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IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, as amended

AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF J.W. CARR HOLDINGS LTD., SPRUCE GROVE INDUSTRIAL PARK INC., 272649 ALBERTA LTD., 279896 ALBERTA LTD., GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC., 1170292 ALBERTA LTD. and 627612 ALBERTA LTD.

APPLICANTS

J.W. CARR HOLDINGS LTD., SPRUCE GROVE INDUSTRIAL PARK INC., 272649 ALBERTA LTD., 279896 ALBERTA LTD., GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC., 1170292 ALBERTA LTD. and 627612 ALBERTA LTD.

DOCUMENT

AFFIDAVIT

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AFFIDAVIT OF MARJORIE CARR

Sworn on April 10, 2023

I, Marjorie Carr, of Sherwood Park, Alberta, SWEAR AND SAY THAT:

1. I am the sole director of the Applicants, J.W. Carr Holdings Ltd., Spruce Grove Industrial Park Inc., 272649 Alberta Ltd., 279896 Alberta Ltd., Grande Prairie Place Enterprises (1996) Inc., 1170292 Alberta Ltd. and 627612 Alberta Ltd. (collectively, the "**Applicant Corporations**"), and as such I have personal knowledge of the matters herein deposed to, except where stated to be sworn based on information and belief, in which case I verily believe those matters to be true.

2. This Affidavit is sworn in support of an application by the Applicant Corporations for relief under the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36 (the "CCAA"), including the granting of a stay of proceedings by this Honourable Court to facilitate the orderly restructuring and/or wind down of the Applicant Corporations in a manner that will preserve and enhance the value of its assets for the benefit of its stakeholders.
3. As a result of the circumstances described below, the Applicant Corporations seek the proposed relief under the CCAA in order to provide the Applicant Corporations with stability, cash flow relief and the opportunity to develop and implement plans to restructure and/or implement an orderly wind down of its business operations (in whole or in part), in order to enhance and maintain the value of its assets.
4. Due to the volume of information contained in this Affidavit, set out below is a Table of Contents of the information contained herein.

Outline of Affidavit/Table of Contents

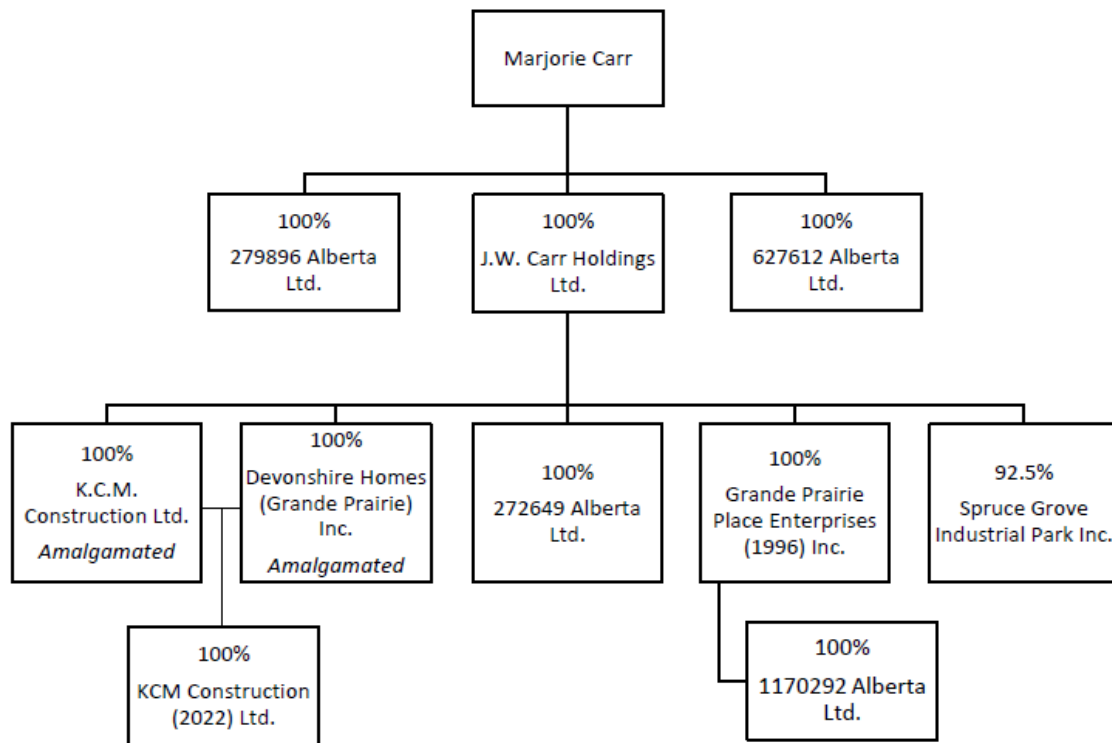
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I. PARTIES AND CORPORATE STRUCTURE

5. In addition to being the sole director of the Applicant Corporations, I am the sole shareholder of three of the Applicant Corporations, namely: (a) 279896 Alberta Ltd. (“**279**”); (b) 627612 Alberta Ltd. (“**627**”) and (c) J.W. Carr Holdings Ltd. (“**JW Carr Holdings**”).
6. 272649 Alberta Ltd. (“**272**”) and Grande Prairie Place Enterprises (1996) Inc. (“**GPPE**”) are wholly-owned subsidiaries of JW Carr Holdings.
7. Spruce Grove Industrial Park Inc. (“**SGIP**”) is also a subsidiary of JW Carr Holdings. JW Carr Holdings owns 92.5% of the shares in the capital stock of SGIP. The remaining shareholder of SGIP is a passive corporate investor known as Suvanco Inc. which owns 7.5% of the shares in the capital stock of SGIP and which has no involvement in management or operations of SGIP.
8. KCM Construction (2022) Ltd. (“**KCM 2022**”) is a wholly owned subsidiary of JW Carr Holdings. KCM 2022 was created as a result of the amalgamation of KCM Construction Ltd. (“**KCM**”) and Devonshire Homes (Grande Prairie) Inc. KCM 2022 is not an Applicant in these proceedings.
9. 1170292 Alberta Ltd. (“**117**”) is a wholly-owned subsidiary of GPPE.
10. The Applicant Corporations, together with KCM and KCM (2022), are hereinafter collectively referred to as the “**Carr Group**”.

11. The following organizational chart reflects the ownership and control of the Carr Group.



12. JW Carr Holdings is an Alberta corporation created by the June 1, 1997 amalgamation of its corporate predecessors, 593912 Alberta Ltd. and J. W. Carr Holdings Ltd., with its registered office located in Edmonton. The predecessor corporation was originally incorporated on May 22, 1979.
13. 272 is an Alberta corporation which was incorporated on September 17, 1981, with its registered office located in Edmonton.
14. GPPE is an Alberta corporation which was incorporated on December 7, 1994, with its registered office located in Edmonton.
15. 279 is an Alberta corporation which was incorporated on January 4, 1982, with its registered office located in Edmonton. 279 was previously the professional corporation associated with the law practice of my late husband, prior to his death in 2017.
16. 627 is an Alberta corporation which was incorporated on October 6, 1994, with its registered office located in Edmonton.

17. SGIP is an Alberta corporation which was incorporated on January 4, 2006, with its registered office located in Edmonton.
18. 117 is an Alberta corporation which was incorporated on May 12, 2005, with its registered office located in Edmonton.
19. KCM 2022 is an Alberta corporation which was created by the June 1, 2022 amalgamation of its corporate predecessors, Devonshire Homes (Grande Prairie) Inc. and K.C.M. Construction Ltd. K.C.M. Construction Ltd. was an Alberta corporation originally incorporated on February 25, 1987. Devonshire Homes (Grande Prairie) Inc. was an Alberta corporation originally incorporated on November 22, 1994.
20. JW Carr Holdings is the sole shareholder in KCM 2022 and was the sole shareholder of each of Devonshire Homes (Grande Prairie) Inc. and K.C.M. Construction Ltd. KCM 2022 is not an Applicant in these proceedings.
21. Attached and marked collectively as **Exhibit “A”** to this Affidavit are true copies of Alberta Corporate Registry Corporate Profile Reports for each of JW Carr Holdings, 272, GPPE, 279, 627, SGIP, 117, K.C.M. Construction Ltd., Devonshire Homes (Grande Prairie) Inc., and KCM 2022.

II. CORPORATE HISTORY AND ECONOMIC CONTRIBUTIONS OF THE CARR GROUP

22. I am currently the sole director of all of the corporations comprising the Carr Group, and have been since the death of my husband, J.W. Carr, on October 2, 2017.
23. Prior to his death on October 2, 2017, my husband, James W. (Jim) Carr (“**Jim**”), was the sole director of all of the Applicant Corporations and managed the majority of the operations, business and financial affairs of the Carr Group for nearly 40 years.
24. In addition to being a businessman, Jim was a longstanding member of the Alberta Bar. He worked as a lawyer continuously from the time of his call to the Alberta Bar in 1980 until his death in 2017.

25. Jim and I were married in 1980. Following our marriage, in addition to being a wife and mother, I worked as a teacher, and assisted with various aspects of the business and operations of Carr Group, as more particularly described below.

A. Origins of the Carr Group

26. The Carr Group originated with the incorporation of JW Carr Holdings by my husband, Jim. The first investment in real estate that the Carr Group made was a duplex, which Jim built himself on a vacant lot next to his parents' house in Fort Saskatchewan, while he was still in law school.
27. In the first five years following our marriage in 1980, Jim and I worked together to build six houses, including our first home. We sold the other houses, and used the proceeds of those sales to invest in other real estate.
28. Throughout the late 1980s and 1990s, we began purchasing and renting out other duplexes near the original duplex that Jim had built in Fort Saskatchewan. In the early years of our business, I personally managed the rental operations of these duplexes.
29. The Carr Group still owns these original duplexes, which are presently rented or available for rent. Many of our tenants are long term tenants, some of whom have rented from the Carr Group for over ten years. One of our original tenants has lived in the same duplex for over 30 years.
30. The Carr Group continued to acquire additional duplexes in the Fort Saskatchewan area until Jim's death. These duplexes are referred to below as the **"Fort Saskatchewan Duplexes"**.

B. Investment into Grande Prairie Real Estate

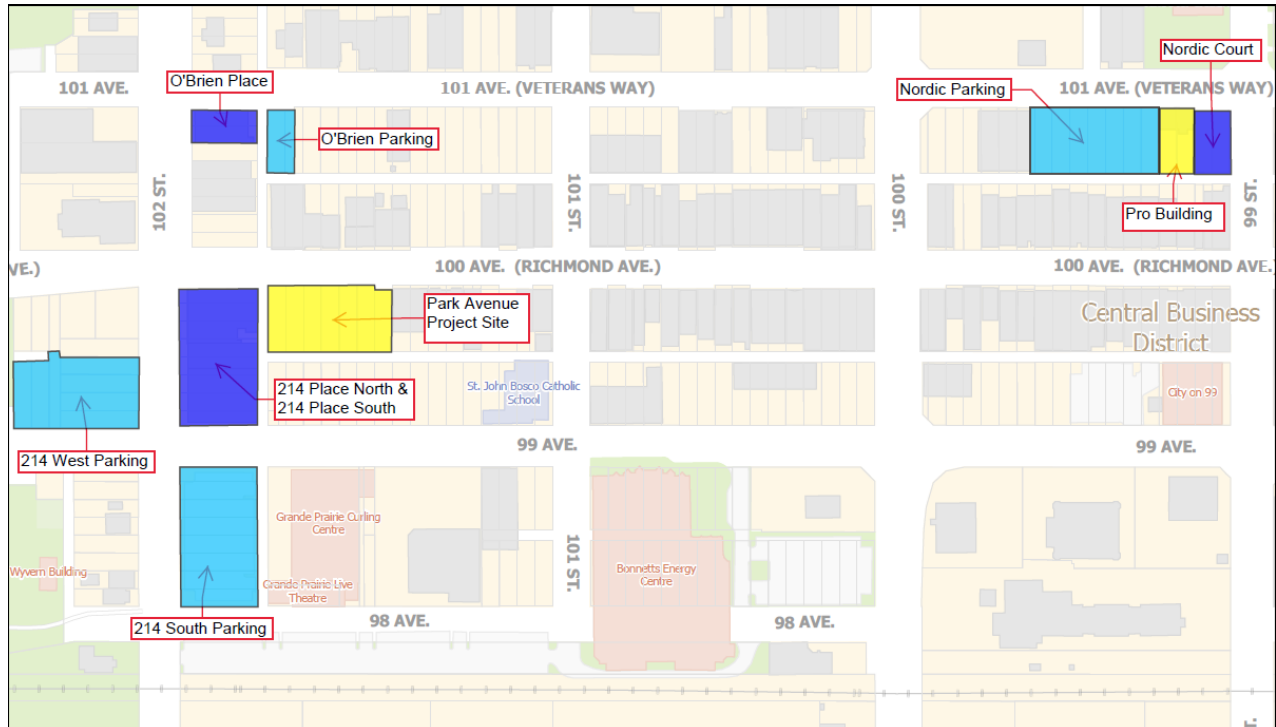
31. In approximately 1986, the Alberta economy experienced a significant recession, which particularly impacted the City of Grande Prairie, which was heavily dependent on the oil and gas industry. My parents were from Grande Prairie, so Jim and I became aware of opportunities to purchase real estate in Grande Prairie for a good price.

32. Our first investment in Grande Prairie was the purchase of a large plot of bare land, which we subdivided and developed into residential real estate throughout the late 1980s and early 1990s. In addition to developing the neighborhood and developing and selling individual lots to other builders in Grande Prairie, the Carr Group also built a large portion of the houses on that original plot of land, which now makes up the area in Grande Prairie known as Crystal Heights.
33. The plots of land were purchased by 272, which subdivided and then held the lots as bare trustee for JW Carr Holdings. The lots were sold off individually by 272 to KCM and other builders, as the homes were built. This structure continued through to the O'Brien Lake and Northridge developments, discussed below.
34. KCM was incorporated in 1987 for the purpose of constructing residential homes on the subdivided lots in Crystal Heights. We initially operated KCM with a business partner, until he retired in or around 1994. In 1994, my brother took over as manager of KCM, and Devonshire Homes was incorporated for the purposes of sharing profits with him. He retired in 2013, and KCM and Devonshire Homes were subsequently amalgamated into one company.
35. Crystal Heights is now a fully developed, vibrant and established community in Grande Prairie, comprised of approximately 700 to 800 single family detached homes. The neighborhood also houses two schools and is known for its restaurants, and vibrant atmosphere.
36. In 1995, we purchased a second parcel of land and began developing a second community, known as Country Club West. Country Club West is also now a fully developed and highly sought after neighborhood which consists of approximately 350 single family detached homes. The neighborhood includes a school, community parks, and walking trails, and is immediately adjacent to Bear Creek, the South Bear Creek Golf Course, and the Grande Prairie Golf and Country Club.

C. Investment into Downtown Grande Prairie

37. In approximately 1994, the Carr Group began investing in commercial real estate in downtown Grande Prairie. GPPE, a property management company and subsidiary of JW Carr Holdings, was formed for this purpose.
38. The first commercial real estate property that was acquired by GPPE was 214 Place North, which is a high rise building in the heart of downtown. GPPE continued to build and acquire a variety of other commercial properties in Grande Prairie from 1994 to 2007, including developing and constructing 214 Place South, a mid-rise commercial building immediately adjacent to 214 North.
39. From 2005 to 2016, 117 (a subsidiary of GPPE) acquired the properties behind 214 Place. In approximately 2020, 117 tore down the old Park Avenue Hotel, which housed a strip club and had previously been a source of crime and negative impacts on the surrounding properties and property values. In consultation with the City of Grande Prairie, a plan was developed by 117 to build an apartment building known as the “**Park Avenue Project**” on this land, in order to address a shortage of available housing in the downtown core.
40. Plans for the Park Avenue Project were finalized and design drawings and blueprints were completed in 2021. However, the Park Avenue Project was ultimately halted due to a downturn in the Grande Prairie economy. The City of Grande Prairie has expressed support for the Park Avenue Project and declared its interest in seeing the Park Avenue Project completed.
41. The work done by GPPE and 117 has had a significant positive impact on downtown Grande Prairie, both in terms of physical improvements to the area, increased economic activity and attracting new business tenants to downtown, including restaurants in 214 Place North and South, and Nordic Court.

42. The map below identifies the five buildings comprising the current commercial real estate holdings of GPPE in downtown Grande Prairie (Nordic Court, the Professional Building, O'Brien Place, 214 Place North and 214 Place South) as well as the Park Avenue Project:



43. GPPE leases space in the five buildings described above to businesses and organizations vital to the Grande Prairie economy, including the Grande Prairie Downtown Association, the accounting firm of MNP LLP, Alberta Infrastructure, social services agencies and professional services businesses such as physicians' offices and law offices.

D. Expansion of Residential Rental Properties (Edmonton and Grande Prairie)

44. In approximately 1994, the Carr Group decided to expand its residential real estate portfolio and acquired a block of condominium units in the Central Park Condominium building in the Edmonton neighborhood of Oliver.
45. In 1995, the Carr Group acquired two duplex units and nine townhouse units in Juniper Apartments, in the neighborhood of Highland Place, in Grande Prairie.
46. In 1997, the Carr Group acquired fifteen condominium units in the Rosedale building, also in the neighborhood of Oliver, in Edmonton.

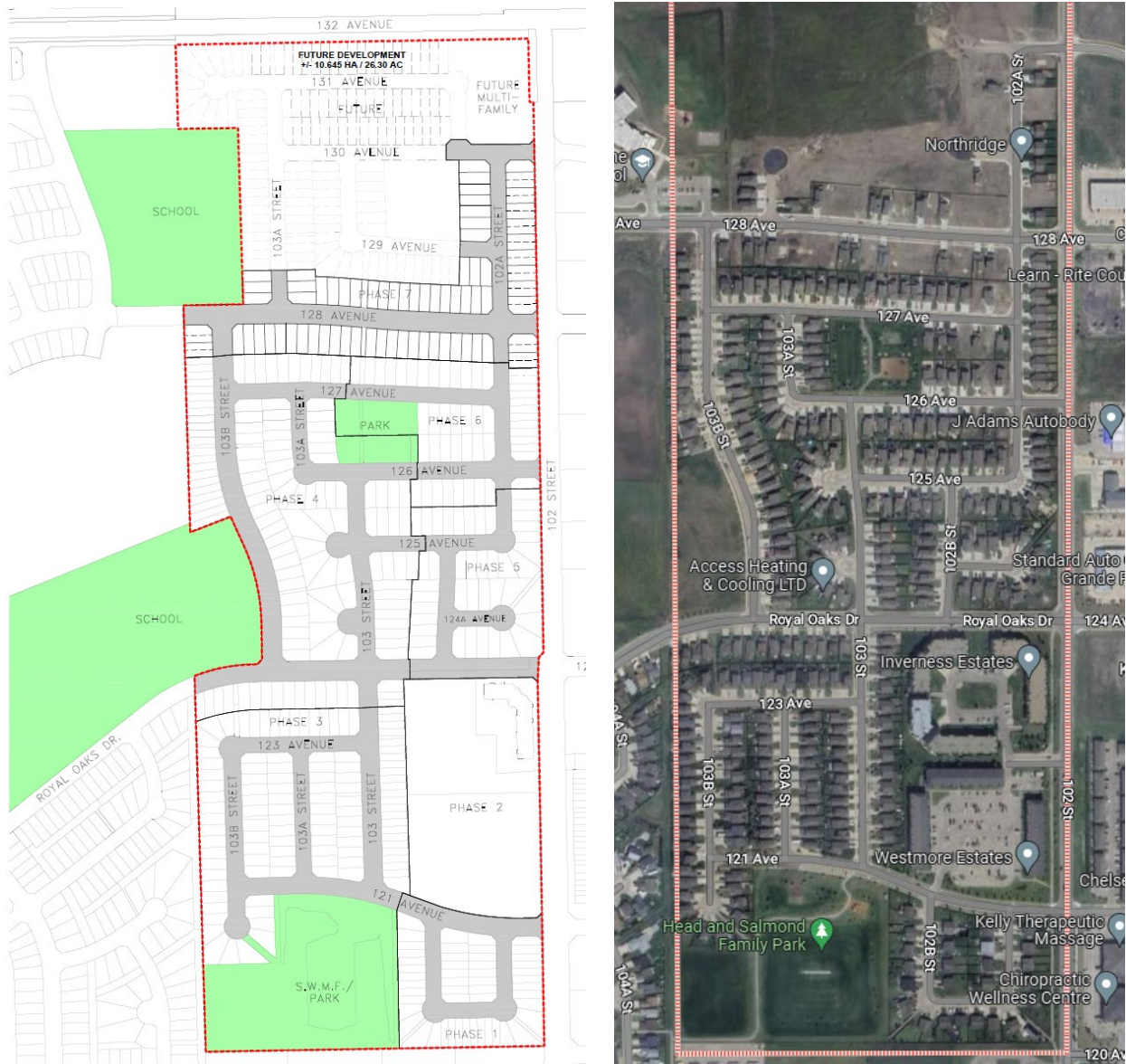
47. In 2012, the Carr Group acquired 23 condominium units in the Inverness Estates condominium complex, located south of the Grande Prairie community of Northridge.
48. With the exception of a few units which have been sold, the Carr Group still owns almost all of the rental properties described above, and they are all presently rented or available for rent to tenants in Edmonton and Grande Prairie.

