135

CLAIM OF BUILDERS LIEN
FB148364 2008-02-25 14:01
REGISTERED OWNER OF CHARGE:
NEILSON DIGITAL INC.
FB148364

CLAIM OF BUILDERS LIEN
FB150351 2008-02-29 13:58
REGISTERED OWNER OF CHARGE:
CEI ARCHITECTURE PLANNING INTERIORS
FB150351

MORTGAGE
CA745659 2008-04-07 16:04
REGISTERED OWNER OF CHARGE:
COUGAR RIDGE DEVELOPMENT LTD.
INCORPORATION NO. BC0726022
CA745659
REMARKS: EXTENDED BY CA771596

CLAIM OF BUILDERS LIEN
FB177950 2008-05-29 09:22
REGISTERED OWNER OF CHARGE:
1ST TEAM CONSULTING LTD.
FB177950

MORTGAGE
CA857660 2008-07-21 13:42
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. BC0473728
CA857660

CERTIFICATE OF PENDING LITIGATION
FB203372 2008-08-18 14:56
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
FB203372

CLAIM OF BUILDERS LIEN
FB205200 2008-08-25 15:38
REGISTERED OWNER OF CHARGE:
MURDOCH DE GREEFF INC.
FB205200

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 004 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

This is Exhibit "C" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

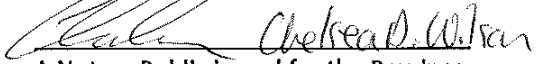

A Notary Public in and for the Province
of British Columbia

Exhibit "C"

1/6

LAND TITLE ACT
FORM A

(Section 181(1))

Province of British Columbia

FREEHOLD TRANSFER

21 JUN 2004 14 49

EH077920

(This area for Land Title Office use)

PAGE 1 of 1 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

WILSON MARSHALL LAW CORPORATION

200-911 Yates Street, Victoria, BC. V8V 4X3

Phone: (250) 385-8741 File: 15008/Thetis

Vance Fox

BURNS SERVICES

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

[PID]

[legal description]

001-182-889

Lot A, Section 2, Esquimalt District, Plan 31051

(b) MARKET VALUE: \$2,100,000.00

3. CONSIDERATION: \$2,100,000.00

01 04/06/21 14:49:27 01 VI

572653

FEE SIMPLE

\$60.00

4. TRANSFEROR: BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED: * FREE SIMPLE

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))*

THETIS COVE ESTATES LTD., (Inc. No. 583295) c/o #200, 911 Yates Street, Victoria, BC, V8V 4X3

7. EXECUTION(S): **The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s)

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Jean P. Cloutoux
Jean P. Cloutoux
625 Rene-Levesque Blvd. West
Montreal, QC H3B 1R2
A NOTARY PUBLIC
FOR THE PROVINCE OF QUEBEC
CANADA
COMMISSION IS FOR LIFE
(as to both signatures)

Y	M	D
04	06	02

BOWATER CANADIAN
FOREST PRODUCTS INC.
by its authorized signatory(ies):

Pierre Monahan

Pierre Monahan
Vice-President

Vincent Maranda

Vincent Maranda
Assistant-Secretary

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form B.

** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

IF

This is Exhibit "D" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

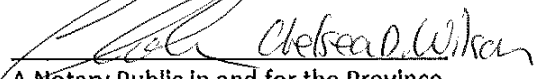

A Notary Public in and for the Province
of British Columbia

Exhibit "D"

LAND TITLE ACT

31 MAR 2003 13:37

EV031353

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-1

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID)

(LEGAL DESCRIPTION)

009-526-820 District Lot 74, Nootka District

01 03/03/31 13:38:20 01 VI 470676

(b) MARKET VALUE: \$4,189,193.91

FEE SIMPLE \$55.00

3. CONSIDERATION: \$4,189,193.91

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Execution Date

Officer Signature(s)

Y	M	D
2003	03	30

Transferor(s) Signature(s)

BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory David Stewart

Authorized Signatory

JAMES J. LEMOINE
BARRISTER & SOLICITOR
BULL, HOUSSEY & TUPPER
3000-1055 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3R3
PHONE 687-6676

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
 ** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

31 MAR 2003 13 38

EV031357

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors
6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-2

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

009-526-510 Block A of District Lot 647, Nootka District, Except that Part in Plan VIP63654

(b) MARKET VALUE: \$194,846.23

3. CONSIDERATION: \$194,846.23

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

01 03/03/31 13:39:19 01 VI 470676

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

FEE SIMPLE

\$55.00

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

Execution Date

Y	M	D
2003	03	31

Transferor(s) Signature(s)

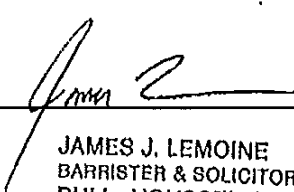
BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory

David Stewart

Authorized Signatory


 JAMES J. LEMOINE
 BARRISTER & SOLICITOR
 BULL, HOUSSEY & TUPPER
 3000-1055 WEST GEORGIA STREET
 VANCOUVER, B.C. V6E 3R3
 PHONE 687-0576

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
 ** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

31 MAR 2003 13 38

EV031358

b
79
1 F
FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-3

LTO Client No. 10188


Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

009-526-757 District Lot 54, Nootka District, Except That Part Lying South of the North Boundary of District Lot 74, Nootka District, and the Indian Reserve, Produced East to the Easterly Boundary of Said District Lot 54, Being the Westerly Bank of Gold River, as Shown Coloured Red on Plan Deposited Under Number DD 183181, Except Part in Plan 43364

(b) MARKET VALUE: \$487,115.57

3. CONSIDERATION: \$487,115.57

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

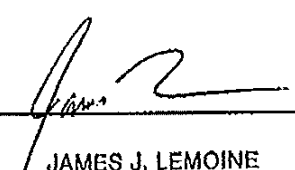
FEE SIMPLE

6. TRANSFEE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),
having an office at PO Box 850, 1895 Roberts Road,
Duncan, British Columbia V9L 3Y2.01 03/03/31 13:39:41 01 VI 470676
FEE SIMPLE 155.00

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)


JAMES J. LEMOINE
BARRISTER & SOLICITOR
BULL, HOUSSEY & TUPPER
3000 - 1055 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3R3
PHONE 687-8676

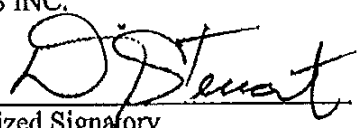
Execution Date

Y	M	D
2003	03	30

Transferor(s) Signature(s)

BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:


Authorized Signatory

David Stewart

Authorized Signatory

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

31 MAR 2003 13 39

EV031360

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-5

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

010-519-114 District Lot 651, Nootka District

(b) MARKET VALUE: \$7,977.77

3. CONSIDERATION: \$7,977.77

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

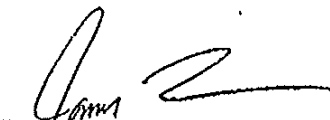
having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

01 03/03/31 13:40:07 01 VI 470676
FEE SIMPLE \$55.00

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

JAMES J. LEMOINE
BARRISTER & SOLICITOR
BULL, HOUSSEY & TUPPER
3000-1065 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3R9
PHONE 687-6576

Execution Date

Y	M	D
2003	03	30

Transferor(s) Signature(s)

BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory

David Stewart

Authorized Signatory

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

CANADA
PROVINCE OF QUEBEC
DISTRICT OF MONTREAL
No. 500-11-036133-094

SUPERIOR COURT
Commercial Division
(Sitting as a court designated pursuant to the
Companies' Creditors Arrangement Act,
R.S.C., c. C-36, as amended)

IN THE MATTER OF THE PLAN OF
COMPROMISE OR ARRANGEMENT OF:

ABITIBIBOWATER INC.

and

ABITIBI-CONSOLIDATED INC.

and

BOWATER CANADIAN HOLDINGS INC.
and the other Petitioners listed on the motion

Petitioners

and

ERNST & YOUNG INC.

Monitor

and .