E. O'Brien Lake and Northridge Developments (Grande Prairie)

49. Following the development of Crystal Heights and Country Club West, 272 purchased two other large parcels of land in Grande Prairie which were subsequently developed into the residential communities of O'Brien Lake and Northridge. Development and construction of Northridge commenced in approximately 2005. Development and construction of O'Brien Lake commenced in approximately 2010.
50. O'Brien Lake is a nearly fully developed and highly desirable lakeside community in southeast Grande Prairie, comprised of single family homes with garages. It is close to amenities and recreation facilities, and includes walking trails, parks and playgrounds.
51. Below is a map of O'Brien Lake, which reflects the number of homes built as a result of the development and construction efforts of 272 and KCM:



52. Northridge is a family friendly community in north Grande Prairie located near the Prairie Mall, Superstore, restaurants, and grocery stores. Northridge Phases 1 to 6 have been nearly fully developed. Development of Northridge Phase 7 is well underway.
53. Below is a map of Northridge, which reflects the number of homes built as a result of the development and construction efforts of 272 and KCM, as well as the status of construction on Northridge Phase 7 as at the date of this Affidavit.

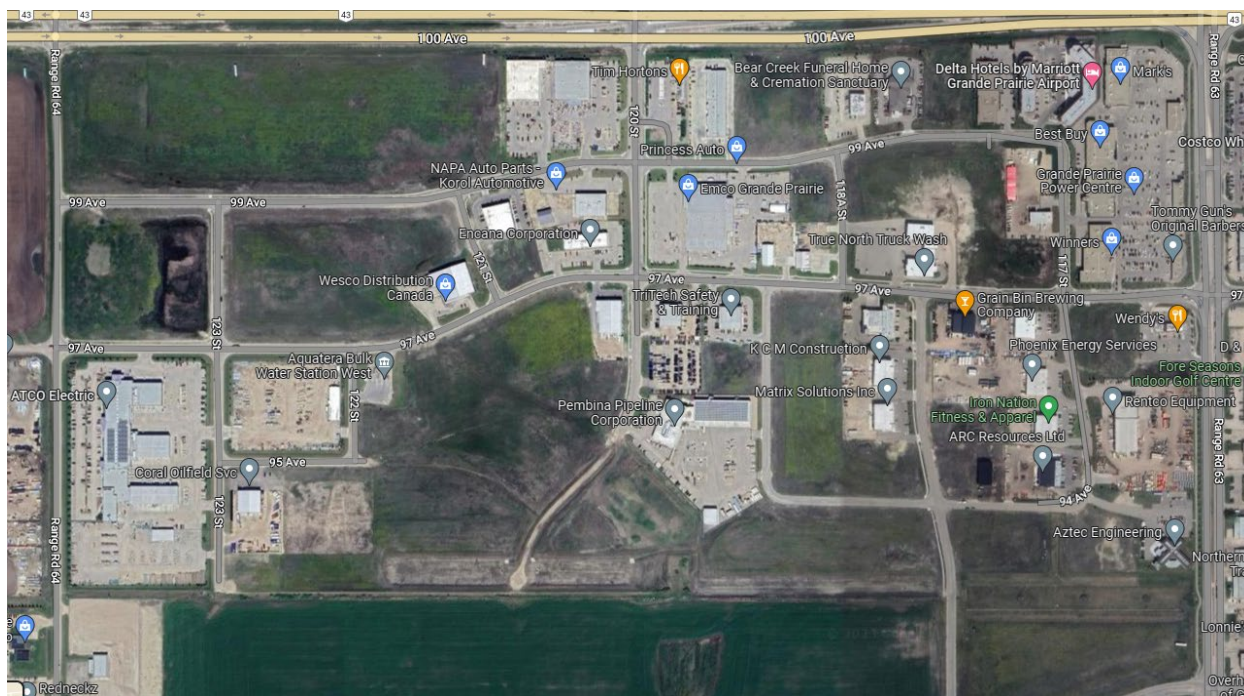


- 54. In addition to the Northridge residential development, 272 and KCM also expanded into commercial real estate development within the Northridge community.
- 55. 272 and KCM have collectively developed, constructed, and sold approximately 4-5 large commercial buildings for various businesses and organizations in the Northridge community, including a church.

F. Vision West and Centre West

- 56. The Carr Group's most significant venture in commercial real estate development was the Vision West industrial park and the Centre West industrial park. Commencing in approximately 2005, 272 and KCM began developing and constructing a variety of commercial properties for businesses in Grande Prairie, which significantly expanded Grande Prairie's business community.
- 57. The Carr Group constructed and currently owns and leases a variety of commercial buildings in Vision West and Centre West, including:
 - a) the Iron Nation Fitness building owned by 272 and bearing the civic address of 9502 – 117th Street West in the Centre West Business Park;
 - b) the Ovintiv building (formerly known as the Encana building) owned by 272 and bearing the civic address of 12002 – 97 Avenue;
 - c) the Clariant building owned by 272 and bearing the civic address of 9602 – 118 Street; and
 - d) the Tundra Process Solutions Ltd. Office and Shop Building and bearing the civic address of 11517 – 89th Avenue in the Richmond Industrial Park.
- 58. In addition, the Carr Group was also responsible for the construction of facilities for Atco, Pembina, ARC Resources, Phoenix Energy Services, Princess Auto, Peavey Mart, and a variety of other commercial and industrial buildings.

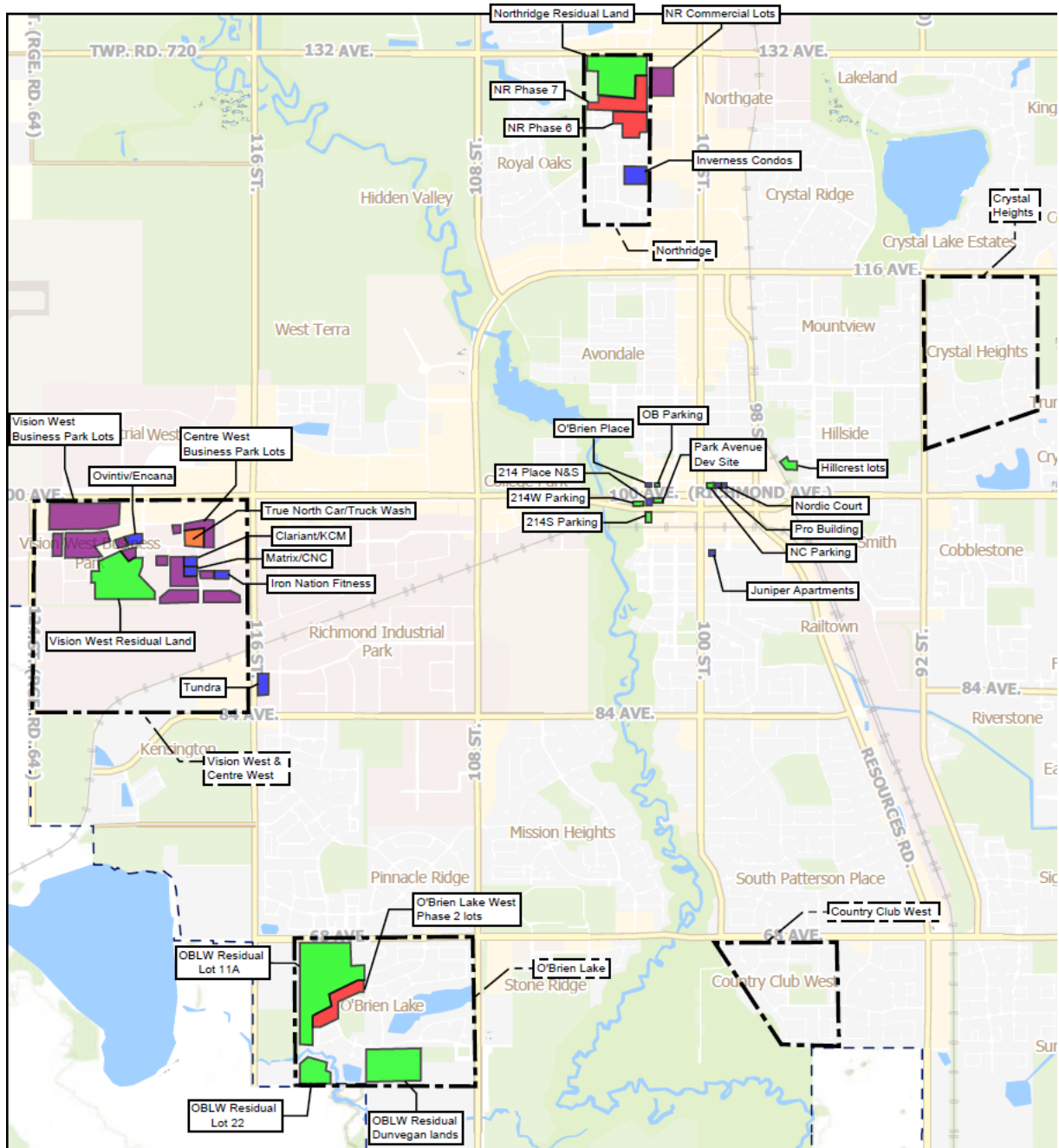
59. Below is a visual depiction of Vision West and Centre West Business Parks, which were developed entirely by the Carr Group:



G. Other Real Estate Holdings

60. In addition to the more significant real estate developments and projects described above, over the last 40 years, the Carr Group has also acquired other vacant land and commercial and industrial properties throughout Northern Alberta, including commercial rental properties in Grande Prairie and Spruce Grove and bare land in Grande Prairie, Wetaskiwin and Spruce Grove.
61. The Carr Group's contributions to the communities it operates in, and in particular, the community of Grande Prairie, have been significant. In addition to employing a number of people in Grande Prairie, the Carr Group has also contributed a significant amount to the economy through property taxes and payments to subcontractors.
62. In the last five years, the Carr Group has directly employed, on average, 18-20 people in Grande Prairie, and an additional 2-3 in Edmonton. Indirectly, the Carr Group has contributed millions of dollars to the Grande Prairie economy through payments to contractors and other service businesses.

63. The Carr Group has also been instrumental in the development of Grande Prairie as a community. Below is a map of Grande Prairie, which depicts the neighborhoods the Carr Group has developed, as well as the properties still owned by the Carr Group.



III. OPERATIONAL AND FINANCIAL DIFFICULTIES OF THE CARR GROUP

64. Following the death of my husband in 2017, I took over management of the Carr Group's operations and real estate portfolio, with the exception of GPPE, which has been primarily operated by the General Manager of GPPE and its employees.
65. KCM 2022 was previously operated by employees, but KCM 2022's operations have ceased due to a lack of funds. KCM 2022 has been excluded from the Applicant Corporations as there is no possibility that restructuring or orderly liquidation of KCM 2022 would result in any net benefit to creditors.
66. I took on these management responsibilities with the assistance of my husband's paralegal, Joanne Cox ("**Ms. Cox**"). In addition to being a long time employee of my husband's law firm, Ms. Cox was also a trusted friend. I also had help from many of Jim's friends and professional colleagues, who assisted me during the transition.
67. Unfortunately, I was not familiar with many aspects of the business that Jim had managed. All of Jim's records were kept on paper and organized in a manner which was sufficient for his purposes, but without the background knowledge that Jim had, Ms. Cox and I struggled to locate a lot of necessary information. This created significant challenges for the management of the Carr Group.
68. I expended significant time and effort toward understanding and managing the substantial assets and operations of the Carr Group, including continuing to manage the rental properties, facilitating the sale of vacant land and commercial properties, and the continued development of commercial and residential real estate in the O'Brien Lake, Northridge, Northridge Commercial, Vision West and Centre West projects.
69. After assuming control, I became aware of the extent of many of the challenges facing the Carr Group, including the fact that a significant amount of funds had been borrowed by the Carr Group from various private lenders for various projects, which had been secured by promissory notes, and in some cases, collateral mortgages over various properties.

70. The profitability and financial well-being of the Carr Group has suffered significantly both prior to and following Jim's death, for a variety of reasons. The primary causes were as follows:
- a) the significant downturn in the economy of Grande Prairie, Alberta and the resulting financial distress experienced by Carr Group as a result of operating costs and debt service costs increasing more rapidly than the rental rates which Carr Group is able to charge to its commercial and residential tenants;
 - b) disproportionately high property taxes on commercial and residential properties in Grande Prairie, which did not decrease during the City's recent economic downturn;
 - c) increased competition in the residential real estate development market in the City of Grande Prairie, and specifically from the County of Grande Prairie, who permitted development of residential properties adjacent to many of our developments, but at a much lower tax rate;
 - d) the severe negative impact experienced in the commercial real estate sector as a result of the lingering effects of the COVID-19 global pandemic, the associated disruption to conventional work arrangements among the office, government and retail business enterprises which comprise the tenants of Carr Group and the drastically reduced demand for housing and commercial properties in Grande Prairie;
 - e) extended periods of significant vacancy in the Grande Prairie commercial buildings owned by the Carr Group (which have only recently begun to experience improvements in their ability to attract tenants);
 - f) the negative impact of significant increases to interest rates over the past eighteen months and the associated impact on carrying costs and debt service costs required to be paid by the Carr Group on its real estate portfolio; and
 - g) continually increasing taxes and condominium fees on residential rental properties, including significant special assessments on two of the major condominium properties held by the Carr Group, with no corresponding increase in rental revenue.

71. The challenges faced by the Carr Group described above resulted in a number of creditors demanding repayment of secured and unsecured debt, which the Carr Group did not have sufficient assets to meet. This led to a number of legal disputes and civil claims being advanced against the corporations in the Carr Group by various secured and unsecured creditors (the “**Carr Group Claims**”). The Carr Group Claims placed further pressure on the limited resources of the Carr Group.
72. It quickly became apparent that the Carr Group would need to sell some of its real estate holdings to continue to pay these debts. From 2018 to 2021, I sought out advice and direction from a number of sources, including a national law firm and a commercial consulting firm, to assist with the sale or refinancing of some of the properties.
73. However, these efforts were insufficient to pay down the debt of the Carr Group, which continued to increase as a result of the aforementioned challenges. In addition, an increasing amount of my time and Ms. Cox’s time was being spent responding to creditors.
74. In early 2022, the Carr Group retained the professional services of Camilla Advisory Group of Edmonton (“**Camilla**”) to provide it with financial advisory and management services. The services provided to the Carr Group by Camilla included reviewing and responding to the Carr Group Claims. This involvement of Camilla provided assistance and support to me and to Ms. Cox.
75. However, less than a month after the engagement of Camilla, Ms. Cox developed significant health issues which resulted in her absence from the office. As a result, she had limited to no availability to the Carr Group for most of the remainder of 2022. These health issues ultimately led to her death in early 2023.
76. The services provided by Camilla to the Carr Group have included significant time and effort spent working with counsel to respond to the Carr Group Claims. However, the departure and untimely death of Ms. Cox left yet another significant void of information in the Carr Group, which further exacerbated existing financial issues.

77. Prior to October of 2022, Miller Thomson LLP of Edmonton acted as counsel to assist the Carr Group in responding to the Carr Group Claims. In October of 2022, Miller Thomson withdrew as counsel to the Carr Group due to conflict concerns. As a result, the Carr Group was required to locate, engage and bring up to speed new legal counsel.
78. In November of 2022, MLT Aikins LLP was retained as counsel to the Carr Group. Since that time, Camilla and I have worked with MLT Aikins to identify and respond to the Carr Group Claims, including evaluating and consenting to judgment for valid claims, and defending claims that appeared to be baseless or exaggerated.
79. The volume of the Carr Group Claims and the associated legal costs have placed overwhelming pressure and strain on the resources of the Carr Group.
80. The Carr Group has made attempts to liquidate real estate assets to address repayment of debt. However, these attempts have been largely frustrated by judgment creditors of the Carr Group who have refused to co-operate and consent to asset sales, even in circumstances where the entirety of the anticipated sale proceeds were intended to be paid to the first mortgagees on title.
81. As a result of the circumstances described above, the Carr Group has been unable to conduct out of court sales of even single undeveloped lots to other builders, despite having the consent of all mortgagees on title. To the contrary, given the inexplicable refusal of one or more judgment creditors to co-operate with such asset sales in circumstances in which their judgments were “out of the money”, it has been necessary for the Carr Group to obtain Court approval of many such asset sales, which has significantly increased the time and costs associated with sales of its property.

IV. OPERATIONS, ASSETS, REAL PROPERTY AND ASSOCIATED MORTGAGES

82. In addition to the real property outlined above, the Carr Group has a number of employees, rental revenue and other liquid assets, and certain personal property. The following is a more in depth overview of the operations and assets, including real property, of the Applicant Corporations.

A. **J.W. Carr Holdings Ltd.**

83. In addition to holding shares in subsidiary corporations, JW Carr Holdings leases space at Suite 2400, 10303 Jasper Avenue (the “**Premises**”), which is the head office of the Carr Group. I keep an office at the Premises, as did Ms. Cox until her sick leave.
84. JW Carr Holdings acts as the management company for all of the Carr Group. In addition to me, JW Carr Holdings has one employee, who was hired to replace Ms. Cox.
85. The real property held by JW Carr Holdings is comprised of:
- a. Fort Saskatchewan Duplexes – 10 residential duplexes in Fort Saskatchewan, which are currently rented and earning rental income. The legal descriptions of the Fort Saskatchewan Duplexes are as follows:

PLAN 0623072
BLOCK 8
LOT 26A
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 0623072
BLOCK 8
LOT 27A
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7520666
BLOCK 45
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7520666
BLOCK 45
LOT 6A
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7720209
BLOCK 49
LOT 208
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7720209
BLOCK 49
LOT 209
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7822251
BLOCK 63
LOT 27
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7822251
BLOCK 63
LOT 28
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7822913
BLOCK 9
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 7822913
BLOCK 9
LOT 20A
EXCEPTING THEREOUT ALL MINES AND MINERALS

- b. Central Park Condominiums (Edmonton) – 23 Condominium Units in the Oliver neighborhood, which are currently rented and earning rental income. The legal descriptions of the Fort Saskatchewan Duplexes are as follows:

CONDOMINIUM PLAN 8722944
UNIT 10
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 13
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 18
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 19
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 22

AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 23

AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 24

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 25

AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 29

AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 30

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 45

AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944

UNIT 6

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 63
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 66
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 69
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 7
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 72
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 73
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 79
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 85
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 9
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 97
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8722944
UNIT 99
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

86. Attached and marked collectively as **Exhibit “B”** to this affidavit are true copies of the Certificates of Titles for the Fort Saskatchewan Duplexes. Attached and marked collectively as **Exhibit “C”** to this affidavit are true copies of the Certificates of Title for the Central Park Condominiums.
87. The Carr Group maintains its primary operating bank account at The Bank of Nova Scotia in Edmonton (the “**BNS Operating Account**”). The Carr Group also maintains a bank account at Canadian Western Bank.
88. In addition to the real property described above, JW Carr Holdings owns certain personal property, including fixtures, leasehold improvements, shares in private companies with no liquidity and other miscellaneous personal property.

B. 279896 Alberta Ltd.

89. 279 is the successor company to the professional corporation of my late husband’s law practice. It does not own any material assets. To my knowledge, 279 does not owe any secured debt.

90. 279 has been included as an Applicant in these CCAA proceedings because it has acted in certain capacities as an operating company for the Carr Group. I am presently unaware of the nature or extent of potential claims that creditors of the Carr Group may have against 279.

C. **627612 Alberta Ltd.**

91. 627 was incorporated in 1994 for the purpose of owning and operating residential real estate rental properties.
92. 672 currently owns the residential real estate rental properties in Edmonton and Grande Prairie more particularly described below in the two immediately following paragraphs.
93. 627 owns 15 condominium units in Rosedale Place, a condominium building in the Oliver neighborhood in Edmonton, Alberta (the “**Rosedale Condominiums**”), which are currently rented and earning rental income. The legal descriptions of the Rosedale Condominiums are as follows:

CONDOMINIUM PLAN 8321571
UNIT 2
AND 112 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 17
AND 118 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 20
AND 84 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 33
AND 119 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 35

AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 43

AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 50

AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 58

AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 59

AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 64

AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 70

AND 116 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 81

AND 121 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571

UNIT 88

AND 87 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 94
AND 117 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 96
AND 89 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

Attached and marked collectively as **Exhibit “D”** to this affidavit are true copies of the
Certificates of Title to the Rosedale Condominiums.

94. 627 owns two duplex units and nine townhouse units in the Juniper Apartments in the
Highland Place neighborhood in Grande Prairie, Alberta (the “**Juniper Apartments**”),
which are currently rented and earning rental income. The legal descriptions of the
Juniper Apartments are as follows:

PLAN 1936MC
BLOCK 12
LOT 18

PLAN 1936MC
BLOCK 12
LOT 19

PLAN 1936MC
BLOCK 12
LOT 20

Attached and marked collectively hereto as **Exhibit “E”** to this affidavit are true copies
of the Certificates of Title to the Juniper Apartments.

D. 272649 Alberta Ltd.

95. 272 is a holding company, which holds land as a bare trustee for JW Carr Holdings.
96. 272 currently owns a number of real estate development projects and commercial real
estate in Grande Prairie and Wetaskiwin.