ATTORNEY GENERAL OF BRITISH COLUMBIA

Respondent on the motion

AFFIDAVIT of HUBERT BUNCE

Ministry of Attorney General
Legal Services Branch
1301 – 865 Hornby Street
Vancouver BC V6Z 2G3
Elizabeth Rowbotham
Barrister and Solicitor

Affidavit #2 of Hubert Bunce
Sworn September 17, 2010

CANADA
PROVINCE OF QUEBEC
DISTRICT OF MONTREAL
No. 500-11-036133-094

SUPERIOR COURT
Commercial Division
(Sitting as a court designated pursuant to the
Companies' Creditors Arrangement Act,
R.S.C., c. C-36, as amended)

IN THE MATTER OF THE PLAN OF
COMPROMISE OR ARRANGEMENT OF:

ABITIBIBOWATER INC.

and

ABITIBI-CONSOLIDATED INC.

and

BOWATER CANADIAN HOLDINGS INC.
and the other Petitioners listed on the motion

Petitioners

and

ERNST & YOUNG INC.

Monitor

and

ATTORNEY GENERAL OF BRITISH COLUMBIA

Respondent on the motion

AFFIDAVIT of HUBERT BUNCE

I, Hubert Bunce, of 2080A Labieux Road, in the City of Nanaimo, in the Province of British Columbia, MAKE OATH AND SAY THAT:

1. I am the Section Head, Business and Standards Section, Vancouver Island Region, Ministry of Environment ("MOE"). As such, I have personal knowledge of the matters hereinafter deposed to, save and except where stated to be based upon information and belief, and where so stated, I verily believe the same to be true. In preparation of this Affidavit, I have reviewed MOE's file. The documents and records contained in the file were made and kept in the usual and ordinary course of MOE's business. It was in the usual and ordinary course of MOE's business to record the statements of fact in the documents or records at the time the fact occurred or within a reasonable time thereafter.

Corporate History

2. In my Affidavit #1 sworn on August 26, 2010, I refer to the corporate history of Bowater Canadian Forest Products Inc.
3. In this my Affidavit, as I did in Affidavit #1, I will refer to Bowater Canadian Forest Products Inc. and its corporate predecessors simply as "Bowater".

Affidavit of Maureen Bilawchuk

4. I have read Maureen Bilawchuk's Affidavit, sworn February 4th, 2010, although I have not reviewed all of the exhibits attached thereto.

Highway 28 Property

5. In my Affidavit #1 I refer to and describe Lot 216 and Lot 217, Nootka Land District (the "Highway 28 Property").

The Hart Lake Landfill

6. From about 1974 until about 1998 Bowater discharged refuse from the Gold River Pulp Mill on Muchalat Inlet near Gold River, British Columbia to a site approximately one kilometer south of the Village of Gold River (the "Hart Lake Landfill").
7. The majority of the Hart Lake Landfill is on Crown land.
8. Bowater was authorized to discharge waste at the Hart Lake Landfill as set out in Permit PR-2674 ("Permit PR-2674"). Permit PR-2674 was abandoned by Bowater on or about March 22, 2007.
9. On or about April 6, 2010, in accordance with section 20(5)(b) of the *Environmental Management Act*, conditions for maintaining the Hart Lake Landfill closure works and for discharge monitoring and reporting were imposed upon Bowater.

Lot 1

10. Bowater owns Lot 1 District Lot 637 Nootka District Plan VIP61927 ("Lot 1"). Lot 1 is vacant property adjacent to the Hart Lake Landfill.

140 and 1201 Hallowell Road

11. Ms. Bilawchuk refers to Site 1947, Victoria Plywood, 1201 Hallowell Road ("Site 1947") in paragraph 23 of her affidavit. Attached as Exhibit "42" to Ms. Bilawchuk's affidavit is a

copy of a Site Details Report for Site 1947. Page 4 of the Site Details Report lists the legal description of Site 1947 as

Lot A, Section 2, Esquimalt District, Plan 31051

Parcel Identifier Number: 001-182-889.

12. The Site Details Report indicates that Site 1947 includes 140 Hallowell Road.
13. Attached to my affidavit as Exhibit "A" is a copy of a land title search retrieved from BC Online showing the land title for Site 1947 when it was previously owned by Bowater.
14. Attached to my affidavit as Exhibit "B" is a copy of a land title search retrieved from BC Online showing the current land title for Site 1947.
15. Attached to my affidavit as Exhibit "C" is a copy of the freehold transfer document for Site 1947 retrieved from BC Online showing that title to Site 1947 was transferred from Bowater to Thetis Cove Estates Ltd. on or about June 21, 2004.

Site 6254 Former Gold River Pulp Mill

16. Ms. Bilawchuk also refers to Site 6254, Former Gold River Pulp Mill ("Site 6254") in paragraph 23 of her affidavit.

17. Most of Site 6254 was previously owned by Bowater and is currently owned by Muchalat Industries Ltd. ("Muchalat"). Attached as Exhibit "D" to my affidavit are copies of the freehold transfer documents for these properties retrieved from BC Online showing that title to these properties was transferred from Bowater to Muchalat on or about March 31, 2003.

SWORN BEFORE ME at the City of Nanaimo, in the Province of British Columbia, this 17th day of September, 2010.



A Commissioner for taking Affidavits for British Columbia and a Notary Public in the Province of British Columbia



HUBERT BUNCE

~~CHELSEA D. WILSON~~
Print Commissioner/Notary's Name

111 WALLACE ST.
NANAIMO, BC V9R 5B2

Title Ph: (250) 754-3321 Fax: (250) 754-1148

Phone Number

This is Exhibit "A" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

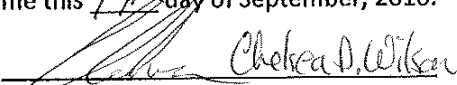
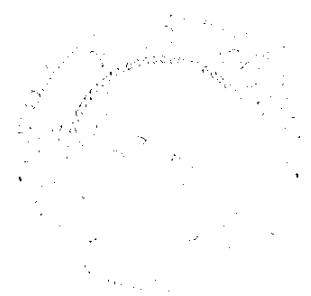

A Notary Public in and for the Province
of British Columbia

Exhibit "A"



NOTARY PUBLIC
BRITISH COLUMBIA
1000-1000-1000-1000
1000-1000-1000-1000
1000-1000-1000-1000

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:12:04
 Requestor: (SC91099) MINISTRY OF ATT GEN, LEGAL SERVICES Page 001 of 001
 Folio: 31897-ABITIBI TITLE - EV22547

VICTORIA LAND TITLE OFFICE TITLE NO: EV22547
 FROM TITLE NO: EN1668

APPLICATION FOR REGISTRATION RECEIVED ON: 05 MARCH, 2003
 ENTERED: 06 MARCH, 2003
 TITLE CANCELLED: 05 JULY, 2004

REGISTERED OWNER IN FEE SIMPLE:
 BOWATER CANADIAN FOREST PRODUCTS INC., INC.NO. A56002
 1000 DE LA GAUCHETIERE WEST
 MONTREAL, PQ
 H3B 4W5

TAXATION AUTHORITY:
 TOWN OF VIEW ROYAL

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 001-182-889
 LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 31051

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
 NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
 EJ44570 1995-05-01 10:58
 REGISTERED OWNER OF CHARGE:
 TOWN OF VIEW ROYAL
 EJ44570

REMARKS: PART AS SHOWN ON PLAN VIP61207

CLAIM OF BUILDERS LIEN
 EW45801 2004-04-20 14:27
 REGISTERED OWNER OF CHARGE:
 HAZCO ENVIRONMENTAL SERVICES LTD.
 INCORPORATION NO. A30667
 EW45801

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS:
 2004-07-05 NO TITLE
 ALL.....EW77920

CORRECTIONS: NONE

This is Exhibit "B" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

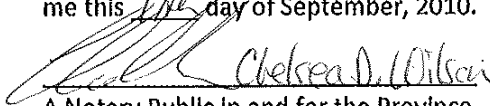

A Notary Public in and for the Province
of British Columbia

Exhibit "B"

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 001 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

VICTORIA LAND TITLE OFFICE TITLE NO: EW77920
FROM TITLE NO: EV22547

APPLICATION FOR REGISTRATION RECEIVED ON: 21 JUNE, 2004
ENTERED: 05 JULY, 2004

REGISTERED OWNER IN FEE SIMPLE:
THETIS COVE ESTATES LTD., INC.NO. 583295
C/O 209, 911 YATES STREET
VICTORIA, BC
V8V 4X3

TAXATION AUTHORITY:
TOWN OF VIEW ROYAL

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 001-182-889
LOT A, SECTION 2, ESQUIMALT DISTRICT, PLAN 31051

LEGAL NOTATIONS:

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE EW83653- EXPIRES 2009/06/01

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE FB120290

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

STATUTORY RIGHT OF WAY

EJ44570	1995-05-01	10:58
---------	------------	-------

REGISTERED OWNER OF CHARGE:

TOWN OF VIEW ROYAL

EJ44570

REMARKS: PART AS SHOWN ON PLAN VIP61207

MORTGAGE

EW77921	2004-06-21	14:50
---------	------------	-------

REGISTERED OWNER OF CHARGE:

ACCREDIT MORTGAGE LTD.