97. The real property held by 272 is comprised of the following properties (all of which are located in Grande Prairie, unless otherwise noted):
- a. Northridge – Phase 6 (Plan 1621791) – Eight remaining vacant lots in Phase 6 of the Northridge residential subdivision, described in more detail above. Attached and marked collectively as **Exhibit “F”** to this affidavit are true copies of the Certificates of Title for Northridge – Phase 6;
 - b. Northridge – Phase 7 (Plan 1821491) - 38 remaining vacant lots in Phase 7 of the Northridge residential subdivision, described in more detail above. Attached and marked collectively as **Exhibit “G”** to this affidavit are true copies of the Certificates of Title for Northridge – Phase 7;
 - c. Northridge – Residual lands – 24.3 remaining acres of land across one title, in the Northridge area, which has not yet been subdivided into lots. Attached and marked as **Exhibit “H”** to this affidavit is a true copy of the Certificate of Title for the Northridge – Residual Lands;
 - d. O’Brien Lake – Phase 2 (Plan 1621950) - 20 remaining vacant lots in Phase 2 of the Northridge residential subdivision, described in more detail above. Attached and marked as **Exhibit “I”** to this affidavit is a true copy of the Certificate of Title for O’Brien Lake – Phase 2;
 - e. O’Brien Lake – Residual lands – Over 85 remaining acres of land across 4 titles, in the O’Brien area, which has not yet been subdivided into lots. Attached and marked collectively as **Exhibit “J”** to this affidavit are true copies of the Certificates of Title for the O’Brien Lake – Residual Lands;
 - f. Northridge Commercial Centre (Plan 1325404) – Four remaining undeveloped lots in the Northridge Commercial area. Attached and marked collectively as **Exhibit “K”** to this affidavit are true copies of the Certificates of Land Title for the Northridge Commercial Centre;

g. Vision West/Centre West – Commercial Buildings:

- i. Iron Nation Building – A commercial building in the Vision West/Centre West area currently leased to Iron Nation Fitness Apparel which is presently earning rental revenue (the “**Iron Nation Building**”). The Iron Nation Building is located at 9502 – 117th Street West in the Centre West Business Park, Grande Prairie and is legally described as Plan 0625015, Block 3, Lot 3. Attached and marked as **Exhibit “L”** to this affidavit is a true copy of the Certificate of Title to the Iron Nation Building;
- ii. Tundra Building – A commercial building comprising the office and shop of Tundra Process Solutions Ltd. (“**Tundra**”), which is presently leased to Tundra and earning rental revenue (the “**Tundra Building**”). The Tundra Building is located at 11517 – 89th Avenue in Richmond Industrial Park, Grande Prairie, and legally described as Plan 8020127, Block 17, Lot 1. Attached and marked as **Exhibit “M”** to this Affidavit is a true copy of the Certificate of Title for the Tundra Building;
- iii. Ovintiv Building - A commercial building in Vision West/Centre West currently leased to Ovintiv Inc. (formerly Encana Corporation) and earning rental revenue (the “**Ovintiv Building**”). The Ovintiv Building is located at 12002 – 97 Avenue in Grande Prairie, Alberta and bearing the following legal description:

PLAN 1124406
BLOCK 2
LOT 7
EXCEPTING THEREOUT ALL MINES AND
MINERALS AREA: 0.785 HECTARES (1.94 ACRES)
MORE OR LESS

Attached and marked as **Exhibit “N”** to this affidavit is a true copy of the Certificate of Title to the Ovintiv Building;

- iv. Clariant Building – A commercial building in Vision West/Centre West currently leased to Clariant Canada Inc. and KCM 2022 (the “**Clariant Building**”). The Clariant Building is located at 9602 – 118 Street in Grande

Prairie and is legally described as Plan 1523374, Block 7, Lot 3. Attached and marked as **Exhibit “O”** to this Affidavit is a true copy of the Certificate of Title for the Clariant Building;

- h. Centre West Lots (Plan 1621254, Plan 1525263, Plan 1523374, Plan 0727219, Plan 0823795) – Eighteen undeveloped lots ranging from 1.15 acres to 2.63 acres in Centre West Industrial Park (the “**Centre West Lots**”). Attached and marked collectively as **Exhibit “P”** to this affidavit is a true copy of the Certificate of Title for the Centre West Lots;
- i. Vision West Lots (Plan 1621254, Plan 1025674, Plan 0940787) – Fifteen undeveloped lots ranging from 1.12 acres to 5.99 acres located in Vision West Industrial Park (the “**Vision West Lots**”). Attached and marked collectively as **Exhibit “Q”** to this affidavit are true copies of the Land Titles for the Vision West Lots.
- j. Vision West Residual Lands (Plan 1523376) – 29.79 acres of land across one title, in the O’Brien area, which has not yet been subdivided into lots (the “**Vision West Residual Lands**”). Attached and marked as **Exhibit “R”** to this affidavit is a true copy of the Certificate of Title to the Vision West Residual Lands;
- k. Hillcrest Lots (Plan 5866HW) – Six undeveloped one acre lots in the Hillcrest neighborhood of Grande Prairie (the “**Hillcrest Lots**”). Attached and marked collectively as **Exhibit “S”** to this affidavit are true copies of the Certificates of Title to the Hillcrest Lots; and
- l. Wetaskiwin Lands (Meridian 4, Range 28, Township 47) – 131.97 acres of vacant land across two titles in the County of Wetaskiwin, Alberta (the “**Wetaskiwin Lands**”). Attached and marked collectively as **Exhibit “T”** to this affidavit are true copies of the Certificates of Land Title to the Wetaskiwin Lands.

E. Grande Prairie Place Enterprises (1996) Inc.

98. GPPE is primarily a property management company. It operates out of an office in 214 Place South in Grande Prairie. It currently has six employees. The assets of GPPE include commercial real estate properties, furniture, fixtures, computer equipment and computer software.
99. GPPE owns five large commercial properties in downtown Grande Prairie and a block of condominium units in Grande Prairie. The real property owned by GPPE is comprised of the following:
- a. 214 Place North (Plan 8315AK) – Five lots across two titles, comprising the north half of 214 Place and bearing the civic address of 9909 – 102 Street (“**214 Place North**”). Attached hereto as **Exhibit “U”** to this affidavit is a true copy of the Certificate of Title for 214 Place North;
 - b. 214 Place South and South Parking Lot (Plan 8315AK) – Three lots across one title, comprising the south half of 214 Place, and eight lots across four titles, which comprise the south parking lot associated with 214 Place and bearing the civic address of 10130 – 99 Avenue (“**214 Place South**”). Attached and marked collectively as **Exhibit “V”** to this affidavit are true copies of the Certificates of Title for 214 Place South and the South Parking Lot;
 - c. 214 Place West Parking Lot (Plan 7517BP) – Six lots and one residual lot across five titles, comprising the entirety of the west parking lot associated with 214 Place. Attached and marked as **Exhibit “W”** to this affidavit is a true copy of the Certificates of Title for 214 Place West Parking Lot;
 - d. Nordic Court and Parking Lot (Plan 1476BV) – Two lots across one title, comprising the Nordic Court Building bearing the civic address of 10014 – 99th Street, Grande Prairie (the “**Nordic Court Building**”) and eight lots across two titles, comprising the entirety of the Nordic Court parking lot (the “**Nordic Court Parking Lot**”). Attached and marked collectively as **Exhibit “X”** to this affidavit are true copies of the Certificates of Title to the Nordic Court Building and the Nordic Court Parking Lot;

- e. 9907 – 101 Street (Professional Building) (Plan 1476BV) – Two lots across one title, comprising the Professional Building bearing the civic address of 9907 – 101 Street, Grande Prairie (the “**Professional Building**”). Attached and marked collectively as **Exhibit ”Y”** to this affidavit are true copies of the Certificates of Title to the Professional Building;
- f. O’Brien Place (Plan 1410AC) – Two lots across one title, comprising the building known as O’Brien Place and bearing the civic address of 10131 – 10135 101 Avenue, Grande Prairie, and two lots across one title, comprising the parking lot associated with O’Brien Place (“**O’Brien Place**”). Attached and marked collectively as **Exhibit “Z”** are true copies of the Certificates of Title to O’Brien Place; and
- g. Inverness Condominiums (Condominium Plan 0628168) – Fifteen condominium units in the Inverness Estates condominium complex in Grande Prairie. Attached and marked collectively as **Exhibit “AA”** are true copies of the Certificates of Title to the Inverness Condominiums.

F. 1170292 Alberta Ltd.

- 100. 117 is a subsidiary of GPPE that was formed for the purposes of developing an apartment complex on the Park Avenue location (the “**Park Avenue Project**”) in downtown Grande Prairie.
- 101. 117 owns the real property and all of the intellectual property and design and engineering work which has been completed in regard to the Park Avenue Project.
- 102. The real property owned by 117 is comprised of the Park Avenue Vacant Lots – 17 lots of vacant land across two titles (Plan 8315AK). The Park Avenue Vacant Lots are municipally located on Park Avenue in downtown Grande Prairie behind 214 Place North, and had been earmarked for the Park Avenue Project described above. Attached hereto as **Exhibit “BB”** to this Affidavit is a copy of the Certificates of Title to the 17 lots described in this paragraph.

G. Spruce Grove Industrial Park Inc.

103. SGIP was formed for the purposes of purchasing commercial properties in Spruce Grove Industrial Park.
104. SGIP currently owns a number of commercial properties in Spruce Grove, Alberta. The real property held by SGIP is comprised of six undeveloped commercial lots (Plan 1523298, Plan 1421723, Plan 1525617). Attached and marked collectively as **Exhibit “CC”** to this affidavit are true copies of the Certificate of Title to the 6 commercial lots described in this paragraph.

V. MORTGAGES AND PRIORITY CLAIMS AGAINST REAL PROPERTY

A. J.W. Carr Holdings Ltd.

105. Set out below is a summary of the secured creditors who have an interest in the real property of JW Carr Holdings and have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot Security (as defined below) which is registered against the real property of JW Carr Holdings is described below and is not described in this portion of this affidavit.
106. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
107. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.

108. The following is a summary of the security registered against the Fort Saskatchewan Duplexes:
- a. Bank of Montreal (“**BMO**”) has a first mortgage registered on title to the Fort Saskatchewan Duplexes in the principal amount of \$3,000,000 (the “**BMO J.W. Carr Mortgage**”).
109. The following is a summary of the security registered against the Central Park Condominiums:
- a. The Owners: Condominium Plan No. 872 2944 (the “**Central Park Condo Corp**”) registered a caveat on title to each of the Central Park Condominiums for unpaid condominium arrears and special assessments (the “**Central Park Caveat**”).
 - b. Canadian Western Bank (“**CWB**”) has a first mortgage registered on title to the Central Park Condominiums in the principal amount of \$3,684,200 (the “**CWB J. W. Carr Mortgage**”).
 - c. Jaycap Financial Ltd. (“**Jaycap**”) has a second mortgage registered on title to the Central Park Condominiums in the principal amount of \$1,500,000 plus interest at a rate of 15% per annum for the first 18 months, and 22% per annum compounded monthly thereafter payable on demand (the “**Jaycap J. W. Carr Mortgage**”).
110. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:
- a. As at March 24, 2023, the indebtedness owing in respect of the BMO J.W. Carr Mortgage totals \$2,416,540.68. The BMO J.W. Carr Mortgage is collateral security for Letters of Credit (the “**BMO LOCs**”) issued on behalf of 272 in respect of certain development agreements between the City of Grande Prairie and 272 (the “**Development Agreements**”). Attached and marked collectively as **Exhibit “DD”** to this Affidavit is a demand on the BMO LOCs secured by the BMO J.W. Carr Mortgage, evidencing the indebtedness owed in respect of the BMO LOCs.

- b. As at March 30, 2023, the Central Park Condo Corp indebtedness secured by the Central Park Caveat totals \$572,106.32. Attached hereto as **Exhibit “EE”** is a copy of the Consent Redemption Order in favour of Central Park Condo Corp evidencing the indebtedness.
- c. As at March 17, 2023, the indebtedness owing to CWB in respect of the CWB J.W. Carr Mortgage is \$2,348,102.04. Attached hereto as **Exhibit “FF”** is a copy of the CWB Demand letter in respect of the CWB J.W. Carr Mortgage dated March 21, 2023, evidencing the indebtedness.
- d. As at December 5, 2022, the indebtedness owing to Jaycap in respect of the Jaycap J. W. Carr Mortgage \$2,199,537.48. Attached hereto as **Exhibit “GG”** is a copy of the Statement of Claim filed December 23, 2022, by Jaycap in Court Action No. 2203 20178 evidencing the indebtedness.

B. 627612 Alberta Ltd.

- 111. Set out below is a summary of the secured creditors who have an interest in the real property of 627, who have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot Security (as defined below) which is registered against the real property of 627 is described below and is not described in this portion of this affidavit.
- 112. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
- 113. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.

114. The following is a summary of the security registered against the Rosedale Condominiums:

- a. The Owners: Condominium Plan No. 8321571 (the “**Rosedale Condo Corp**”) registered a caveat on title to each of the Rosedale Condominiums for unpaid condominium arrears and special assessments (the “**Rosedale Caveat**”).
- b. Servus Credit Union has a first mortgage registered on title to the Rosedale Condominiums in the principal amount of \$2,360,000.00, plus interest at a rate of 20% half yearly, payable on demand (the “**Servus 627 Mortgage 1**”).

115. The following is a summary of the security registered against the Juniper Apartments:

- a. Servus Credit Union has a first mortgage registered on title to the Juniper Apartments in the principal amount of \$640,000 (the “**Servus 627 Mortgage 2**”).

116. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:

- a. As at March 8, 2023, the Rosedale Condo Corp indebtedness totals \$430,089.53.¹ Attached hereto as **Exhibit “HH”** is a copy of the demand letter from the Rosedale Condo Corp evidencing the indebtedness.
- b. As at October 12, 2022, the indebtedness owing to Servus in respect of the Servus 627 Mortgage 1 and Servus 627 Mortgage 2 is \$971,008.02. Attached hereto as **Exhibit “II”** is a copy of the Amended Credit Facility Letter dated October 12, 2022, evidencing the indebtedness.

C. 272649 Alberta Ltd.

117. Set out below is a summary of the secured creditors who have an interest in the real property of 272, who have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot

¹ Note: the Rosedale Condo Corp has filed a claim, but the amount secured by the Rosedale Caveat has not yet been verified.

Security (as defined below) which is registered against the real property of 272 is described below and is not described in this portion of this affidavit.

118. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
119. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.
120. The following is a summary of the security registered against the Northridge – Phase 6 (Plan 1621791) Lots:
 - a. Liberty Investments Ltd. (“**Liberty**”) has a first mortgage registered on title to the Northridge – Phase 6 (Plan 1621791) Lots in the principal amount of \$800,000, plus interest at a rate of 11% per annum calculated monthly, payable on demand (the “**Liberty 272 Mortgage**”).
121. The following is a summary of the security registered against the Northridge – Phase 7 (Plan 1821491) Lots:
 - a. Stewart Hilltop Farms Ltd. (“**Stewart Hilltop**”) has a first mortgage registered on title to the Northridge – Phase 7 (Plan 1821491) Lots in the principal amount of \$2,850,000, plus interest at a rate of 10.5% per annum, payable on demand (the “**Stewart Hilltop 272 Mortgage**”).
122. The following is a summary of the security registered against the Northridge – Residual lands:
 - a. C.W.C. Investments Ltd. (“**CWC**”) has a first mortgage registered on title to the Northridge – Residual lands in the principal amount of \$1,500,000, plus interest at a rate of 11% per annum, payable monthly (the “**CWC 272 Mortgage**”).

- b. 202523 Holdings Ltd. (“**202**”) has a second mortgage registered on title to the Northridge – Residual lands in the principal amount of \$750,000, plus interest at a rate of 10% per annum, payable on demand (the “**202 272 Mortgage**”).
123. The following is a summary of the security registered against the O’Brien Lake – Phase 2 (Plan 1621950) Lots:
- a. Calgary Capital & Leasing Ltd. (“**Calgary Capital**”) has a first mortgage registered on title to the O’Brien Lake – Phase 2 (Plan 1621950) Lots in the principal amount of \$7,500,000, plus interest at a rate of 6.30% per annum, payable on demand (the “**Calgary Capital 272 Mortgage**”).
124. The following is a summary of the security registered against the O’Brien Lake – Residual lands:
- a. Calgary Capital has a first mortgage, the Calgary Capital 272 Mortgage, registered on title to the O’Brien Lake – Residual lands in the principal amount of \$7,500,000, plus interest at a rate of 6.30% per annum, payable on demand.
- b. Romspen Investment Corporation (“**Romspen**”) has a second mortgage registered on title to the O’Brien Lake – Residual lands in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand (the “**Romspen Mortgage**”).²
125. The following is a summary of the security registered against the Northridge Commercial Centre (Plan 1325404, Lots 3A, 3B, 4A, and 4B):
- a. Romspen has a first mortgage, the Romspen Mortgage, registered on title to the Northridge Commercial Centre (Plan 1325404, Lots 3A, 3B, 4A, and 4B) in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand.

² Note: the Romspen Mortgage is registered as First Mortgagee on Centre West Lots, Vision West Lots, Vision West Residual Lands, and Northridge Commercial Lots 3A, 3B, 4A, and 4B); and as Second Mortgagee on O’Brien Lake Residual and GPPE properties.

126. The following is a summary of the security registered against the Northridge Commercial Centre (Plan 1325404, Lot 5A):
- a. Dirk Vanderhorst on behalf of Gemini Homes Ltd. has a first mortgage registered on title to the Northridge Commercial Centre (Plan 1325404, Lots 5A) in the principal amount of \$425,000, plus interest at a rate of 10% per annum, payable on demand (the “**Dirk Vanderhorst 272 Mortgage 1**”).
127. The following is a summary of the security registered against the Vision West/Centre West – Commercial Buildings:
- a. Iron Nation Building:
 - i. CWB has a first mortgage registered on title to the Iron Nation Building in the principal amount of \$2,200,000, plus interest at a rate of 4.57% per annum (the “**CWB 272 Mortgage 1**”).
 - b. Tundra Building:
 - i. CWB has a first mortgage registered on title to the Tundra Building in the principal amount of \$1,750,000, plus interest at a rate of 4.73% per annum (the “**CWB 272 Mortgage 2**”).
 - c. Ovintiv (Encana) Building:
 - i. ATB has a first mortgage registered on title to the Ovintiv Building in the principal amount of \$7,500,000 (the “**ATB 272 Mortgage 1**”).
 - ii. ATB has a second mortgage registered on title to the Ovintiv Building in the principal amount of \$4,297,000 (the “**ATB 272 Mortgage 2**”).
 - d. Clariant Building:
 - i. Roynat has a first mortgage registered on title to the Clariant Building in the principal amount of \$13,179,250 (the “**Roynat 272 Mortgage 1**”).

- ii. Roynat has a second mortgage registered on title to the Clariant Building in the principal amount of \$250,000 (the “**Roynat 272 Mortgage 2**”).
- 128. The following is a summary of the security registered against the Centre West Lots (Plan 1621254, Plan 1525263, Plan 1523374, Plan 0727219, Plan 0823795):
 - a. Romspen has a first mortgage registered on title, the Romspen Mortgage, to the Centre West Lots in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand.
- 129. The following is a summary of the security registered against the Vision West Lots (Plan 1621254, Plan 1025674, Plan 0940787):
 - a. Romspen has a first mortgage registered on title, the Romspen Mortgage, to the O’Brien Lake – Residual lands in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand.
- 130. The following is a summary of the security registered against the Vision West Residual Lands (Plan 1523376):
 - a. Romspen has a first mortgage registered on title, the Romspen Mortgage, to the O’Brien Lake – Residual lands in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand.
- 131. The following is a summary of the security registered against the Hillcrest Lots (Plan 5866HW):
 - a. Jaycap has a first mortgage registered on title, Hillcrest Lots (Plan 5866HW) in the principal amount of \$500,000, plus interest at a rate of 9.25% per annum for the first 12 months and 15.25% thereafter , payable on demand (the “**Jaycap 272 Mortgage**”).

132. The following is a summary of the security registered against the Wetaskiwin Lands (Meridian 4, Range 28, Township 47, OT):
- a. George Patton has a first mortgage registered on title, Wetaskiwin Lands (Meridian 4, Range 28, Township 47, OT) in the principal amount of \$2,000,000, plus interest at a rate of 9%, payable on demand (the “**Patton 272 Mortgage**”).
133. The following is a summary of the security registered against the Wetaskiwin Lands (Meridian 4, Range 28, Township 47, NE):
- a. Dirk Vanderhorst on behalf of Gemini Homes has a first mortgage registered on title, Wetaskiwin Lands (Meridian 4, Range 28, Township 47, NE) in the principal amount of \$750,000, plus interest at a rate of 10%, payable on demand (the “**Dirk Vanderhorst 272 Mortgage 2**”).
134. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:
- a. As at June 21, 2022, the indebtedness owing to Calgary Capital in respect of the Calgary Capital 272 Mortgage is \$2,872,472.77 Attached hereto as **Exhibit “JJ”** is a copy of the Redemption Order – Listing granted June 21, 2022 in Court Action No. 2201 05453, evidencing the indebtedness.
 - b. As at October 15, 2021, the indebtedness owing to Romspen in respect of the Romspen Mortgage is \$27,041,221.42. Attached hereto as **Exhibit “KK”** is a copy of the Statement of Claim filed on February 2, 2022, evidencing the indebtedness.³
 - c. As at May 17, 2019, the indebtedness owing to Liberty in respect of the Liberty 272 Mortgage is \$735,000.00. Attached hereto as **Exhibit “LL”** is a copy of the Mortgage Amendment evidencing the indebtedness.⁴

³ First Mortgagee on Centre West Lands, Vision West Lands, Vision West Residual Lands, and Northridge Commercial Lots 3A, 3B, 4A, and 4B); Second Mortgagee on O’Brien Lake Residual and GPPE properties.