INCORPORATION NO. 473728

EW77921

ASSIGNMENT OF RENTS

EW77923	2004-06-21	14:50
---------	------------	-------

REGISTERED OWNER OF CHARGE:

ACCREDIT MORTGAGE LTD.

INCORPORATION NO. 473728

EW77923

MORTGAGE

EW77924	2004-06-21	14:51
---------	------------	-------

REGISTERED OWNER OF CHARGE:

BOWATER CANADIAN FOREST PRODUCTS INC.

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 002 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

INCORPORATION NO. A56002
EW77924

MORTGAGE

EW77925 2004-06-21 14:51
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. 473728
EW77925

COVENANT

EX92560 2005-07-27 12:14
REGISTERED OWNER OF CHARGE:
TOWN OF VIEW ROYAL
EX92560

PRIORITY AGREEMENT

EX92561 2005-07-27 12:14
REMARKS: GRANTING EX92560 PRIORITY OVER EW77921, EW77923,
EW77924, EW77925, EW166082

MORTGAGE

EX137006 2005-10-27 13:30
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. 473728
EX137006

PRIORITY AGREEMENT

EX137007 2005-10-27 13:30
REMARKS: GRANTING EX137006 PRIORITY OVER EW77925

PRIORITY AGREEMENT

EX140865 2005-11-03 10:12
REMARKS: GRANTING EX137006 PRIORITY OVER EW77924

MORTGAGE

FA140414 2006-11-30 10:55
REGISTERED OWNER OF CHARGE:
0848052 B.C. LTD.
INCORPORATION NO. 848052
CA1422927

PRIORITY AGREEMENT

FA142741 2006-12-06 10:40
REMARKS: GRANTING FA140414 PRIORITY OVER EW77925

MORTGAGE

FB66134 2007-07-03 10:43
REGISTERED OWNER OF CHARGE:
EDWARD FRANK WALTERS
FB66134

ASSIGNMENT OF RENTS

FB66135 2007-07-03 10:43
REGISTERED OWNER OF CHARGE:

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 003 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

EDWARD FRANK WALTERS
FB66135

CLAIM OF BUILDERS LIEN
FB148364 2008-02-25 14:01
REGISTERED OWNER OF CHARGE:
NEILSON DIGITAL INC.
FB148364

CLAIM OF BUILDERS LIEN
FB150351 2008-02-29 13:58
REGISTERED OWNER OF CHARGE:
CEI ARCHITECTURE PLANNING INTERIORS
FB150351

MORTGAGE
CA745659 2008-04-07 16:04
REGISTERED OWNER OF CHARGE:
COUGAR RIDGE DEVELOPMENT LTD.
INCORPORATION NO. BC0726022
CA745659
REMARKS: EXTENDED BY CA771596

CLAIM OF BUILDERS LIEN
FB177950 2008-05-29 09:22
REGISTERED OWNER OF CHARGE:
1ST TEAM CONSULTING LTD.
FB177950

MORTGAGE
CA857660 2008-07-21 13:42
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
INCORPORATION NO. BC0473728
CA857660

CERTIFICATE OF PENDING LITIGATION
FB203372 2008-08-18 14:56
REGISTERED OWNER OF CHARGE:
ACCREDIT MORTGAGE LTD.
FB203372

CLAIM OF BUILDERS LIEN
FB205200 2008-08-25 15:38
REGISTERED OWNER OF CHARGE:
MURDOCH DE GREEFF INC.
FB205200

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

Date: 16-Sep-2010 TITLE SEARCH PRINT Time: 14:03:10
Requestor: (SC70607) MINISTRY OF ATT GEN, LEGAL SERVICES Page 004 of 004
Folio: 31897ABITIBICCA TITLE - EW77920

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

This is Exhibit "C" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

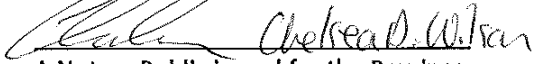

A Notary Public in and for the Province
of British Columbia

Exhibit "C"

1/6

LAND TITLE ACT
FORM A

21 JUN 2004 14:49

EH077920

(Section 181(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

WILSON MARSHALL LAW CORPORATION
200-911 Yates Street, Victoria, BC. V8V 4X3
Phone: (250) 385-8741 File: 15008/Thetis

Vance Fox

BURNS SERVICES

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

[PID]

[legal description]

001-182-889

Lot A, Section 2, Esquimalt District, Plan 31051

(b) MARKET VALUE: \$2,100,000.00

3. CONSIDERATION: \$2,100,000.00

01 04/06/21 14:49:27 01 VI

572653

FEE SIMPLE

\$60.00

4. TRANSFEROR: BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED: * FREE SIMPLE

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))*

THETIS COVE ESTATES LTD., (Inc. No. 583295) c/o #200, 911 Yates Street, Victoria, BC, V8V 4X3

7. EXECUTION(S): **The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s)

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Jean P. Cloutoux
Jean P. Cloutoux
625 Rene-Levesque Blvd. West
Montreal, QC H3B 1R2
A NOTARY PUBLIC
FOR THE PROVINCE OF QUEBEC
CANADA
COMMISSION IS FOR LIFE
(as to both signatures)

Y	M	D
04	06	02

BOWATER CANADIAN
FOREST PRODUCTS INC.
by its authorized signatory(ies):

Pierre Monahan

Pierre Monahan
Vice-President

Vincent Maranda

Vincent Maranda
Assistant-Secretary

(as to both signatures)

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form B.

** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

IF

This is Exhibit "D" referred to in the
Affidavit of Hubert Bunce, sworn before
me this 17th day of September, 2010.

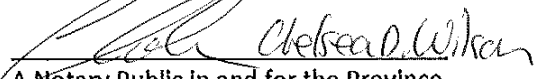

A Notary Public in and for the Province
of British Columbia

Exhibit "D"

LAND TITLE ACT

31 MAR 2003 13:37

EV031353

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-1

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID)

(LEGAL DESCRIPTION)

009-526-820 District Lot 74, Nootka District

01 03/03/31 13:38:20 01 VI 470676

(b) MARKET VALUE: \$4,189,193.91

FEE SIMPLE \$55.00

3. CONSIDERATION: \$4,189,193.91

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Execution Date

Officer Signature(s)

Y	M	D
2003	03	30

Transferor(s) Signature(s)

BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory David Stewart

Authorized Signatory

JAMES J. LEMOINE
BARRISTER & SOLICITOR
BULL, HOUSSEY & TUPPER
3000-1055 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3R3
PHONE 687-6676

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
 ** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

31 MAR 2003 13 38

EV031357

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors
6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-2

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

009-526-510 Block A of District Lot 647, Nootka District, Except that Part in Plan VIP63654

(b) MARKET VALUE: \$194,846.23

3. CONSIDERATION: \$194,846.23

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

01 03/03/31 13:39:19 01 VI 470676

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

FEE SIMPLE

\$55.00

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

Execution Date

Y	M	D
2003	03	31

Transferor(s) Signature(s)

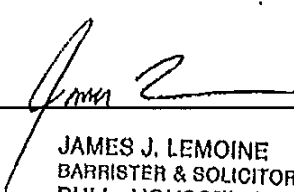
BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory

David Stewart

Authorized Signatory


 JAMES J. LEMOINE
 BARRISTER & SOLICITOR
 BULL, HOUSSEY & TUPPER
 3000-1055 WEST GEORGIA STREET
 VANCOUVER, B.C. V6E 3R3
 PHONE 687-8576

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
 ** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