⁴ First mortgagee on Northridge – Phase 6

- d. As at March 2, 2023, the indebtedness owing to CWC in respect of the CWC 272 Mortgage is \$1,686,744.96. Attached hereto as **Exhibit “MM”** is a copy of the Filed Redemption Order – Listing granted March 3, 2023, evidencing the indebtedness.
- e. As at March 20, 2023, the indebtedness owing to 202 in respect of the 202 272 Mortgage is \$891,453.72. Attached hereto as **Exhibit “NN”** is a copy of the Amended Statement of Claim filed March 30, 2023, evidencing the indebtedness.
- f. As at February 1, 2023, the indebtedness owing to Stewart Hilltop in respect of the Stewart Hilltop 272 Mortgage is \$2,602,916.67. Attached hereto as **Exhibit “OO”** is a copy of the Notice of Intention to Enforce Security issued by Stewart Hilltop on February 1, 2023, evidencing the indebtedness.
- g. As at June 26, 2019, the indebtedness owing to Dirk Vanderhorst in respect of the Dirk Vanderhorst 272 Mortgage 1 and Dirk Vanderhorst 272 Mortgage 2 is \$1,600,000.00. Attached hereto as **Exhibit “PP”** is a copy of the Promissory Notes evidencing the indebtedness secured by the mortgage.
- h. As at March 21, 2023, the indebtedness owing to CWB in respect of the CWB 272 Mortgage 1 and CWB 272 Mortgage 2 is \$3,321,619.64. Attached hereto as **Exhibit “QQ”** are copies of the CWB Demand and Notice of Intention to Enforce Security, evidencing the indebtedness.
- i. As at March 28, 2023 the indebtedness owing to ATB in respect of the ATB 272 Mortgage 1 and ATB 272 Mortgage 2 is \$5,069,572.39. Attached hereto as **Exhibit “RR”** are copies of the ATB Demand and Notice of Intention to Enforce Security, evidencing the indebtedness.
- j. As at February 14, 2023, the indebtedness owing to Roynat in respect of the Roynat 272 Mortgage 1 and Roynat 272 Mortgage 2 is \$2,645,964.61. Attached hereto as **Exhibit “SS”** are copies of the Roynat Demand and Notice of Intention to Enforce Security, evidencing the indebtedness.

- k. As at December 5, 2022, the indebtedness owing to Jaycap in respect of the Jaycap 272 Mortgage is \$608,703.51. Attached hereto as **Exhibit “TT”** are copies of the Statement of Claim, evidencing the indebtedness.
- l. As at September 25, 2019, the indebtedness owing to George Patton in respect of the Patton 272 Mortgage is \$2,000,000.00. Attached hereto as **Exhibit “UU”** is a copy of the Promissory Note issued to George Patton, evidencing the indebtedness.

D. Grande Prairie Place Enterprises (1996) Ltd.

- 135. Set out below is a summary of the secured creditors who have an interest in the real property of GPPE, who have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot Security (as defined below) which is registered against the real property of 117 is described below and is not described in this portion of this affidavit.
- 136. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
- 137. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.
- 138. The following is a summary of the security registered against all of the commercial properties owned by GPPE (214 Place North (Plan 8315AK), 214 Place South and South Parking Lot (Plan 8315AK) 214 Place West Parking Lot (Plan 7517BP), Nordic Court and Parking Lot (Plan 1476BV), 9907 – 101 Street (Professional Building) (Plan 1476BV), and O’Brien Place (Plan 1410AC)):
 - a. BNS has a first mortgage registered on title to the above noted lands in the principal amount of \$30,000,000, plus interest at a rate of prime plus 6% per annum, payable monthly (the “**BNS GPPE Mortgage**”).

- b. Romspen has a second mortgage registered on title, the Romspen Mortgage, to the O'Brien Lake – Residual lands in the principal amount of \$36,000,000, plus interest at a rate of 10.5% per annum, payable on demand.
139. The following is a summary of the security registered against the Inverness Condominiums (Condominium Plan 0628168):
- a. Bank of Montreal has a first mortgage registered on title to the Inverness Condominiums in the principal amount of \$2,880,000 (the “**BMO Inverness Mortgage**”).
140. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:
- a. As at December 9, 2022, the indebtedness owing to BNS in respect of the BNS GPPE Mortgage is \$12,511,937.59. Attached hereto as **Exhibit “VV”** is a copy of the demand letter from BNS, evidencing the indebtedness.
 - b. As at October 15, 2021, the indebtedness owing to Romspen in respect of the Romspen Mortgage is \$27,041,221.42. Attached hereto as **Exhibit “WW”** is a copy of the demand letter from Romspen, evidencing the indebtedness.⁵
 - c. As at March 2023, the indebtedness owing to BMO in respect of the BMO Inverness Mortgage is approximately \$1,405,752.00.

E. 1170292 Alberta Ltd.

141. Set out below is a summary of the secured creditors who have an interest in the real property of 117, who have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot Security (as defined below) which is registered against the real property of 117 is described below and is not described in this portion of this affidavit.

⁵ First Mortgagee on Centre West Lands, Vision West Lands, Vision West Residual Lands, and Northridge Commercial Lots 3A, 3B, 4A, and 4B); Second Mortgagee on O'Brien Lake Residual and GPPE properties.

142. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
143. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.
144. The following is a summary of the security registered against the Park Avenue Vacant Lots (Plan 8315AK):
- a. Servus has a first mortgage registered on title to the Park Avenue Vacant Lots (Plan 8315AK) in the principal amount of \$950,000, plus interest at a rate of prime plus 2% per annum, payable monthly in arrears (the “**Servus 117 Mortgage**”).
 - b. Canada Mortgage & Housing Corporation has a second mortgage registered on title to the Park Avenue Vacant Lots 11-16 (Plan 8315AK) in the principal amount of \$350,000 (the “**CMHC 117 Mortgage**”).
145. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:
- a. As at March 2023, the indebtedness owing to Servus in respect of the Servus 117 Mortgage is approximately \$950,000.00. Attached hereto as **Exhibit “XX”** is a copy of the credit facility letter issued to 117 evidencing the indebtedness.

F. Spruce Grove Industrial Park Inc.

146. Set out below is a summary of the secured creditors who have an interest in the real property of SGIP, who have registered their interests on title to the properties, and a summary of the outstanding indebtedness owed to these creditors. The Broadfoot Security (as defined below) which is registered against the real property of SGIP is described below and is not described in this portion of this affidavit.

147. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at Land Titles are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.
148. The particulars of the security and the indebtedness owed are also set out in the demands or claims made by the secured creditors, which are summarized below and appended to this Affidavit.
149. The following is a summary of the security registered against the six undeveloped commercial lots (Plan 1523298, Plan 1421723, Plan 1525617).
- a. HMT Holdings (Harbour Mortgage) has a first mortgage registered on title to six undeveloped commercial lots (Plan 1523298, Plan 1421723, Plan 1525617) the in the principal amount of \$4,600,000, plus interest at a rate of the greater of prime plus 4.55% or 8.5% per annum, payable monthly (the “**HMT SGIP Mortgage**”).
150. The following is a summary of the indebtedness owed in respect of the Mortgages and Priority Claims:
- a. As at March 2023, the indebtedness owing to HMT Holdings in respect of the HMT SGIP Mortgage is approximately \$2,199,975.00. Attached hereto as **Exhibit “YY”** is a copy of the commitment letter from HMT evidencing the indebtedness.

VI. ADDITIONAL SECURED DEBT OF THE APPLICANT CORPORATIONS

151. Michael Broadfoot of Calgary, Alberta (“**Mr. Broadfoot**”) is a long-time friend of my late husband, me and our family. On various dates between October of 2017 (when my late husband passed away) and March of 2023, Mr. Broadfoot advanced a series of loans to J.W. Carr Holdings (the “**Broadfoot Loans**”). As at March 31, 2023, the total outstanding amount of the indebtedness owed to Mr. Broadfoot by J.W. Carr Holdings (the “**Broadfoot Indebtedness**”) was \$6,331,361, comprised of: (a) outstanding principal of \$6,222,783; and (b) accrued interest of \$108,578 which was capitalized on March 31, 2023.

152. In order to secure repayment of the Broadfoot Indebtedness, J.W. Carr Holdings has granted security interests in its real property and personal property to Mr. Broadfoot (the “**Broadfoot J.W. Carr Holdings Security**”).
153. Each of 272, GPPE, 117, SGIP and 627 have executed guarantees of the Broadfoot Indebtedness in favour of Mr. Broadfoot (the “**Broadfoot Guarantees**”).
154. Each of 272, GPPE, 117, SGIP and 627 have granted security interests in their respective real property and personal property security to Mr. Broadfoot in order to secure the payment and performance of their respective obligations to Mr. Broadfoot under the Broadfoot Guarantees (the “**Broadfoot Guarantors’ Security**”).
155. The Broadfoot J.W. Carr Holdings Security and the Broadfoot Guarantors’ Security are hereinafter described in this affidavit collectively as the “**Broadfoot Security**”).
156. The Broadfoot Security includes the following All Present and After-Acquired Personal Property and Land Charge Security granted by the Applicant Corporations:

Debtor	Secured Party	Date	Collateral
J.W. Carr Holdings Ltd.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge
Spruce Grove Industrial Park Inc.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge
Grande Prairie Place Enterprises (1996) Inc.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge
272649 Alberta Ltd.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge
1170292 Alberta Ltd.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge
627612 Alberta Ltd.	Michael G. Broadfoot	December 15, 2022	ALLPAAP and Land Charge

157. The Broadfoot Security includes the following fixed charges:

Debtor	Secured Party	Date Submitted	Date of Registration
Spruce Grove Industrial Park.	Michael G. Broadfoot	January 26, 2023	Pending
272649 Alberta Ltd.	Michael G. Broadfoot	January 26, 2023	Pending
627612 Alberta Ltd.	Michael G. Broadfoot	February 27, 2023	Pending
J.W. Carr Holdings Ltd.	Michael G. Broadfoot	March 7, 2023	Pending
1170292 Alberta Ltd.	Michael G. Broadfoot	March 7, 2023	Pending

158. The Broadfoot Security includes the following fixed charges on the assets of SGIP:

306 Commerce Road N., Spruce Grove, AB

Legal Description: PLAN 1523298
BLOCK 1
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.351 HECTARES (3.34 ACRES) MORE OR LESS

304 Commerce Road N., Spruce Grove, AB

Legal Description: PLAN 1523298
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.271 HECTARES (3.14 ACRES) MORE OR LESS

385 Saskatchewan Ave., Spruce Grove, AB

Legal Description: PLAN 1421723
BLOCK 4
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.064 HECTARES (5.1 ACRES) MORE OR LESS

395 Saskatchewan Ave., Spruce Grove, AB

Legal Description: PLAN 1525617
BLOCK 4
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.468 HECTARES (6.1 ACRES) MORE OR LESS

410 Saskatchewan Ave., Spruce Grove, AB

Legal Description: PLAN 1525617
BLOCK 4
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.082 HECTARES (2.67 ACRES) MORE OR LESS

420 Saskatchewan Ave., Spruce Grove, AB

Legal Description: PLAN 1525617
BLOCK 4
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.626 HECTARES (1.55 ACRES) MORE OR LESS

159. The Broadfoot Security includes the following fixed charges on the assets of 272:

Encana/Ovintiv - 12002 – 97 Ave., Grande Prairie, AB

Legal Description: DESCRIPTIVE PLAN 1124406
BLOCK 2
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.785 HECTARES (1.94 ACRES) MORE OR LESS

Tundra - 11517- 89 Ave., Grande Prairie, AB

Legal Description: PLAN 8020127
BLOCK 17
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.05 HECTARES (2.59 ACRES) MORE OR LESS

Iron Nation - 9502 – 117 Street, Grande Prairie, AB

Legal Description: PLAN 0625015
BLOCK 3
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.611 HECTARES (1.51 ACRES) MORE OR LESS

160. The Broadfoot Security includes the following fixed charges on the assets of 117:

Park Avenue – 10125 100 Avenue, Grande Prairie AB

PLAN 8315AK
BLOCK 34
LOTS 11 TO 16 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 8315AK
BLOCK THIRTY FOUR (34)
LOT TEN (10)
EXCEPTING THEREOUT:
PART, AS SHOWN ON ROAD PLAN 8220183
EXCEPTING THEREOUT ALL MINES AND MINERALS

161. The Broadfoot Security includes the following fixed charges on the assets of J.W. Carr Holdings:

10015A – 97 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 0623072
BLOCK 8
LOT 26A
EXCEPTING THEREOUT ALL MINES AND MINERALS

10015B– 97 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 0623072
BLOCK 8
LOT 27A
EXCEPTING THEREOUT ALL MINES AND MINERALS

8222 – 96 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7520666
BLOCK 45
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

8244 – 96 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7520666
BLOCK 45
LOT 6A
EXCEPTING THEREOUT ALL MINES AND MINERALS

10030 – 97 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7822913
BLOCK 9
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

10032 – 97 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7822913
BLOCK 9
LOT 20A
EXCEPTING THEREOUT ALL MINES AND MINERALS

7922 – 92 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7822251
BLOCK 63
LOT 27
EXCEPTING THEREOUT ALL MINES AND MINERALS

7920 – 92 Ave., Fort Saskatchewan, AB

Legal Description: PLAN 7822251
BLOCK 63
LOT 28
EXCEPTING THEREOUT ALL MINES AND MINERALS

9520 – 82 Street., Fort Saskatchewan, AB

Legal Description: PLAN 7720209
BLOCK 49
LOT 208
EXCEPTING THEREOUT ALL MINES AND MINERALS

9518 – 82 Street., Fort Saskatchewan, AB

Legal Description: PLAN 7720209
BLOCK 49
LOT 209
EXCEPTING THEREOUT ALL MINES AND MINERALS

162. The Broadfoot Security includes the following fixed charges on the assets of 627:

Juniper Apartments – 9919 to 9939 96 Ave Grande Prairie AB

PLAN 1936MC
BLOCK 12
LOT 18
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1936MC
BLOCK 12
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1936MC
BLOCK 12
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

Rosedale Place - 9917 110 Street Edmonton, AB

CONDOMINIUM PLAN 8321571
UNIT 2
AND 112 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 17
AND 118 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 20
AND 84 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 33
AND 119 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 35
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 43
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 50
AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 58
AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 59
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 64
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 70
AND 116 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 81
AND 121 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 88
AND 87 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 94
AND 117 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

CONDOMINIUM PLAN 8321571
UNIT 96
AND 89 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

163. Set out below is a summary of the security interests (other than the Broadfoot Security) in favour of secured creditors which have been registered against the Applicant Corporations at the Alberta Personal Property Registry (the “PPR”) as at November 22, 2022.
164. In the interests of brevity, due to the large volume of documents involved, copies of the underlying security agreements associated with these security interests registered at the PPR are not attached to this affidavit. Such security documents are available and can be provided to the Court as required.

A. J.W. Carr Holdings Ltd.

165. Creditors who had registered security interests in the PPR against JW Carr Holdings, other than or in addition to the mortgages as set out above, can be summarized as follows.

a. Canadian Western Bank has made the following four registrations in the PPR:

- i. Security agreement⁶ registered February 1, 2007, securing all present and after acquired personal property and proceeds thereof of JW Carr Holdings;
- ii. Security agreement⁷ registered on June 5, 2015, securing all debts, liabilities, and proceeds thereof of owed by 272 to JW Carr Holdings; and
- iii. Security agreement⁸ registered on September 15, 2017, securing all debts, liabilities, and proceeds thereof owed by 2057223 Alberta Ltd. to JW Carr Holdings.

b. Jaycap Financial⁹ registered a land charge against JW Carr Holdings as the sole debtor on March 29, 2010.

c. Romspen has made the following three registrations in the PPR:

- i. Security agreement¹⁰ registered on February 2, 2011, securing shares held in, and debts and proceeds thereof, owed from 1496206 Alberta Ltd., 117, SGIP, and GPPE.
- ii. Security agreement¹¹ registered February 2, 2011, securing all present and after acquired personal property and proceeds thereof; and
- iii. Security Agreement¹² registered on May 9, 2012, securing all shares held in 272, and any dividends, debts, or other monies and proceeds thereof owed by 272.

⁶ PPR search (reg no. 07020124371)

⁷ PPR search (reg no. 15060508128)

⁸ PPR search (reg no. 17091515127)

⁹ PPR search (reg no. 10032905288)

¹⁰ PPR search (reg no. 11020245418)

¹¹ PPR search (reg no. 11020245562)

- d. ATB Financial has made the following three registrations in the PPR:
- i. Security agreement¹³ registered on December 19, 2011, securing all debts, liabilities, and proceeds thereof of 272 owed to JW Carr Holdings;
 - ii. Security agreement¹⁴ registered on May 22, 2012, securing all debts, liabilities, and proceeds thereof of 1496206 Alberta Ltd. owed to JW Carr Holdings;
 - iii. Security agreement¹⁵ registered on November 10, 2015, securing debts and proceeds thereof owed by Mara Developments (2002) Corp.;
 - iv. Security agreement¹⁶ registered on September 7, 2018, securing all present and after acquired personal property and proceeds thereof in connection to the lands having the following legal land descriptions: 1025674;1;1A; 1124406;2;7; 0728886;2;3; 0728886;3;3 0728886;3;7; 0728886;4;1; 1421723;4;5; and
 - v. Security agreement¹⁷ registered on April 17, 2019, securing all debt and proceeds thereof owed by SG149 Alberta Ltd..
- e. Bank of Montreal has made the following four registrations in the PPR:
- i. Security agreement¹⁸ registered on January 14, 2013, securing the debts, liabilities, and proceeds thereof owed by 272;
 - ii. Security agreement¹⁹ registered on May 13, 2013, securing the debts, liabilities, and proceeds thereof owed by R'Ohan Rig Services Ltd.;

¹² PPR search (reg no. 12050926205)

¹³ PPR search (reg no. 11121915433)

¹⁴ PPR search (reg no. 12052215027)

¹⁵ PPR search (reg no. 15111018919)

¹⁶ PPR search (reg no. 18090724524)

¹⁷ PPR search (reg no. 19041714059)

¹⁸ PPR search (reg no. 13011422354)

¹⁹ PPR search (reg no. 13052318869)

- iii. Security agreement²⁰ registered on May 13, 2013, securing the debts, liabilities, and proceeds thereof owed by R'Ohan Well Services Ltd.; and
- iv. Security agreement²¹ registered on June 30, 2013, securing the debts, liabilities, and proceeds thereof owed by GPPE.
- f. The Bank of Nova Scotia²² registered a security agreement on June 27, 2017 wherein, securing debts and proceeds thereof owed by GPPE to JW Carr Holdings.
- g. Servus Credit Union Ltd. has made the following two registrations in the PPR:
 - i. Security agreement²³ registered on May 10, 2018, securing all present and after acquired personal property of JW Carr Holdings; and
 - ii. Security agreement²⁴ registered on August 25, 2020, securing all present and after acquired personal property of JW Carr Holdings.
- h. Roynat Inc.²⁵ registered a security agreement on November 21, 2019, securing all present and after acquired personal property of JW Carr Holdings located on or used in relation to 9602-118 Street, Grande Prairie (the Clariant Building).
- i. MCAP Financial Corporation has made the following two registrations in the PPR:
 - i. Security agreement²⁶ registered on April 21, 2021, securing all debts, liabilities, and proceeds thereof owed by 114 Development Ltd.; and
 - ii. Security agreement²⁷ registered on March 9, 2022, securing all debts, liabilities, and proceeds thereof owed by 114 Development Ltd. This

²⁰ PPR search (reg no. 13052321469)

²¹ PPR search (reg no. 13073017944)

²² PPR search (reg no. 17062729455)

²³ PPR search (reg no. 180151033151)

²⁴ PPR search (reg no. 20082526952)

²⁵ PPR search (reg no. 19112128207)

²⁶ PPR search (reg no. 21042127484)

²⁷ PPR search (reg no. 22030928253)

registration was amended on April 25, 2022 to include JW Carr Holdings as a debtor.

Attached as **Exhibit “ZZ”** to this Affidavit is a true copy of the Personal Property Registry Search Results Report for JW Carr Holdings as at December 9, 2022, evidencing registration of the aforementioned security agreements.

B. 279896 Alberta Ltd.

166. Canadian Western Bank²⁸ registered a security agreement on September 23, 2002, securing all present and after acquired personal property and proceeds of the debtors. This registration was amended on July 7, 2020 to include 279 as a debtor.

167. Attached as **Exhibit “AAA”** to this Affidavit is a true copy of the Personal Property Registry Search Results Report for 279 as at November 24, 2022 evidencing registration of the aforementioned security agreements.

C. 627612 Alberta Ltd.

168. Servus Credit Union Ltd.²⁹ registered a security agreement on January 15, 2014, securing all present and after acquired personal property of 627.

169. Attached as **Exhibit “BBB”** to this Affidavit is a true copy of the Personal Property Registry Search Results Report for 627 as at November 24, 2022 evidencing registration of the aforementioned security agreements.

D. 272649 Alberta Ltd.

170. Creditors who had registered security interests in the PPR against 272, other than or in addition to the mortgages as set out above, can be summarized as follows.

a. Romspen has the following two registrations in the PPR:

²⁸ PPR search (reg no. 02092308531)

²⁹ PPR search (reg no. 14011524435)

- i. Security agreement³⁰ registered February 2, 2011, securing all present and after acquired personal property and proceeds thereof; and
 - ii. Security agreement³¹ registered on May 9, 2012, securing all present and after acquired personal property of 272 used in connection with the property subject to the \$31,000,000 Romspen Mortgage, including any debts owing from SGIP, 1496206 Alberta Ltd., GPPE, JW Carr Holdings, 117, 279, James Carr, or any other entities owned or controlled by the aforementioned.
- b. ATB Financial has the following six registrations in the PPR:
- i. Land charge³² registered December 19, 2011;
 - ii. Security agreement³³ registered on May 15, 2013, securing specific types of goods, equipment, and related chattel and proceeds thereof located at the Ovintiv (Encana) Building;
 - iii. Security agreement³⁴ registered on September 7, 2018, securing all debts and proceeds thereof owed by JW Carr Holdings;
 - iv. Security agreement³⁵ registered on July 27, 2020, securing all present and after-acquired property and proceeds thereof related to the lands comprising part of the Vision West/Centre West Commercial Buildings, and 23 units of the Central Park Condominiums;
 - v. Security agreement³⁶ registered on March 3, 2021, securing all present and after acquired property and proceeds thereof; and

³⁰ PPR search (reg no. 11020245562)

³¹ PPR search (reg no. 12050926296)

³² PPR search (reg no. 11121915303)

³³ PPR search (reg no. 13051526977)

³⁴ PPR search (reg no. 18090724561)

³⁵ PPR search (reg no. 20072724379)

³⁶ PPR search (reg no. 21030322670)

- vi. Security agreement³⁷ registered on March 3, 2021, securing all debts and proceeds thereof owed by 1496206 Alberta Ltd.
- c. Canadian Western Bank has the following three registrations in the PPR:
 - i. Security agreement³⁸ registered on April 4, 2016, securing all present and after acquired goods and proceeds thereof related to 9502-117 Street, Grande Prairie, Alberta [Iron Nation Building];
 - ii. Security agreement³⁹ registered on December 6, 2017, securing all present and after acquired property and proceeds thereof of 272 related to 11517 - 89 Avenue, Grande Prairie, Alberta [Tundra Building];
- 171. Liberty Investments Ltd. registered a security agreement⁴⁰ on May 24, 2019, securing all present and after acquired personal property.
- 172. Roynat Inc. registered a security agreement⁴¹ on November 21, 2019, securing all present and after acquired personal property related to the lands municipally described as 9602-118 Street, Grande Prairie, Alberta [Clariant Building].
- 173. Attached as **Exhibit “CCC”** to this Affidavit is a true copy of the Alberta PPR Search Results Report for 272 as at April 6, 2023, evidencing registration of the aforementioned security agreements.

E. Grande Prairie Place Enterprises (1996) Ltd.

- 174. Creditors who had registered security interests in the PPR against GPPE, other than or in addition to the mortgages as set out above, can be summarized as follows:

³⁷ PPR search (reg no. 21030322763)

³⁸ PPR search (reg no. 13051526977)

³⁹ PPR search (reg no. 17120626781)

⁴⁰ PPR search (reg no. 19052405572)

⁴¹ PPR search (reg no. 19112127496)

- a. Romspen has the following three registrations in the PPR:
- i. Security agreement⁴² registered on February 2, 2011, securing shares held in, and debts and proceeds thereof, from 1496206 Alberta Ltd., 117, SGIP, and GPPE.
 - ii. Security agreement⁴³ registered February 2, 2011, securing all present and after acquired personal property and proceeds thereof of each of the debtors.
 - iii. Security agreement⁴⁴ registered on May 9, 2012, securing all shares held by each of the debtors in 272, and any dividends, debts, or other monies and proceeds thereof owed to any of the debtors by 272.
- b. The Bank of Nova Scotia⁴⁵ registered a security agreement registered on June 27, 2017, securing all present and after acquired personal property by way of amendment on April 13, 2018;
- c. Servus Credit Union⁴⁶ registered a security agreement on May 10, 2018, securing all present and after acquired personal property and specifying the properties of 214 Place North, 214 Place South, Nordic Court, and O'Brien Place.

175. Attached as **Exhibit “DDD”** to this Affidavit is a copy of the Personal Property Registry Search Results Report for GPPE as at November 24, 2022, evidencing registration of the aforementioned security agreements.

F. 1170292 Alberta Ltd.

176. Creditors who had registered security interests in the PPR against 117, other than or in addition to the mortgages as set out above, can be summarized as follows:

⁴² PPR search (reg no. 11020245418)

⁴³ PPR search (reg no. 11020245562)

⁴⁴ PPR search (reg no. 12050926205)

⁴⁵ PPR search (reg no. 17062718059)

⁴⁶ PPR search (reg no. 18051033475)

- a. Romspen has the following three registrations in the PPR:
 - i. Security agreement⁴⁷ registered February 2, 2011, securing all present and after acquired personal property and proceeds thereof of each of the debtors.
 - ii. Land charge⁴⁸ registered on February 2, 2011;
 - iii. Security agreement⁴⁹ registered on May 9, 2012, securing all shares held by each of the debtors in 272, and any dividends, debts, or other monies and proceeds thereof owed to any of the debtors by 272.
- d. Servus Credit Union⁵⁰ registered a security agreement on August 25, 2020, securing all present and after acquired personal property and proceeds thereof.

177. Attached as **Exhibit “EEE”** to this Affidavit is a copy of the Personal Property Registry Search Results Report for 117 as at November 24, 2022, evidencing registration of the aforementioned security agreements.

G. Spruce Grove Industrial Park Inc.

178. Creditors who have registered security interests in the PPR against SGIP, other than or in addition to the mortgages as set out above, can be summarized as follows:

- a. Romspen has the following three registrations in the PPR:
 - i. Security agreement⁵¹ registered February 2, 2011, securing all present and after acquired personal property and proceeds thereof of each of the debtors;
 - ii. Land charge⁵² registered on February 2, 2011; and
 - iii. Security agreement⁵³ registered on May 9, 2012, securing all shares held by

⁴⁷ PPR search (reg no. 11020245562)

⁴⁸ PPR search (reg no. 11020245676)

⁴⁹ PPR search (reg no. 12050926205)

⁵⁰ PPR Search (reg no. 20082526847)

⁵¹ PPR search (reg no. 11020245562)

⁵² PPR search (reg no. 11020245676)

each of the debtors in 272, and any dividends, debts, or other monies and proceeds thereof owed to any of the debtors by 272.

- b. HMT Holdings Inc. registered security agreement⁵⁴ on June 5, 2019, securing all present and after acquire personal property and proceeds thereof related to the commercial lots in Spruce Grove, Alberta owned by SGIP.

179. Attached as **Exhibit “FFF”** is a true copy of the Personal Property Registry Search Results Report for SGIP as at November 22, 2022, evidencing registration of the aforementioned security agreements.

VII. PROMISSORY NOTE HOLDERS

180. In addition to mortgage security, the Carr Group has obtained financing from various private lenders in exchange for the issuance of Promissory Notes (“**P-Notes**”), which reflect the terms upon which the financing was extended.

181. In most cases, the P-Notes were issued by 272 and JW Carr Holdings, and in some cases also by GPPE.

182. Some of these P-Notes are secured with collateral security agreements such as a mortgage, but the majority are unsecured creditors of the Carr Group.

⁵³ PPR search (reg no. 12050926205)

⁵⁴ PPR search (reg no. 19060536696)

183. In the past, records of repayment and extensions to the terms of the P-Notes have been maintained by my paralegal, Ms. Cox. To date, I have only been able to locate copies of the P-Notes, and in some cases only unsigned copies. I have not been able to review all of the records surrounding any extensions granted in respect of the P-Notes or verify whether the P-Notes were in fact extended. Accordingly, I cannot confirm whether all of P-Notes summarized below are valid claims, but communications from the creditors suggest that most if not all of these P-Notes may be outstanding.
184. Below is a list of all of the potential claims against the Carr Group as a result of outstanding P-Notes. Debts in **bold** are secured by mortgages, and debts *italicized* have been reduced to unsecured judgments.

Creditor	Date Issued	Expiry	Amount	Interest Rate
1276783 Alberta Ltd.	Oct 15, 2020	Oct 15, 2021	\$300,000	10% per annum
1276783 Alberta Ltd.	Sept 13, 2020	Sept 13, 2021	\$220,000	10% per annum
1441289 Alberta Ltd.	Aug 19, 2013	Feb 18, 2013	\$500,000	10% per annum
202523 Holdings Ltd.	Sept 5, 2013	Sept 4, 2014	\$750,000	10% per annum
880165 Alberta Ltd.	May 24, 2017	May 24, 2018	\$1,536,000	10% per annum
Brenda Dunn-Nelson	Dec 15, 2016	Dec 15, 2017	\$275,000	10% per annum
Brooks Family Trust	May 21, 2015	May 21, 2016	\$200,000 + \$60,000	10% per annum
Carolyn Diane Fleming	Oct 28, 2020	Feb 1, 2021	\$100,000	10% per annum
Carolyn Diane Fleming	June 1, 2013	June 1, 2014	\$250,00	10% per annum
Carolyn Diane Fleming	Dec 1, 2013	Nov 30, 2014	\$500,000	10% per annum
Carolyn Fleming	Oct 11, 2018	Nov 1, 2019	\$500,000	10% per annum
Carolyn Fleming	July 1, 2016	Dec 1, 2016	\$200,000	10% per annum
Carolyn Diane Fleming	Sept 15, 2020	Sept 15, 2021	\$125,000	7% per annum
Catherine M. Long Professional Corporation	Dec 10, 2014	Dec 10, 2014	\$750,000 + \$100,000	10% per annum
Catherine M. Long Professional Corporation	July 26, 2012	July 26, 2013	\$300,000	10% per annum
Catherine M. Long Professional Corporation	Feb 3, 2020	Aug 3, 2020	\$100,000	10% per annum
Cheryl L. Hostyn Professional Corporation	June 29, 2021	July 1, 2022	\$300,000	8% per annum
C.W.C. Investments Ltd.	June 1, 2019	June 1, 2020	\$1,500,000	11% per annum
Daine Todd	July 26, 2018	July 26, 2019	\$125,000	10% per annum
Daine Todd	Sept 1, 2017	Sept 1, 2018	\$300,000	10% per annum
Todd Daine	June 27, 2016	June 27, 2017	\$75,000	10% per annum
Darrell Zapernick	Feb 1, 2019	Feb 1, 2023	\$25,000	8% per annum
Don Spring / 0867482 B.C. Ltd.	Oct 17, 2016	Dec 1, 2016	\$210,000 + \$20,000	10% per annum
Elizabeth Zapernick	Sept 19, 2011	Sept 19, 2012	\$100,000	10% per annum
Emily Jost	Jan 29, 2020	Jan 28, 2022	\$300,000	10% per annum
David Morck	July 1, 2020	July 1, 2021	\$330,000	6% per annum
Dendro Homes Ltd. (held in trust by Dirk Vanderhorst)	June 26, 2019	June 26, 2021	\$100,000	10% per annum

Dendro Homes Ltd. (held in trust by Dirk Vanderhorst)	July 31, 2019	July 31, 2021	\$250,000	10% per annum
Douglas I. Jenkins Professional Corporation	Aug 1, 2012	Aug 1, 2013	\$375,000	10% per annum
Gemini Homes Ltd. (held in trust by Dirk Vanderhorst)	June 26, 2019	June 26, 2021	\$325,000	10% per annum
Gemini Homes Ltd. (held in trust by Dirk Vanderhorst)	June 26, 2019	June 26, 2021	\$425,000	10% per annum
Gemini Homes Ltd. (held in trust by Dirk Vanderhorst)	July 31, 2019	July 31, 2021	\$500,000	10% per annum
George Patton	Sept 25, 2019	Sept 25, 2020	\$2,000,000	9% per annum
Heidi Willkomm	Sept 1, 2020	Aug 1, 2021	\$350,000	6% per annum
Hildegard Willkomm	July 1, 2020	July 1, 2021	\$800,000	6% per annum
Hildegard Willkomm	July 1, 2020	July 1, 2021	\$500,000	6% per annum
<i>Huysmans Farms Ltd.⁵⁵</i>	<i>Oct 29, 2009</i>	<i>May 29, 2012</i>	<i>\$500,000</i>	<i>8% per annum</i>
<i>Huysman's Farms Ltd.</i>	<i>Oct 6, 2011</i>	<i>October 6, 2012</i>	<i>\$125,000</i>	<i>10% per annum</i>
I Konstruct.IT Ltd.	June 24, 2017	June 24, 2017	\$300,000	10% per annum
Joanne Bourgeois	April 26, 2021	April 26, 2022	\$275,000	6% per annum
John D. Jenkins Professional Corporation	Aug 1, 2012	Aug 1, 2013	\$375,000	10% per annum
John D. Jenkins Professional Corporation	Aug 1, 2012	Aug 1, 2013	\$84,375	10% per annum
Karen Wells	Oct 6, 2011	Oct 6, 2012	\$250,000	10% per annum
Karen Wells	Oct 18, 2011	Oct 18, 2012	\$100,000	10% per annum
Karen Wells and Robert Wells	April 19, 2010	Oct 19, 2012	\$200,000	6% per annum
Kenneth C. Stewart Professional Corporation	June 1, 2019	June 1, 2020	\$400,000	10% per annum
Kenneth C. Stewart Professional Corporation	June 1, 2018	June 1, 2019	\$400,000	10% per annum
Lincoln Smith	Oct 18, 2011	Oct 18, 2012	\$100,000	10% per annum
Mainline Construction Ltd.	Dec 15, 2009	July 15, 2012	\$750,000	6% per annum
<i>Mara Development Corporation Ltd.⁵⁶</i>	<i>April 14, 2010</i>	<i>July 14, 2010</i>	<i>\$500,000</i>	<i>10% per annum</i>
Mara Development Corporation Ltd.	March 21, 2018	March 21, 2019	\$500,000	10% per annum
<i>Mara Development Corporation Ltd.</i>	<i>Nov 1, 2009</i>	<i>May 1, 2010</i>	<i>\$650,000</i>	<i>10% per annum</i>
<i>Mara Development Corporation Ltd.</i>	<i>Nov 25, 2008</i>	<i>Dec 1, 2009</i>	<i>\$1,000,000</i>	<i>10% per annum</i>
<i>Mara Development Corporation Ltd.</i>	<i>Dec 7, 2004</i>	<i>Dec 31, 2005</i>	<i>\$1,500,000</i>	<i>10% per annum</i>
<i>Mara Development</i>	<i>July 15, 2008</i>	<i>Sept 30, 2008</i>	<i>\$500,000</i>	<i>10% per annum</i>

⁵⁵ Huysmans Farms Ltd. has a judgment against 272 for \$1,349,115.29 and a judgment against JW Carr Holdings for \$933,666.83.

⁵⁶ Mara Development Corporation Ltd. has a default judgment against 272 for \$5,850,000, a judgment against JW Carr Holdings for \$5,150,000, a judgment against GPPE for \$4,150,000, and a judgment against 279 for \$1,500,000. These amounts appear to be incorrect. The correct amounts owing to Mara are reflected in the above table.

<i>Corporation Ltd.</i>				
Mara Development Corporation Ltd.	Dec 15, 2006	June 15, 2007	\$500,000	10% per annum
<i>Mara Development Corporation Ltd.</i>	<i>May 1, 2007</i>	<i>July 31, 2007</i>	<i>\$500,000</i>	<i>10% per annum</i>
<i>Mara Development Corporation Ltd.</i>	<i>Sept 21, 2021</i>	<i>Dec 6, 2021</i>	<i>\$300,000</i>	<i>6% per annum</i>
<i>Mara Development Corporation Ltd.</i>	<i>Nov 2, 2021</i>	<i>Feb 1, 2022</i>	<i>\$500,000</i>	<i>6% per annum</i>
<i>Miklosko Family Trust</i> ⁵⁷	<i>April 16, 2014</i>	<i>April 1, 2015</i>	<i>\$1,200,000</i>	<i>6% per annum</i>
<i>Miklosko Family Trust</i>	<i>June 1, 2015</i>	<i>May 31, 2016</i>	<i>\$600,000</i>	<i>10% per annum</i>
<i>Miklosko Family Trust</i>	<i>Nov 14, 2015</i>	<i>Nov 14, 2016</i>	<i>\$400,000</i>	<i>10% per annum</i>
Norma M. Gordon	Jan 25, 2020	Jan 25, 2021	\$500,000	10% per annum
Norma M. Gordon	Sept 15, 2019	Sept 15, 2020	\$500,000	10% per annum
Perry Pearn	Sept 1, 2016	Aug 31, 2017	\$100,000	10% per annum
Perry Pearn	Dec 23, 2014	Dec 23, 2015	\$100,000	10% per annum
Perry Pearn	April 7, 2014	April 7, 2015	\$50,000	10% per annum
Shilling Hill Ltd.	Dec 15, 2016	Dec 15, 2017	\$175,000	10% per annum
Shirley Brooks	Jan 15, 2016	Jan 15, 2018	\$500,000	10% per annum
Shirley Brooks	Aug 18, 2016	Dec 1, 2016	\$400,000 + \$40,000	10% per annum
Shirley Brooks	Feb 12, 2015	Feb 11, 2016	\$200,000	10% per annum
Shirley Brooks and/or Wilf Brooks and/or Brooks Family Trust	June 15, 2017	Aug 14, 2017 [“repayable in 60 days”]	\$200,000 + \$10,000	10%
Shirley Brooks	Nov 1, 2018	Nov 1, 2019	\$150,000	10% per annum
Wilf Brooks	July 26, 2020	July 26, 2021	\$200,000	10% per annum
TOTAL:			\$31,310,375	

185. P-Notes totaling \$31,310,375 have been issued to creditors by the Carr Group. Of this amount, a total of \$8,275,000 have been reduced to judgments against the Carr Group.

186. The following judgments on P-Notes are presently outstanding:⁵⁸

a. 272649 Alberta Ltd:

- i. Huysmans Farms Ltd.: \$1,349,115.29
- ii. Miklosko Family Trust: \$2,464,479.00
- iii. Mara Developments: \$5,850,000.00

b. JW Carr Holdings

- i. Huysman Farms Ltd: \$933,666.83
- ii. Miklosko Family Trust: \$2,464,479.00

⁵⁷ Miklosko Family Trust has a judgment against 272 and JW Carr Holdings for \$2,464,479.00

⁵⁸ Mara Development Corporation Ltd. has a default judgment against 272 for \$5,850,000, a judgment against JW Carr Holdings for \$5,150,000, a judgment against GPPE for \$4,150,000, and a judgment against 279 for \$1,500,000. These amounts appear to be incorrect. The correct amounts owing to Mara are reflected in the above table.

iii.	Mara Developments:	\$5,150,000.00
c.	<u>GPPE</u>	
i.	Mara Developments	\$4,150,000.00
d.	<u>279896 Alberta Ltd.</u>	
i.	Mara Developments	\$1,500,000.00

VIII. SUMMARY OF OUTSTANDING INDEBTEDNESS

187. The current outstanding secured and unsecured indebtedness owing by the Applicant Corporations can be summarized as follows:

a.	<u>JW Carr Holdings</u>	
i.	Secured Indebtedness Total:	\$13,867,647.52
	1. First Mortgages	\$4,764,642.72
	2. Second Mortgages	\$2,199,537.48
	3. Broadfoot Debt	\$6,331,361.00
	4. Condo Caveats	\$572,106.32
ii.	<u>Unsecured Indebtedness:</u>	<u>\$21,685,375.00</u>
iii.	Total:	\$35,553,022.52
b.	<u>279896 Alberta Ltd.</u>	
i.	Unsecured Indebtedness:	\$1,500,000.00
c.	<u>627612 Alberta Ltd.</u>	
i.	Secured Indebtedness Total:	\$1,401,097.55
	1. First Mortgage	\$971,008.02
	2. Condo Caveat	\$430,089.53
d.	<u>272649 Alberta Ltd:</u>	
i.	Secured Indebtedness:	\$51,075,669.69

1. First Mortgages	\$23,142,994.55 ⁵⁹
2. Second Mortgages	\$27,932,675.14
ii. <u>Unsecured Indebtedness:</u>	<u>\$25,460,375.00</u>
iii. Total:	\$76,536,044.69

e. GPPE

i. Secured Indebtedness Total:	\$40,958,911.01
1. First Mortgages	\$13,917,689.59
2. Second Mortgage	\$27,041,221.42
ii. <u>Unsecured Indebtedness:</u>	<u>\$4,150,000.00</u>
iii. Total:	\$45,108,911.01

f. SGIP

i. Secured Indebtedness:	\$2,199,975.00
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g. 1170292 Alberta Ltd.

i. Secured Indebtedness Total:	\$1,300,000.00
1. First Mortgage	\$950,000.00
2. Second Mortgage	\$350,000.00

188. In addition to the indebtedness set out above, several of the Applicant Corporations have other unsecured claims which have been brought against them. Attached hereto as **Exhibit “GGG”** are Alberta Court of King’s Bench search results summarizing the current actions which have been brought against the Applicant Corporations.

189. I am also advised by Mandi Deren-Dubé of MLT Aikins LLP, counsel for the Carr Group, and do verily believe that there is an additional claim against 272 and JW Carr Holdings, which was brought by 1371669 Alberta Ltd. (“**137**”) by way of arbitration notice, pursuant to an agreement between 272, JW Carr Holdings, and 137 (the “**137 Claim**”). 137 claims against 272 and JW Carr Holdings the total amount of \$7,500,000.00. This claim has not yet been responded to or adjudicated. Attached hereto

⁵⁹ Includes numbers from ATB and Roynat second mortgages because amount all demanded at once.

as **Exhibit “HHH”** is a copy of the 137 Claim.