31 MAR 2003 13 38

EV031358

b
74
1 F
FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-3

LTO Client No. 10188

S. Adamson
Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

009-526-757 District Lot 54, Nootka District, Except That Part Lying South of the North Boundary of District Lot 74, Nootka District, and the Indian Reserve, Produced East to the Easterly Boundary of Said District Lot 54, Being the Westerly Bank of Gold River, as Shown Coloured Red on Plan Deposited Under Number DD 183181, Except Part in Plan 43364

(b) MARKET VALUE: \$487,115.57

3. CONSIDERATION: \$487,115.57

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),
having an office at PO Box 850, 1895 Roberts Road,
Duncan, British Columbia V9L 3Y2.01 03/03/31 13:39:41 01 VI 470676
FEE SIMPLE 155.00

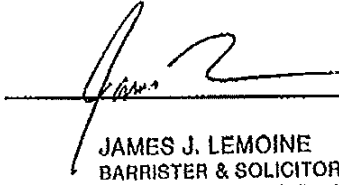
7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

Execution Date

Y	M	D
2003	03	30

Transferor(s) Signature(s)


 JAMES J. LEMOINE
 BARRISTER & SOLICITOR
 BULL, HOUSSEY & TUPPER
 3000 - 1055 WEST GEORGIA STREET
 VANCOUVER, B.C. V8E 3R3
 PHONE 687-8676
BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory

David Stewart

Authorized Signatory

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

END OF DOCUMENT

31 MAR 2003 13 39

EV031360

LAND TITLE ACT

FORM A

(Section 185(1))

Province of British Columbia

FREEHOLD TRANSFER

(This area for Land Title Office use)

PAGE 1 of 1 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Hallgren & Faulkner, Barristers & Solicitors

6595 Sooke Road, P.O. Box 939

Sooke, BC

V0S 1N0

Phone: (250)642-5271, File Reference No: 11397/MUCHALAT/KS-5

LTO Client No. 10188

Shari Adamson, Authorized Agent

2. (a) PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*

(PID) (LEGAL DESCRIPTION)

010-519-114 District Lot 651, Nootka District

(b) MARKET VALUE: \$7,977.77

3. CONSIDERATION: \$7,977.77

4. TRANSFEROR(S):*

BOWATER CANADIAN FOREST PRODUCTS INC. (Inc. No. A56002)

5. FREEHOLD ESTATE TRANSFERRED:*

FEE SIMPLE

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s))*

MUCHALAT INDUSTRIES LTD. (Inc. No. 659302),

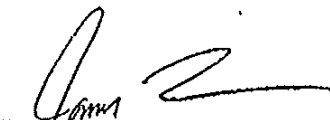
having an office at PO Box 850, 1895 Roberts Road,

Duncan, British Columbia V9L 3Y2.

01 03/03/31 13:40:07 01 VI 470676
FEE SIMPLE \$55.00

7. EXECUTION(S):** The transferor(s) accept(s) the above consideration and understand(s) that this instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

JAMES J. LEMOINE
BARRISTER & SOLICITOR
BULL, HOUSSEY & TUPPER
3000-1065 WEST GEORGIA STREET
VANCOUVER, B.C. V6E 3R9
PHONE 687-6576

Execution Date

Y	M	D
2003	03	30

Transferor(s) Signature(s)

BOWATER CANADIAN FOREST
PRODUCTS INC.

Per:

Authorized Signatory

David Stewart

Authorized Signatory

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

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END OF DOCUMENT

CANADA
PROVINCE OF QUEBEC
DISTRICT OF MONTREAL

No. 500-11-036133-094

SUPERIOR COURT

Commercial Division
(Sitting as a court designated pursuant to the
Companies' Creditors Arrangement Act,
R.S.C., c. C-36, as amended)

IN THE MATTER OF THE PLAN OF
COMPROMISE OR ARRANGEMENT OF:

ABITIBIBOWATER INC.

and

ABITIBI-CONSOLIDATED INC.

and

BOWATER CANADIAN HOLDINGS INC.
and the other Petitioners listed on the motion

Petitioners

and

ERNST & YOUNG INC.

Monitor

and

ATTORNEY GENERAL OF BRITISH COLUMBIA

Respondent on the motion

AFFIDAVIT of HUBERT BUNCE

Ministry of Attorney General
Legal Services Branch
1301 – 865 Hornby Street
Vancouver BC V6Z 2G3
Elizabeth Rowbotham
Barrister and Solicitor