IX. PROPOSED FINANCING AGREEMENTS WITH DIP FINANCIER – MGB INVESTMENTS LTD.

190. The Applicants require interim financing of up to \$2,700,000 in order to fund ongoing costs associated with their business operations, to provide sufficient liquidity to address contingencies and to fund the payment of professional fees associated with these proposed proceedings under the CCAA and to ensure that their operations are not interrupted during these CCAA proceedings.
191. MGB Investments Ltd. of Calgary, Alberta (a corporation associated with Mr. Broadfoot) has agreed to provide interim financing up to a maximum aggregate amount of \$2,700,000 (the **“Interim Financing”**) to fund the Applicants’ operations during the Restructuring. The Interim Financing is intended to be limited to what is reasonably necessary to fund the Applicants’ operations during the Restructuring.
192. Attached and marked as **Exhibit “III”** is a document entitled “DIP Credit Facility Commitment Letter” dated March 27, 2023 (the **“DIP Commitment Letter”**) between MGB Investments Ltd. (the **“Interim Lender”**) and the Applicants (as the proposed Borrower) in regard to the Interim Financing.
193. In order to secure the repayment of the Interim Financing, it is proposed that the Interim Lender will be granted a court-ordered charge (the **“Interim Lender’s Charge”**) on the assets of the Applicants. It is further proposed that the Interim Lender’s Charge rank subordinate to the interests of the holders of certain first charge mortgages and associated security, as more fully set out in the DIP Commitment Letter.
194. I have been informed by Matt McCulloch of Ernst & Young Inc., the proposed Monitor in these proceedings, and I believe it to be true, that the proposal to have the Interim Lender’s Charge rank subordinate to the interests of first charge mortgages is uncommon in CCAA proceedings, as interim lenders typically take super-priority charges on the assets of the debtor companies which rank in priority to the interests of existing first charge mortgages.

195. The Applicants have proposed this uncommon security structure for the Interim Financing (with the co-operation and support of the Interim Lender) in an effort to minimize potential prejudice to their existing secured creditors occasioned by these proposed CCAA proceedings.

X. NEED FOR ADMINISTRATION CHARGE

196. In order for the Carr Group to be able to develop and implement plans to restructure, to sell assets, to attract investment or to carry out an orderly sales and investment solicitation process, it is necessary for the Carr Group to receive the benefit of professional services from legal counsel and a court-appointed monitor. In that regard, the Carr Group has engaged the law firm of MLT Aikins LLP (“**MLT Aikins**”) to prepare for and commence these proceedings on behalf of the Carr Group for relief under the CCAA. Further, the Carr Group has engaged the firm of Ernst & Young Inc. (“**EYI**”) to assist the Carr Group in preparing the Cash Flow Forecast, in putting together a plan for the marketing and orderly sale of the Properties, and to act as the Monitor in respect of these CCAA proceedings. EYI has engaged the law firm of McCarthy Tétrault (“**McCarthys**”) to act as independent legal counsel to the Monitor in regard to these CCAA proceedings.
197. The professional services of MLT Aikins, EYI and McCarthys described in the immediately preceding paragraph are for the benefit of the Carr Group and are intended to be paid for by the Carr Group. As is standard practice in matters of this nature, in order to be in a position to provide professional services to an insolvent business enterprise on credit, MLT Aikins, EYI and McCarthys require the benefit of a court-ordered administrative charge in their favour on the assets of the Carr Group in the amount of \$500,000 (the “**Administration Charge**”) in order to secure the payment of their professional fees. Without the benefit of such an Administration Charge in their favour, MLT Aikins, EYI and McCarthys will be unable to provide their professional services and the Carr Group will be unable to restructure its business and financial affairs by means of an expedited orderly sale of its real estate assets for maximum realizable value (for the benefit of all of its stakeholders).

198. In an effort to minimize the potential prejudice of these proceedings to its secured creditors, the Carr Group proposes to seek an Initial Order in which the Administration Charge ranks subordinate to the First Charge Mortgages held by its secured creditors. I have been informed by Matt McCulloch of EYI, and I believe it to be true, that:
- a. an Initial Order under the CCAA in which the Administration Charge ranks subordinate to the First Charge Mortgages held by its secured creditors is very uncommon; and
 - b. the most common practice in CCAA Initial Orders is for the Administration Charger to rank in priority to the First Charge Mortgages held by the debtor company that is the subject of the Order.

XI. FINANCIAL STATEMENTS

199. Attached and marked collectively as **Exhibit “JJJ”** to this Affidavit are true copies of the following financial statements for the Carr Group, which are the most recent statements which have been prepared:
- a. Non-consolidated financial statements for JW Carr Holdings, for the period ending May 31, 2021, which include financials for 272, SGIP, and 279;
 - b. Draft non-consolidated financial statements for JW Carr Holdings (including 272, SGIP, and 279), for the period ending May 31, 2022, which include financials for SGIP and 279;
 - c. Financial Statements for 627, for the period ending May 31, 2021;
 - d. Non-consolidated financial statements for GPPE, for the period ending December 31, 2021; and
 - e. Draft financial statements for GPPE, for the period ending December 31, 2021.

XII. CASH FLOW FORECAST AND NEED FOR DIP FINANCING CHARGE

200. In order to be in a position to proceed with these restructuring proceedings under the CCAA, the Carr Group requires interim financing in the amount of approximately

\$2,700,000. The Cash Flow Forecast identifying this need for interim financing is attached to the Pre-Filing Report of the Proposed Monitor (the “**Pre-Filing Report**”).

201. The Carr Group, with the assistance of EYI as the Proposed Monitor, has prepared two-week cashflow projections as required by the CCAA (the “**Cash Flow Forecast**”). EYI has reviewed the Cash Flow Forecast and a copy of the Cash Flow Forecast is attached and marked as an Exhibit to the Pre-Filing Report.
202. The Cash Flow Forecast demonstrates that the Carr Group has the resources required to continue day to day operations during the proposed initial ten-day stay period. However, the Carr Group anticipates that it will require interim financing in the amount of up to \$2,700,000 over the next number of months in order to provide sufficient liquidity to address contingencies and to fund the payment of professional fees associated with these proposed proceedings under the CCAA. Further information regarding the proposed terms of interim financing will be addressed in the Pre-Filing Report.

XIII. OVERVIEW OF PROPOSED RESTRUCTURING & PROPOSED PLAN OF ARRANGEMENT

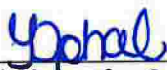
203. The objective of this restructuring being pursued by the Carr Group is to develop and implement an expedited, cost-effective process for the orderly sale of the real estate assets of the Carr Group in order for the net sale proceeds derived from such sale to:
 - a. retire the secured debt owed by the Carr Group to its secured creditors (in whole or in part); and
 - b. capture the value in the assets of the Carr Group past the debts owed to its secured creditors, in order to fund a Plan of Arrangement whereby the Carr Group may be able to pay distributions to its unsecured creditors (including, without limitation, the Promissory Note Holders).
204. The Carr Group has determined that these objectives can best be pursued in a single court-supervised restructuring under the CCAA, rather than through multiple parallel secured creditor enforcement proceedings (such as receiverships and/or foreclosure and

sale proceedings). The advantages of a single court-supervised restructuring under the CCAA (rather than multiple parallel secured creditor enforcement proceedings) are that:

- a. the proposed single court-supervised restructuring proceeding under the CCAA allows the restructuring costs to be shared and spread across multiple assets of the debtors in a cost-effective manner;
- b. the proposed single court-supervised restructuring proceeding under the CCAA avoids the additional layers of costs associated with multiple parallel enforcement proceedings by multiple secured creditors;
- c. the proposed centralized marketing process for the marketing of the assets of the Carr Group under a single court-supervised proceeding has the potential to attract greater buyer interest from a larger pool of higher quality purchasers interested in a portfolio of real estate assets (as opposed to a fractured marketing process in which parallel sales efforts by secured creditors compete with each other for purchasers and send confusing signals to the market and impair value); and
- d. the Transaction Real Estate Advisory Services Group of Ernst & Young LLP (an affiliate of EYI) has a network of industry contacts and business relationships with the potential to attract interest from national and international purchasers, as opposed to the focus on local purchasers typically demonstrated by local realtors.

205. I swear this Affidavit in support of the Applicants' application for an initial CCAA Order and for no improper purpose.

SWORN BEFORE ME at the City of Edmonton, in)
the Province of Alberta, this 10th day of April,)
2023.)

) 
A Commissioner for Oaths in and for the Province of Alberta) Marjorie Carr

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2022/11/24
 Time of Search: 07:44 AM
 Search provided by: MLT AIKINS LLP
 Service Request Number: 38688463
 Customer Reference Number: 159371-1

This is Exhibit "A" referred to in the
 Affidavit of Marjorie Carr Sworn before
 me this 10th day of April A.D., 2023

Y. Johal
 A Commissioner for Oaths in and for Alberta

Corporate Access Number: 202726493
Business Number: 816754683
Legal Entity Name: 272649 ALBERTA LTD.

GLENDIA CHARLENE JOHAL
 A Commissioner for Oaths
 in and for Alberta
 My Commission Expires on March 16, 2024

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
MCDUGALL REALTY LTD.	1982/09/02

Legal Entity Status: Active
Alberta Corporation Type: Numbered Alberta Corporation
Registration Date: 1981/09/17 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
CARR	MARJORIE	A.		2400-10303 JASPER AVE NW	EDMONTON	ALBERTA	T5J3N6	MARJ@JWCARRHOLDINGS.CA

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: J.W. CARR HOLDINGS LTD.
Corporate Access Number: 202098513
Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Holding Shares In:

Legal Entity Name
ALBERTA AUTO TRANSPORT LTD.

Associated Registrations under the Partnership Act:

Trade Partner Name	Registration Number
VISION WEST	TN14522577

Other Information:**Last Annual Return Filed:**

File Year	Date Filed (YYYY/MM/DD)
2021	2021/10/15

Outstanding Returns:

Annual returns are outstanding for the 2022 file year(s).

Continued Under the Business Corporations Act on: 1983/03/18 YYYY/MM/DD

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2017/10/11	Change Director / Shareholder
2020/02/17	Update BN
2021/10/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government Corporation/Non-Profit Search of Alberta ■ Corporate Registration System

Date of Search: 2022/11/24
Time of Search: 07:30 AM
Search provided by: MLT AIKINS LLP
Service Request Number: 38688408
Customer Reference Number: 159371-1

Corporate Access Number: 202798963

Business Number:

Legal Entity Name: 279896 ALBERTA LTD.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
JAMES W. CARR PROFESSIONAL CORPORATION	2019/04/11

Legal Entity Status: Active
Alberta Corporation Type: Numbered Alberta Corporation
Registration Date: 1982/01/04 YYYY/MM/DD
Date of Last Status Change: 2019/04/25 YYYY/MM/DD

Registered Office:

Street: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
JENKINS	DOUGLAS		JENKINS & JENKINS	200, 9906 - 102 STREET	FORT SASKATCHEWAN	ALBERTA	T8L2C3	DJENKINS@JENKINS-LAW.COM

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: ANN
Street/Box Number: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Last Name: CARR
First Name: MARJORIE
Middle Name: ANN
Street: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Holding Shares In:

Legal Entity Name
305557 ALBERTA LTD.

Associated Registrations under the Partnership Act:

Trade Partner Name	Registration Number
CARR & LONG	TN18435081
LAW OFFICES OF JAMES W. CARR	TN18435099

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2022	2022/07/15

Continued Under the Business Corporations Act on: 1983/01/31 YYYY/MM/DD

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2019/03/02	Status Changed to Start for Failure to File Annual Returns

2019/04/11	Name Change Alberta Corporation
2019/06/05	Change Director / Shareholder
2022/07/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta

■

Corporation/Non-Profit Search

Corporate Registration System

Date of Search:2022/11/24

Time of Search:07:45 AM

Search provided by:MLT AIKINS LLP

Service Request Number:38688468

Customer Reference Number:159371-1

Corporate Access Number:206276123

Business Number:887237162

Legal Entity Name:627612 ALBERTA LTD.

Legal Entity Status:Active

Alberta Corporation Type:Numbered Alberta Corporation

Registration Date:1994/10/06 YYYY/MM/DD

Registered Office:

Street:2400-10303 JASPER AVE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Records Address:

Street:2400-10303 JASPER AVE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Email Address:JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
CARR	MARJORIE			2400-10303 JASPER AVE NW	EDMONTON	ALBERTA	T5J3N6	MARJ@JWCARRHOLDINGS.CA

Directors:

Last Name:CARR

First Name:MARJORIE

Middle Name:ANN

Street/Box Number: 2400-10303 JASPER AVE NW**City:** EDMONTON**Province:** ALBERTA**Postal Code:** T5J3N6**Voting Shareholders:****Last Name:** CARR**First Name:** MARJORIE**Middle Name:** ANN**Street:** 2400-10303 JASPER AVE NW**City:** EDMONTON**Province:** ALBERTA**Postal Code:** T5J3N6**Percent Of Voting Shares:** 100**Holding Shares In:**

Legal Entity Name
CRYSTAL TOPSOIL EXCAVATING LTD.

Other Information:**Last Annual Return Filed:**

File Year	Date Filed (YYYY/MM/DD)
2021	2021/10/15

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2007/11/22	Change Director / Shareholder
2020/02/17	Update BN
2021/10/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta ■ Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2022/11/24
Time of Search: 07:42 AM
Search provided by: MLT AIKINS LLP
Service Request Number: 38688452
Customer Reference Number: 159371-1

Corporate Access Number: 2011702921
Business Number: 834284879
Legal Entity Name: 1170292 ALBERTA LTD.

Legal Entity Status: Active
Alberta Corporation Type: Numbered Alberta Corporation
Registration Date: 2005/05/12 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
JENKINS	DOUGLAS		JENKINS & JENKINS	200, 9906 - 102 STREET	FORT SASKATCHEWAN	ALBERTA	T8L2C3	DJENKINS@JENKINS-LAW.COM

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400, 10303 JASPER AVENUE
City: EDMONTON

Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
Corporate Access Number: 206351496
Street: 2400-10303 JASPER AVE.
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: SEE ADDENDUM "A" ATTACHED HERETO.
Share Transfers Restrictions: SEE ADDENDUM "B" ATTACHED HERETO.
Min Number Of Directors: 1
Max Number Of Directors: 9
Business Restricted To: THERE SHALL BE NO RESTRICTIONS ON THE BUSINESSES THAT THE CORPORATION MAY CARRY ON.
Business Restricted From: THERE SHALL BE NO RESTRICTIONS ON THE BUSINESSES THAT THE CORPORATION MAY CARRY ON.
Other Provisions: SEE ADDENDUM "C" ATTACHED HERETO.

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2022	2022/07/18

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2005/05/12	Incorporate Alberta Corporation
2017/11/14	Change Director / Shareholder
2020/02/18	Update BN
2022/07/18	Enter Annual Returns for Alberta and Extra-Provincial Corp.

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2005/05/12
Restrictions on Share Transfers	ELECTRONIC	2005/05/12
Other Rules or Provisions	ELECTRONIC	2005/05/12
Letter - Spelling Error	10000307126693361	2017/11/14

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta ■ Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2022/11/24
Time of Search: 07:36 AM
Search provided by: MLT AIKINS LLP
Service Request Number: 38688429
Customer Reference Number: 159371-1

Corporate Access Number: 206328684
Business Number: 140120759
Legal Entity Name: DEVONSHIRE HOMES (GRANDE PRAIRIE) INC.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
632868 ALBERTA LTD.	1995/01/06

Legal Entity Status: Amalgamated
Alberta Corporation Type: Named Alberta Corporation
Amalgamation Date: 2022/06/01 YYYY/MM/DD
Registration Date: 1994/11/22 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400-10303 JASPER AVE NW

City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: JW CARR HOLDINGS LTD.
Corporate Access Number: 202098513
Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Other Information:**Amalgamation Successor:**

Corporate Access Number	Business Number	Legal Entity Name
2024349249	102782109	KCM CONSTRUCTION (2022) LTD.

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2021	2021/10/15

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2017/10/11	Change Director / Shareholder
2020/02/17	Update BN
2021/10/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2022/06/01	Amalgamate Alberta Corporation

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta ■ Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2022/11/24
Time of Search: 07:36 AM
Search provided by: MLT AIKINS LLP
Service Request Number: 38688431
Customer Reference Number: 159371-1

Corporate Access Number: 203618806

Business Number:

Legal Entity Name: K.C.M. CONSTRUCTION LTD.

Legal Entity Status: Amalgamated

Alberta Corporation Type: Named Alberta Corporation

Amalgamation Date: 2022/06/01 YYYY/MM/DD

Registration Date: 1987/02/25 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: J.W. CARR HOLDINGS LTD.
Corporate Access Number: 202098513
Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Other Information:**Amalgamation Successor:**

Corporate Access Number	Business Number	Legal Entity Name
2024349249	102782109	KCM CONSTRUCTION (2022) LTD.

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2021	2021/01/20

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2017/10/11	Change Director / Shareholder
2021/01/20	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2022/06/01	Amalgamate Alberta Corporation

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta

 Corporation/Non-Profit Search
Corporate Registration System

Date of Search:2022/11/24

Time of Search:07:40 AM

Search provided by:MLT AIKINS LLP

Service Request Number:38688442

Customer Reference Number:159371-1

Corporate Access Number:206351496

Business Number:898859632

Legal Entity Name:GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
635149 ALBERTA LTD.	1996/04/12

Legal Entity Status:Active

Alberta Corporation Type:Named Alberta Corporation

Registration Date:1994/12/07 YYYY/MM/DD

Registered Office:

Street:2400-10303 JASPER AVE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Records Address:

Street:2400-10303 JASPER AVE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
CARR	MARJORIE			2400-10303 JASPER AVE NW	EDMONTON	ALBERTA	T5J3N6	MARJ@JWCARRHOLDINGS.CA

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: J.W. CARR HOLDINGS LTD.
Corporate Access Number: 202098513
Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Holding Shares In:

Legal Entity Name
1170292 ALBERTA LTD.

Other Information:**Last Annual Return Filed:**

File Year	Date Filed (YYYY/MM/DD)
2021	2021/11/19

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2017/10/19	Change Director / Shareholder
2020/02/17	Update BN
2021/11/19	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta ■ Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2022/11/21
Time of Search: 12:24 PM
Service Request Number: 38667295
Customer Reference Number: 04236130-10861294

Corporate Access Number: 207420670
Business Number: 102748704
Legal Entity Name: J. W. CARR HOLDINGS LTD.

Legal Entity Status: Active
Alberta Corporation Type: Named Alberta Corporation
Method of Registration: Amalgamation
Registration Date: 1997/06/01 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVENUE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVENUE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
CARR	MARJORIE			2400-10303 JASPER AVE NW	EDMONTON	ALBERTA	T5J3N6	MARJ@JWCARRHOLDINGS.CA

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: ANN

Street/Box Number: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street: 2400, 10303 JASPER AVENUE
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 100

Holding Shares In:

Legal Entity Name
MARA DEVELOPMENTS (2002) CORP.
R'OHAN WELL SERVICES LTD.
1170289 ALBERTA LTD.
SPRUCE GROVE INDUSTRIAL PARK INC.
1303813 ALBERTA LTD.
1496206 ALBERTA LTD.
PANGMAN INVESTMENTS LTD.
CENTRE WEST (GRANDE PRAIRIE) ENVIRO WASH & LUBE LTD.
1595179 ALBERTA LTD.
SG149 ALBERTA LTD.
114 DEVELOPMENT LTD.

Other Information:

Amalgamation Predecessors:

Corporate Access Number	Legal Entity Name
205939127	593912 ALBERTA LTD.
202098513	J. W. CARR HOLDINGS LTD.

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
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2021	2021/10/15
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Outstanding Returns:

Annual returns are outstanding for the 2022 file year(s).

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2017/10/20	Change Director / Shareholder
2020/02/17	Update BN
2021/10/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta

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Corporation/Non-Profit Search

Corporate Registration System

Date of Search:2022/11/30

Time of Search:02:26 PM

Search provided by:MLT AIKINS LLP

Service Request Number:38726118

Customer Reference Number:159371.1

Corporate Access Number:2024349249

Business Number:102782109

Legal Entity Name:KCM CONSTRUCTION (2022) LTD.

Legal Entity Status:Active

Alberta Corporation Type:Named Alberta Corporation

Method of Registration:Amalgamation

Registration Date:2022/06/01 YYYY/MM/DD

Registered Office:

Street:2400, 10303 JASPER AVENUE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Records Address:

Street:2400, 10303 JASPER AVENUE NW

City:EDMONTON

Province:ALBERTA

Postal Code:T5J3N6

Email Address:MARJ@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
CARR	MARJORIE	A.		2400, 10303 JASPER AVENUE NW	EDMONTON	ALBERTA	T5J3N6	MARJ@JWCARRHOLDINGS.CA

Directors:

Last Name:CARR

First Name:MARJORIE

Middle Name:A.

Street/Box Number: 2400, 10303 JASPER AVENUE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure: SEE SCHEDULE "A"
Share Transfers Restrictions: SEE SCHEDULE "B"
Min Number Of Directors: 1
Max Number Of Directors: 9
Business Restricted To: SEE SCHEDULE "C"
Business Restricted From: SEE SCHEDULE "C"
Other Provisions: SEE SCHEDULE "D"

Holding Shares In:

Legal Entity Name
RIVERBEND HOMES (G.P. 2003) INC.

Other Information:

Amalgamation Predecessors:

Corporate Access Number	Legal Entity Name
206328684	DEVONSHIRE HOMES (GRANDE PRAIRIE) INC.
203618806	K.C.M. CONSTRUCTION LTD.

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2022/06/01	Amalgamate Alberta Corporation
2022/10/29	Update Business Number Legal Entity

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2022/06/01
Restrictions on Share Transfers	ELECTRONIC	2022/06/01

Restrictions on Business	ELECTRONIC	2022/06/01
Other Rules or Provisions	ELECTRONIC	2022/06/01
Amalgamation Agreement	10000407130424821	2022/06/01
Statutory Declaration	10000607130424820	2022/06/01

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.



Government of Alberta ■ Corporation/Non-Profit Search

Corporate Registration System

Date of Search: 2022/11/28
Time of Search: 08:08 AM
Search provided by: MLT AIKINS LLP
Service Request Number: 38704879
Customer Reference Number: 159371-1

Corporate Access Number: 2012139636
Business Number: 808516942
Legal Entity Name: SPRUCE GROVE INDUSTRIAL PARK INC.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
1213963 ALBERTA LTD.	2006/02/07

Legal Entity Status: Active
Alberta Corporation Type: Named Alberta Corporation
Registration Date: 2006/01/04 YYYY/MM/DD

Registered Office:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Records Address:

Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Email Address: JOANNE@JWCARRHOLDINGS.CA

Primary Agent for Service:

Last Name	First Name	Middle Name	Firm Name	Street	City	Province	Postal Code	Email
JENKINS	DOUGLAS		JENKINS & JENKINS	200, 9906 - 102 STREET	FORT SASKATCHEWAN	ALBERTA	T8L2C3	DJENKINS@JENKINS-LAW.COM

Directors:

Last Name: CARR
First Name: MARJORIE
Middle Name: A.
Street/Box Number: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6

Voting Shareholders:

Legal Entity Name: J.W. CARR HOLDINGS LTD.
Corporate Access Number: 207420670
Street: 2400-10303 JASPER AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J3N6
Percent Of Voting Shares: 92.5

Legal Entity Name: SUVANCO INC.
Corporate Access Number: 2010898241
Street: 10306 138 ST NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5N2J3
Percent Of Voting Shares: 7.5

Details From Current Articles:**The information in this legal entity table supersedes equivalent electronic attachments**

Share Structure: SEE ADDENDUM "A" ATTACHED HERETO
Share Transfers Restrictions: SEE ADDENDUM "B" ATTACHED HERETO
Min Number Of Directors: 1
Max Number Of Directors: 9
Business Restricted To: THERE SHALL BE NO RESTRICTIONS ON THE BUSINESSES THAT THE CORPORATION MAY CARRY ON.
Business Restricted From: THERE SHALL BE NO RESTRICTIONS ON THE BUSINESSES THAT THE CORPORATION MAY CARRY ON.
Other Provisions: SEE ADDENDUM "C" ATTACHED HERETO

Other Information:

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2022	2022/07/15

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2006/01/04	Incorporate Alberta Corporation
2006/02/07	Name Change Alberta Corporation
2017/11/17	Change Director / Shareholder
2020/02/19	Update BN
2022/07/15	Enter Annual Returns for Alberta and Extra-Provincial Corp.

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2006/01/04
Restrictions on Share Transfers	ELECTRONIC	2006/01/04
Other Rules or Provisions	ELECTRONIC	2006/01/04

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.





LAND TITLE CERTIFICATE

This is Exhibit " B " referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Y. Johal
A Commissioner for Oaths in and for Alberta

S
LINC SHORT LEGAL TITLE NUMBER
0031 743 628 0623072;8;26A 062 257 168

LEGAL DESCRIPTION
PLAN 0623072
BLOCK 8
LOT 26A
EXCEPTING THEREOUT ALL MINES AND MINERALS

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;32;NW

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 812 099 437

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
062 257 168	16/06/2006	SUBDIVISION PLAN		

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 010 417	10/01/2013	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 9405-50 ST. EDMONTON ALBERTA T6B2T4 ORIGINAL PRINCIPAL AMOUNT: \$3,000,000
222 274 973	26/11/2022	WRIT CREDITOR - MIKLOSKO FAMILY TRUST.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

062 257 168

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0031 743 636 0623072;8;27A 062 257 168 +1

LEGAL DESCRIPTION
PLAN 0623072
BLOCK 8
LOT 27A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;32;NW

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 812 099 437

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

062 257 168 16/06/2006 SUBDIVISION PLAN

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

132 010 417 10/01/2013 MORTGAGE
 MORTGAGEE - BANK OF MONTREAL.
 9405-50 ST.
 EDMONTON
 ALBERTA T6B2T4
 ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT
 CREDITOR - MIKLOSKO FAMILY TRUST.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

062 257 168 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 002

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 115 463 7520666;45;6 172 094 930

LEGAL DESCRIPTION
PLAN 7520666
BLOCK 45
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 072 674 890

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

172 094 930 20/04/2017 TRANSFER OF LAND \$275,000 \$275,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

172 094 930

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 001

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ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

LAND TITLE CERTIFICATE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

862 002 353

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 002

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 391 494 7720209;49;208 912 243 003

LEGAL DESCRIPTION
PLAN 7720209
BLOCK 49
LOT 208
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;17;RL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 852 140 818

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

912 243 003 10/09/1991 TRANSFER OF LAND \$69,500 \$69,500

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 023 279 09/02/1977 UTILITY RIGHT OF WAY
GRANTEE - TOWN OF FORT SASKATCHEWAN.
AS TO PORTION OR PLAN:7720210

132 010 417 10/01/2013 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
9405-50 ST.
EDMONTON
ALBERTA T6B2T4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

912 243 003

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 003

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DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 391 502 7720209;49;209 932 225 303

LEGAL DESCRIPTION
PLAN 7720209
BLOCK 49
LOT 209
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;17;RL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 802 139 792

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
932 225 303	30/07/1993	TRANSFER OF LAND	\$71,000	\$71,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
772 023 279	09/02/1977	UTILITY RIGHT OF WAY GRANTEE - TOWN OF FORT SASKATCHEWAN. AS TO PORTION OR PLAN:7720210
132 010 417	10/01/2013	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 9405-50 ST. EDMONTON ALBERTA T6B2T4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

932 225 303

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 003

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DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 588 901 7822251;63;27 912 242 996

LEGAL DESCRIPTION
PLAN 7822251
BLOCK 63
LOT 27
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;17;SL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 852 143 071

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

912 242 996 10/09/1991 TRANSFER OF LAND \$70,000 \$70,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

782 183 364 15/08/1978 UTILITY RIGHT OF WAY
 GRANTEE - TOWN OF FORT SASKATCHEWAN.
 AS TO PORTION OR PLAN:7822252

922 301 297 02/10/1992 PARTY WALL AGREEMENT

132 010 417 10/01/2013 MORTGAGE
 MORTGAGEE - BANK OF MONTREAL.
 9405-50 ST.
 EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

912 242 996

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T6B2T4

ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT

CREDITOR - MIKLOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
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DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 572 772 7822251;63;28 972 374 882

LEGAL DESCRIPTION
PLAN 7822251
BLOCK 63
LOT 28
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;17;SL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 922 256 907

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

972 374 882	04/12/1997	TRANSFER OF LAND	\$70,500	\$70,500

OWNERS

J. W. CARR HOLDINGS LTD.
OF 1870, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

----- ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

782 183 364	15/08/1978	UTILITY RIGHT OF WAY GRANTEE - TOWN OF FORT SASKATCHEWAN. AS TO PORTION OR PLAN:7822252
922 301 297	02/10/1992	PARTY WALL AGREEMENT
132 010 417	10/01/2013	MORTGAGE MORTGAGEE - BANK OF MONTREAL. 9405-50 ST. EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 374 882

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T6B2T4

ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT

CREDITOR - MIKLOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 401 485 7822913;9;20 902 013 643

LEGAL DESCRIPTION
PLAN 7822913
BLOCK 9
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;13;RL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 782 237 937

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

902 013 643 12/01/1990 TRANSFER OF LAND \$75,000 \$75,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF #1870, 10303 JASPER AVE.,
EDMONTON,
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

132 010 417 10/01/2013 MORTGAGE
 MORTGAGEE - BANK OF MONTREAL.
 9405-50 ST.
 EDMONTON
 ALBERTA T6B2T4
 ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT
 CREDITOR - MIKLOSKO FAMILY TRUST.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

902 013 643

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 002

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CUSTOMER FILE NUMBER: 0159371.1



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 401 477 7822913;9;20A 902 013 645

LEGAL DESCRIPTION
PLAN 7822913
BLOCK 9
LOT 20A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;22;54;13;RL

MUNICIPALITY: CITY OF FORT SASKATCHEWAN

REFERENCE NUMBER: 782 237 937 A

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

902 013 645 12/01/1990 TRANSFER OF LAND \$75,000 \$75,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF #1870, 10303 JASPER AVE.,
EDMONTON,
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

132 010 417 10/01/2013 MORTGAGE
 MORTGAGEE - BANK OF MONTREAL.
 9405-50 ST.
 EDMONTON
 ALBERTA T6B2T4
 ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

222 274 973 26/11/2022 WRIT
 CREDITOR - MIKLOSKO FAMILY TRUST.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

902 013 645

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "C" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

G. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

972 184 768

S

LINC

0011 134 186

SHORT LEGAL

8722944;6

LEGAL DESCRIPTION

CONDOMINIUM PLAN 8722944

UNIT 6

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 912

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 184 768	26/06/1997	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.

OF 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 063 803	08/02/2008	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200
082 063 804	08/02/2008	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 184 768

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 461 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 134 202 8722944;7 032 155 517

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 7
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 022 166 138

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

032 155 517 05/05/2003 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

032 155 517

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 434 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
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ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 134 228 8722944;9 972 184 768 +2

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 9
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 912 +2

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

972 184 768 26/06/1997 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 184 768 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 440 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 134 236 8722944;10 982 172 922

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 10
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 915 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

982 172 922 18/06/1998 TRANSFER OF LAND \$80,000 \$1

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 172 922

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 504 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 147 238 8722944;13 972 184 768 +3

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 13
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 912 +3

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

972 184 768 26/06/1997 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 184 768 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 494 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 146 842 8722944;18 992 111 754

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 18
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 153 641

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

992 111 754 01/05/1999 TRANSFER OF LAND \$70,000 \$1

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

992 111 754

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 448 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 146 850 8722944;19 982 172 925

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 19
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 915 +3

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

982 172 925 18/06/1998 TRANSFER OF LAND \$70,000 \$1

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 172 925

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 431 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 147 881 8722944;23 972 184 768 +5

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 23
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 203 912 +8

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

972 184 768 26/06/1997 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 184 768 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 492 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 147 907 8722944;25 942 203 913 +4

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 25
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 090 737 +5

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

942 203 913 30/06/1994 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF NAME 972184803)
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

942 203 913 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 731 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 144 466 8722944;29 002 116 441

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 29
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 992 372 490

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

002 116 441 03/05/2000 TRANSFER OF LAND \$85,000 \$85,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

002 116 441

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 499 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 144 474 8722944;30 982 337 344

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 30
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 972 049 227

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

982 337 344 02/11/1998 TRANSFER OF LAND \$63,000 \$63,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
 MORTGAGEE - CANADIAN WESTERN BANK.
 10303 JASPER AVE
 EDMONTON
 ALBERTA T5J3N6
 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 337 344

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 466 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 145 878 8722944;66 942 203 913 +9

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 66
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 090 758

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

942 203 913 30/06/1994 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF NAME 972184803)
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

942 203 913 +9

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 497 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
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DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 145 902 8722944;69 942 209 757

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 69
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 090 758 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 209 757	07/07/1994	TRANSFER OF LAND	\$58,000	\$58,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF NAME 972184803)
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
082 063 803	08/02/2008	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200
082 063 804	08/02/2008	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

942 209 757

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 465 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 144 409 8722944;73 962 134 431

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 73
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 213 381

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

962 134 431 30/05/1996 TRANSFER OF LAND \$75,900 \$75,900

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF NAME 982183016)
(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
 MORTGAGEE - CANADIAN WESTERN BANK.
 10303 JASPER AVE
 EDMONTON
 ALBERTA T5J3N6
 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 134 431

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 734 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 146 355 8722944;85 982 195 575

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8722944
UNIT 85
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 972 079 705

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

982 195 575 08/07/1998 TRANSFER OF LAND \$73,000 \$73,000

OWNERS

J. W. CARR HOLDINGS LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 063 803 08/02/2008 MORTGAGE
MORTGAGEE - CANADIAN WESTERN BANK.
10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
ORIGINAL PRINCIPAL AMOUNT: \$3,684,200

082 063 804 08/02/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 195 575

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 433 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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ORDER NUMBER: 46045771

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0011 144 292

8722944;97

942 203 912 +19

LEGAL DESCRIPTION

CONDOMINIUM PLAN 8722944

UNIT 97

AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 090 808 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 203 912	30/06/1994	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.

OF 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF NAME 972184803)

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
082 063 803	08/02/2008	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200
082 063 804	08/02/2008	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

942 203 912 +19

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 459 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0011 144 318

8722944;99

942 203 913 +17

LEGAL DESCRIPTION

CONDOMINIUM PLAN 8722944

UNIT 99

AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;24;53;31;NE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 942 090 808 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 203 913	30/06/1994	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

J. W. CARR HOLDINGS LTD.

OF 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF NAME 972184803)

(DATA UPDATED BY: CHANGE OF ADDRESS 082063801)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 063 803	08/02/2008	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 ORIGINAL PRINCIPAL AMOUNT: \$3,684,200
082 063 804	08/02/2008	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

942 203 913 +17

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

102 097 409 25/03/2010 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

102 097 410 25/03/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - JAYCAP FINANCIAL LTD.
C/O WITTEN LLP:ATTN:CATHERINE A.FARNELL
2500, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

212 038 438 08/02/2021 CAVEAT
RE : CONDOMINIUM FEES
CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO.
8722944.
1250, 5555 CALGARY TRAIL
EDMONTON
ALBERTA T6H5P9

222 274 973 26/11/2022 WRIT
CREDITOR - MIKLOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46045771

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "D" referred to in the Affidavit of Marjorie Carr Sworn before me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

S

LINC

SHORT LEGAL

0011 549 319

8321571;2

TITLE NUMBER

182 264 674 +9

LEGAL DESCRIPTION

CONDOMINIUM PLAN 8321571

UNIT 2

AND 112 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +9

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 264 674	23/10/2018	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 017 020	15/01/2014	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 9930-99 AVE GRANDE PRAIRIE ALBERTA T8V0R5 ORIGINAL PRINCIPAL AMOUNT: \$2,360,000
142 017 021	15/01/2014	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVY5	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +9

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 11:34 A.M.

ORDER NUMBER: 46006231

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 546 901 8321571;17 182 264 674 +2

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 17
AND 118 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +2

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVY6	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +2

TOTAL PENDING REGISTRATIONS: 001

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TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 546 935 8321571;20 182 264 674 +11

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 20
AND 84 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +11

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +11

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVY9	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +11

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 538 999 8321571;33 182 264 674 +3

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 33
AND 119 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +3

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVYL	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +3

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 539 013 8321571;35 182 264 674 +10

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 35
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +10

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

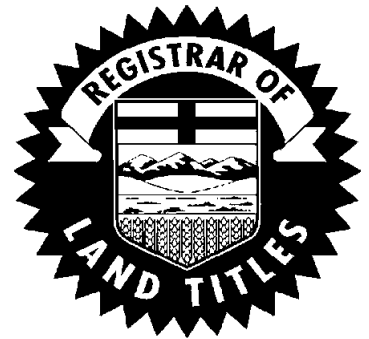
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVYQ	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +10

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 533 256 8321571;43 182 264 674

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 43
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
 MORTGAGEE - SERVUS CREDIT UNION LTD.
 9930-99 AVE
 GRANDE PRAIRIE
 ALBERTA T8V0R5
 ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVYY	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 533 321 8321571;50 182 264 674 +7

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 50
AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +7

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZ3	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +7

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 537 744 8321571;58 182 264 674 +4

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 58
AND 114 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +4

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZB	26/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +4

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 537 752 8321571;59 182 264 674 +5

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 59
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +5

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
 MORTGAGEE - SERVUS CREDIT UNION LTD.
 9930-99 AVE
 GRANDE PRAIRIE
 ALBERTA T8V0R5
 ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZA	26/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +5

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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ORDER NUMBER: 46003682

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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 532 968 8321571;64 182 264 674 +12

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 64
AND 86 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +12

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +12

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZ8	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +12

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 533 024 8321571;70 182 264 674 +1

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 70
AND 116 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZD	26/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +1

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
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DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 534 725 8321571;81 182 264 674 +6

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 81
AND 121 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +6

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZJ	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +6

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 534 790 8321571;88 182 264 674 +8

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 88
AND 87 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +8

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZE	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +8

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:45 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 532 638 8321571;94 182 264 674 +14

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 94
AND 117 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +14

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +14

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZM	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +14

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 532 654 8321571;96 182 264 674 +13

LEGAL DESCRIPTION
CONDOMINIUM PLAN 8321571
UNIT 96
AND 89 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;52;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 182 217 450 +13

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 264 674 23/10/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 017 020 15/01/2014 MORTGAGE
 MORTGAGEE - SERVUS CREDIT UNION LTD.
 9930-99 AVE
 GRANDE PRAIRIE
 ALBERTA T8V0R5
 ORIGINAL PRINCIPAL AMOUNT: \$2,360,000

142 017 021 15/01/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 264 674 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00BVZR	24/10/2022	SKYLINE PROPERTY MANAGEMENT INC 5876350999	
001		CAVEAT	#182 264 674 +13

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:46 A.M.

ORDER NUMBER: 46003682

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



This is Exhibit "E" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 20at

S

LINC

0019 743 559

SHORT LEGAL

1936MC;12;18

TITLE NUMBER

952 049 208

LEGAL DESCRIPTION

PLAN 1936MC

BLOCK 12

LOT 18

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;24;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 842 270 979

REGISTERED OWNER(S)					
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
952 049 208	24/02/1995	TRANSFER OF LAND		SEE INSTRUMENT	

OWNERS

627612 ALBERTA LTD.

OF 2400,10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 082083810)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	
142 012 865	11/01/2014	MORTGAGE	
		MORTGAGEE - SERVUS CREDIT UNION LTD.	
		9930-99 AVE	
		GRANDE PRAIRIE	
		ALBERTA T8V0R5	
		ORIGINAL PRINCIPAL AMOUNT: \$640,000	
142 012 866	11/01/2014	CAVEAT	
		RE : ASSIGNMENT OF RENTS AND LEASES	

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

952 049 208

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 743 566 1936MC;12;19 952 049 208 +1

LEGAL DESCRIPTION
PLAN 1936MC
BLOCK 12
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;24;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 842 270 979 A

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

952 049 208 24/02/1995 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082083810)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 012 865 11/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$640,000

142 012 866 11/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

952 049 208 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 743 574 1936MC;12;20 952 049 208 +2

LEGAL DESCRIPTION
PLAN 1936MC
BLOCK 12
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;24;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 842 270 979 B

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

952 049 208 24/02/1995 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

627612 ALBERTA LTD.
OF 2400,10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 082083810)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 012 865 11/01/2014 MORTGAGE
MORTGAGEE - SERVUS CREDIT UNION LTD.
9930-99 AVE
GRANDE PRAIRIE
ALBERTA T8V0R5
ORIGINAL PRINCIPAL AMOUNT: \$640,000

142 012 866 11/01/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

952 049 208 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - SERVUS CREDIT UNION LTD.
C/O BROWNLEE LLP
2200, 10155-102 STREET
EDMONTON
ALBERTA T5J4G8
AGENT - ALLEN R EVANIEW

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



This is Exhibit "F" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

S
LINC SHORT LEGAL TITLE NUMBER
0037 160 413 1621791;9;22 162 122 545 +5

LEGAL DESCRIPTION
PLAN 1621791
BLOCK 9
LOT 22
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 122 549	06/05/2016	EASEMENT AS TO PORTION OR PLAN:1621793
162 166 360	22/06/2016	CAVEAT RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +5

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 160 439 1621791;9;24 162 122 545 +7

LEGAL DESCRIPTION
PLAN 1621791
BLOCK 9
LOT 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 122 545 06/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

162 122 547 06/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621792

162 122 549 06/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621793

162 166 360 22/06/2016 CAVEAT
 RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +7

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

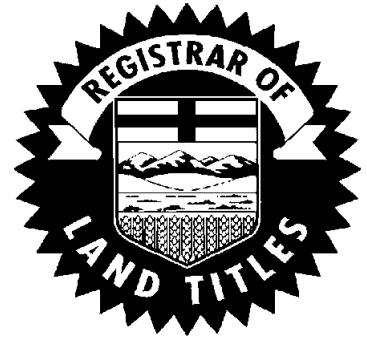
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 160 496

1621791;10;18

162 122 545 +13

LEGAL DESCRIPTION

PLAN 1621791

BLOCK 10

LOT 18

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY	GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 122 549	06/05/2016	EASEMENT	AS TO PORTION OR PLAN:1621793
162 166 360	22/06/2016	CAVEAT	RE : RESTRICTIVE COVENANT

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +13

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

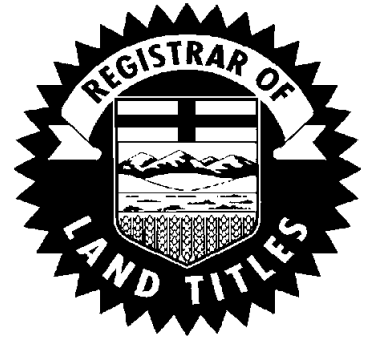
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 160 520

1621791;10;21

162 122 545 +16

LEGAL DESCRIPTION

PLAN 1621791

BLOCK 10

LOT 21

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 122 549	06/05/2016	EASEMENT AS TO PORTION OR PLAN:1621793
162 166 360	22/06/2016	CAVEAT RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +16

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +16

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

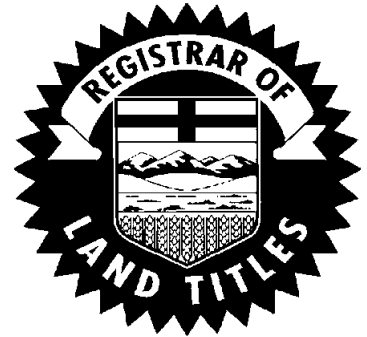
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 160 546

1621791;10;23

162 122 545 +18

LEGAL DESCRIPTION

PLAN 1621791

BLOCK 10

LOT 23

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 122 549	06/05/2016	EASEMENT AS TO PORTION OR PLAN:1621793
162 166 360	22/06/2016	CAVEAT RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +18

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +18

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 160 694

1621791;11;23

162 122 545 +33

LEGAL DESCRIPTION

PLAN 1621791

BLOCK 11

LOT 23

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
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REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 122 549	06/05/2016	EASEMENT AS TO PORTION OR PLAN:1621793
162 166 360	22/06/2016	CAVEAT RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +33

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
192 118 895	30/05/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LIBERTY INVESTMENTS LTD. ATTN: CLINTON EVANGELISTA 100, 7710 - 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - TAMI J FRIC
212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +33

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

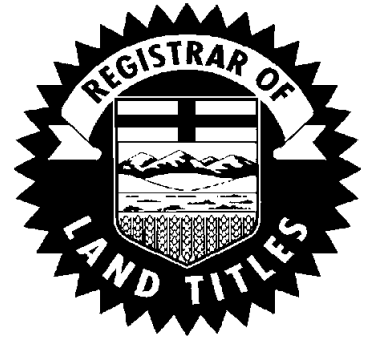
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

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TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 160 710 1621791;11;25 162 122 545 +35

LEGAL DESCRIPTION
PLAN 1621791
BLOCK 11
LOT 25
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 122 545 06/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

162 122 547 06/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621792

162 122 549 06/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621793

162 166 360 22/06/2016 CAVEAT
 RE : RESTRICTIVE COVENANT

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +35

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE CALGARY ALBERTA T2H2L9 ORIGINAL PRINCIPAL AMOUNT: \$800,000
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212 014 099	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
212 014 100	16/01/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 083 093	11/04/2022	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 131 175	08/06/2022	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - LIBERTY INVESTMENTS LTD. UNIT 100 7710 5 STREET SE CALGARY ALBERTA T2H2L9 AGENT - MICHELLE ELLIOTT
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +35

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

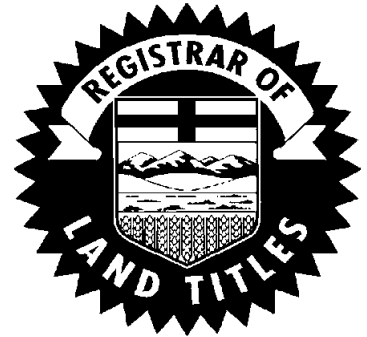
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

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DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 160 769

1621791;14;27

162 122 545 +40

LEGAL DESCRIPTION

PLAN 1621791

BLOCK 14

LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 005 240 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 122 545	06/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
162 122 547	06/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621792
162 166 360	22/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
192 118 894	30/05/2019	MORTGAGE MORTGAGEE - LIBERTY INVESTMENTS LTD. 100, 7710-5 ST SE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 122 545 +40

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2H2L9
ORIGINAL PRINCIPAL AMOUNT: \$800,000

192 118 895 30/05/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - LIBERTY INVESTMENTS LTD.
ATTN: CLINTON EVANGELISTA
100, 7710 - 5 STREET SE
CALGARY
ALBERTA T2H2L9
AGENT - TAMI J FRIC

212 014 099 16/01/2021 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - LIBERTY INVESTMENTS LTD.
UNIT 100 7710 5 STREET SE
CALGARY
ALBERTA T2H2L9
AGENT - MICHELLE ELLIOTT

212 014 100 16/01/2021 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - LIBERTY INVESTMENTS LTD.
UNIT 100 7710 5 STREET SE
CALGARY
ALBERTA T2H2L9
AGENT - MICHELLE ELLIOTT

222 083 093 11/04/2022 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 131 175 08/06/2022 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - LIBERTY INVESTMENTS LTD.
UNIT 100 7710 5 STREET SE
CALGARY
ALBERTA T2H2L9
AGENT - MICHELLE ELLIOTT

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 122 545 +40

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "E" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

GLEND A CHARLENE JOHAL A Commissioner for Oaths in and for Alberta
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

S
LINC 0037 959 541 SHORT LEGAL 1821491;11;42 TITLE NUMBER 182 115 298 +15

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 42
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 138 699	13/06/2018	CAVEAT RE : RESTRICTIVE COVENANT
222 140 817	22/06/2022	MORTGAGE MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +15

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 155 936 13/07/2022 CAVEAT
RE : PURCHASERS INTEREST
CAVEATOR - ROYAL ETERNITY HOMES INC.
#108 9824 - 97 AVENUE
GRANDE PRAIRIE
ALBERTA T8V7K2
AGENT - TYLER J KEDDIE

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF MARCH,
2023 AT 01:58 P.M.

ORDER NUMBER: 46817014

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 392 1821491;11;26 182 115 298

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 426 1821491;11;29 182 115 298 +3

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 29
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 434 1821491;11;30 182 115 298 +4

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 30
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 450 1821491;11;32 182 115 298 +6

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 32
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 475 1821491;11;34 182 115 298 +8

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 34
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 483 1821491;11;35 182 115 298 +9

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 35
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

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ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 509 1821491;11;37 182 115 298 +11

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 37
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +11

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 533 1821491;11;41 182 115 298 +14

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 41
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +14

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 616 1821491;11;49 182 115 298 +22

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 11
LOT 49
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +22

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 632 1821491;13;1A 182 115 298 +24

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 13
LOT 1A
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +24

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

182 138 700 13/06/2018 CAVEAT

RE : PARTY WALL AGREEMENT

212 085 648 13/04/2021 TAX NOTIFICATION

BY - THE CITY OF GRANDE PRAIRIE.

BAG 4000

GRANDE PRAIRIE, ALBERTA

T8V6V3

222 274 972 26/11/2022 WRIT

CREDITOR - MIKOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 640 1821491;13;1B 182 115 298 +25

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 13
LOT 1B
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +25

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

182 138 700 13/06/2018 CAVEAT

RE : PARTY WALL AGREEMENT

212 085 648 13/04/2021 TAX NOTIFICATION

BY - THE CITY OF GRANDE PRAIRIE.

BAG 4000

GRANDE PRAIRIE, ALBERTA

T8V6V3

222 274 972 26/11/2022 WRIT

CREDITOR - MIKOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 959 764

1821491;17;1

182 115 298 +37

LEGAL DESCRIPTION

PLAN 1821491

BLOCK 17

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 138 699	13/06/2018	CAVEAT RE : RESTRICTIVE COVENANT
222 140 817	22/06/2022	MORTGAGE MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +37

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 772 1821491;17;2 182 115 298 +38

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +38

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 780 1821491;17;3 182 115 298 +39

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +39

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

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ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 798 1821491;17;4 182 115 298 +40

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +40

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 806 1821491;17;5 182 115 298 +41

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +41

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 822 1821491;17;7 182 115 298 +43

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +43

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 848 1821491;17;9 182 115 298 +45

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +45

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 856 1821491;17;10 182 115 298 +46

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +46

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 889 1821491;17;14 182 115 298 +49

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 14
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +49

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

202 188 545 01/09/2020 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:2021943

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 897 1821491;17;15 182 115 298 +50

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 15
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +50

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 905 1821491;17;16 182 115 298 +51

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +51

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

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ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 939 1821491;17;19 182 115 298 +54

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +54

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 947 1821491;17;20 182 115 298 +55

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +55

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 955 1821491;17;21 182 115 298 +56

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 21
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +56

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 959 962 1821491;17;22 182 115 298 +57

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 17
LOT 22
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 115 301 18/05/2018 EASEMENT
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'B'

182 138 699 13/06/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +57

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 960 002

1821491;18;2A

182 115 298 +61

LEGAL DESCRIPTION

PLAN 1821491

BLOCK 18

LOT 2A

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS				
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REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	
182 115 300	18/05/2018	UTILITY RIGHT OF WAY	
		GRANTEE - THE CITY OF GRANDE PRAIRIE.	
		AS TO PORTION OR PLAN:1821492	
		AS TO AREA 'A'	
182 138 699	13/06/2018	CAVEAT	
		RE : RESTRICTIVE COVENANT	
182 138 700	13/06/2018	CAVEAT	
		RE : PARTY WALL AGREEMENT	

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +61

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 010 1821491;18;2B 182 115 298 +62

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 18
LOT 2B
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS
272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

182 138 700 13/06/2018 CAVEAT
 RE : PARTY WALL AGREEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +62

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 960 101

1821491;18;7A

182 115 298 +71

LEGAL DESCRIPTION

PLAN 1821491

BLOCK 18

LOT 7A

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 138 699	13/06/2018	CAVEAT RE : RESTRICTIVE COVENANT
182 138 700	13/06/2018	CAVEAT RE : PARTY WALL AGREEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +71

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 119 1821491;18;7B 182 115 298 +72

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 18
LOT 7B
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

182 138 700 13/06/2018 CAVEAT
 RE : PARTY WALL AGREEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +72

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 960 127

1821491;18;8A

182 115 298 +73

LEGAL DESCRIPTION

PLAN 1821491

BLOCK 18

LOT 8A

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
---------------------------------	--	--

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 138 699	13/06/2018	CAVEAT RE : RESTRICTIVE COVENANT
182 138 700	13/06/2018	CAVEAT RE : PARTY WALL AGREEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +73

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 135 1821491;18;8B 182 115 298 +74

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 18
LOT 8B
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

182 138 700 13/06/2018 CAVEAT
 RE : PARTY WALL AGREEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +74

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 140 817 22/06/2022 MORTGAGE
MORTGAGEE - STEWART HILLTOP FARMS LTD.
BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 960 176

1821491;19;1

182 115 298 +78

LEGAL DESCRIPTION

PLAN 1821491

BLOCK 19

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 115 298	18/05/2018	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
---------------------------------	--	--

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 138 699	13/06/2018	CAVEAT RE : RESTRICTIVE COVENANT
222 140 817	22/06/2022	MORTGAGE MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +78

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 184 1821491;19;2 182 115 298 +79

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 19
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +79

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 192 1821491;19;3 182 115 298 +80

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 19
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +80

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 200 1821491;19;4 182 115 298 +81

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 19
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +81

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 226 1821491;19;6 182 115 298 +83

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 19
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +83

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 234 1821491;19;7 182 115 298 +84

LEGAL DESCRIPTION
PLAN 1821491
BLOCK 19
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 115 298 18/05/2018 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

182 115 300 18/05/2018 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1821492
 AS TO AREA 'A'

182 138 699 13/06/2018 CAVEAT
 RE : RESTRICTIVE COVENANT

222 140 817 22/06/2022 MORTGAGE
 MORTGAGEE - STEWART HILLTOP FARMS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +84

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOX 3100
VERMILION
ALBERTA T9X2B1
ORIGINAL PRINCIPAL AMOUNT: \$2,850,000

222 140 818 22/06/2022 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - STEWART HILLTOP FARMS LTD.
WHEAT KENYON LLP
5042-49 AVE
VERMILION
ALBERTA T9X1B7
AGENT - JEFF KENYON

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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This is Exhibit "H" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

182 115 298 +85

S

LINC

0037 959 384

SHORT LEGAL

6;6;71;35;NE

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 6 TOWNSHIP 71

SECTION 35

QUARTER NORTH EAST

CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 2187JY	ROAD	1.643	4.06	
B) PLAN 731KS	SUBDIVISION	8.235	20.35	
C) PLAN 2337KS	SUBDIVISION	3.306	8.17	
D) PLAN 5MC	SUBDIVISION	3.679	9.09	
E) PLAN 5972MC	SUBDIVISION	0.732	1.81	
F) PLAN 0621904	SUBDIVISION	12.855	31.77	
G) PLAN 0828013	SUBDIVISION	10.275	25.39	
H) PLAN 1421880	SUBDIVISION	3.426	8.47	
I) PLAN 1520058	SUBDIVISION	1.66	4.10	
J) PLAN 1621791	SUBDIVISION	3.668	9.06	
K) PLAN 1821491	SUBDIVISION	5.84	14.43	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 162 122 545 +53

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

182 115 298	18/05/2018	SUBDIVISION PLAN		
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OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 115 298 +85

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
022 268 841	23/07/2002	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
022 268 843	23/07/2002	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
032 066 072	21/02/2003	DISCHARGE OF UTILITY RIGHT OF WAY 022268843 PARTIAL EXCEPT PLAN/PORTION: 0320842
042 265 232	25/06/2004	DISCHARGE OF UTILITY RIGHT OF WAY 022268841 PARTIAL EXCEPT PLAN/PORTION: 0320842
142 151 640	22/05/2014	MORTGAGE MORTGAGEE - C.W.C. INVESTMENTS LTD. 2111, 10088-102 AVE EDMONTON ALBERTA T5J2Z1 ORIGINAL PRINCIPAL AMOUNT: \$1,500,000
142 200 182	27/06/2014	MORTGAGE MORTGAGEE - 202523 HOLDINGS LTD. RR 1,SITE 11,BOX 1 GRANDE PRAIRIE ALBERTA T8V2Z8 ORIGINAL PRINCIPAL AMOUNT: \$750,000
162 136 997	24/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621991
182 115 300	18/05/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1821492 AS TO AREA 'A'
182 115 302	18/05/2018	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - THE CITY OF GRANDE PRAIRIE. P.O. BAG 4000 GRANDE PRAIRIE ALBERTA T8V6V3 AGENT - LAURIE GAUDET
182 115 303	18/05/2018	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CITY OF GRANDE PRAIRIE. PO BAG 4000 10205-98 ST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 115 298 +85

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE
ALBERTA T8V6V3

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

212 248 294 09/11/2021 CAVEAT
RE : VENDOR'S LIEN
CAVEATOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - MARJORIE A CARR

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:27 A.M.

ORDER NUMBER: 46003216

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

This is Exhibit "I" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Glenda

A Commissioner for Oaths in and for Alberta

S

LINC

0037 172 723

SHORT LEGAL

1621950;6;14

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

162 134 481 +4

LEGAL DESCRIPTION

PLAN 1621950

BLOCK 6

LOT 14

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 134 481	19/05/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 107 654	11/04/2014	EASEMENT AS TO PORTION OR PLAN:1421833
162 134 483	19/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621951
162 134 485	19/05/2016	EASEMENT AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +4

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 731 1621950;6;15 162 134 481 +5

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 6
LOT 15
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +5

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 780 1621950;7;13 162 134 481 +10

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 7
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +10

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 814 1621950;7;16 162 134 481 +13

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 7
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +13

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000 "REINSTATED BY 182259443 OCT 17, 2018"
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ "REINSTATED BY 182259443 OCT 17, 2018"
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 856 1621950;7;20 162 134 481 +17

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 7
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +17

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00CUBF	16/11/2022	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0037 172 856

(CONTINUED)

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:19 A.M.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 897 1621950;7;24 162 134 481 +21

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 7
LOT 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +21

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 913 1621950;7;26 162 134 481 +23

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 7
LOT 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +23

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 947 1621950;9;2 162 134 481 +26

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +26

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 955 1621950;9;3 162 134 481 +27

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +27

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 962 1621950;9;4 162 134 481 +28

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +28

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 970 1621950;9;5 162 134 481 +29

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +29

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 988 1621950;9;6 162 134 481 +30

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +30

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

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DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 036 1621950;9;10 162 134 481 +35

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +35

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

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THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 044 1621950;9;11 162 134 481 +36

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +36

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 052 1621950;9;12 162 134 481 +37

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 9
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +37

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 085 1621950;10;13 162 134 481 +40

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 10
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 490 19/05/2016 RESTRICTIVE COVENANT

162 175 280 29/06/2016 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +40

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

172 107 229 03/05/2017 MORTGAGE
MORTGAGEE - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

172 107 230 03/05/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
AGENT - MAGGIE L RABINOVITZ

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 119 1621950;10;16 162 134 481 +43

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 10
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 490 19/05/2016 RESTRICTIVE COVENANT

162 175 280 29/06/2016 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +43

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

172 107 229 03/05/2017 MORTGAGE
MORTGAGEE - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

172 107 230 03/05/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
AGENT - MAGGIE L RABINOVITZ

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 151 1621950;10;20 162 134 481 +47

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 10
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 490 19/05/2016 RESTRICTIVE COVENANT

162 175 280 29/06/2016 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +47

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

172 107 229 03/05/2017 MORTGAGE
MORTGAGEE - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

172 107 230 03/05/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
AGENT - MAGGIE L RABINOVITZ

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 218 1621950;11;2 162 134 481 +53

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 11
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +53

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
192 088 958	18/04/2019	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 009

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 173 226 1621950;11;3 162 134 481 +54

LEGAL DESCRIPTION
PLAN 1621950
BLOCK 11
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 107 654 11/04/2014 EASEMENT
 AS TO PORTION OR PLAN:1421833

162 134 483 19/05/2016 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:1621951

162 134 485 19/05/2016 EASEMENT
 AS TO PORTION OR PLAN:1621952

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +54

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 134 490	19/05/2016	RESTRICTIVE COVENANT
162 175 280	29/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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This is Exhibit "J" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

182 311 388

S

LINC

0038 155 851

SHORT LEGAL

0620312;4;200

LEGAL DESCRIPTION

PLAN 0620312

BLOCK 4

ALL THAT PORTION OF LOT 200

LYING SOUTH OF PLAN 1320891 AND WEST OF PLAN 0823598

EXCEPTING THEREOUT ALL MINES AND MINERALS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;10;NE

ATS REFERENCE: 6;6;71;OT

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 132 058 801 +30

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 311 388	11/12/2018	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

272649 ALBERTA LTD.

OF 1870, 10303 JASPER AVENUE,

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 058 807	28/02/2013	CAVEAT RE : OPTION TO PURCHASE CAVEATOR - THE CITY OF GRANDE PRAIRIE. P.O. BAG 4000 GRANDE PRAIRIE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 311 388

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T8V6V3
AGENT - IAN B KAY

132 058 808 28/02/2013 CAVEAT
RE : RESTRICTIVE COVENANT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
P.O. BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - IAN B KAY

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:30 P.M.

ORDER NUMBER: 46829312

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 172 673 0621428;1;11A 162 134 481 +55

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 0621428

BLOCK 1

LOT 11A

CONTAINING 49.39 HECTARES (122.05 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 0725521 - SUBDIVISION 2.142 5.29

B) PLAN 1421831 - SUBDIVISION 18.28 45.17

C) PLAN 1621950 - SUBDIVISION 9.222 22.79

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;11;SL

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 107 650 +98

 REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 134 481 19/05/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

812 095 811 29/04/1981 UTILITY RIGHT OF WAY
 GRANTEE - ATCO GAS AND PIPELINES LTD.
 "PART AS DESCRIBED. TAKES PRIORITY DATE OF CAVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 134 481 +55

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

782221148"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012029280)

072 354 112 15/06/2007 CAVEAT
RE : ROADWAY
CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1.
10001-84 AVENUE
CLAIRMONT
ALBERTA T0H0W0
"AS TO PART"

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 081 814 19/03/2014 UTILITY RIGHT OF WAY
GRANTEE - AQUATERA UTILITIES INC.

142 081 815 19/03/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - AQUATERA UTILITIES INC.
11101 - 104 AVE
GRANDE PRAIRIE
ALBERTA T8V8H6
AGENT - OWEN A LEWIS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 134 481 +55

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
142 107 654	11/04/2014	EASEMENT AS TO PORTION OR PLAN:1421833
162 042 815	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 122144957
162 134 487	19/05/2016	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF GRANDE PRAIRIE. P.O. BAG 4000 GRANDE PRAIRIE ALBERTA T8V6V3
162 134 489	19/05/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621954
172 107 229	03/05/2017	MORTGAGE MORTGAGEE - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
172 107 230	03/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CALGARY CAPITAL & LEASING LTD. 129 10555 48 STREET SE CALGARY ALBERTA T2C2B7 AGENT - MAGGIE L RABINOVITZ
172 123 713	20/05/2017	POSTPONEMENT OF MORT 122144957 CAVE 122144958 CAVE 122144959 AMEA 122262043 AMEA 162042815 TO MORT 172107229 CAVE 172107230
212 085 648	13/04/2021	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

162 134 481 +55

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 017

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00971U	16/08/2022	STRINGAM LLP 780-830-4807 CUSTOMER FILE NUMBER: 130825-0001	
001		CAVEAT	0037 172 673

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 159 144 1221217;1;1 122 129 523

LEGAL DESCRIPTION
PLAN 1221217
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 10.23 HECTARES (25.28 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 122 086 949

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 129 523	30/04/2012	TRANSFER OF LAND	\$1,100,000	\$1,100,000

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
852 160 750	31/07/1985	UTILITY RIGHT OF WAY GRANTEE - ALBERTA POWER LIMITED. AS TO PORTION OR PLAN:8521442 "TAKES PRIORITY DATE OF CAVE NO 812241451, 09 10 1981"
122 086 950	22/03/2012	CAVEAT RE : DEFERRED RESERVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 129 523

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1.
10001-84 AVENUE
CLAIRMONT
ALBERTA T0H0W0

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

172 107 229 03/05/2017 MORTGAGE
MORTGAGEE - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

172 107 230 03/05/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
AGENT - MAGGIE L RABINOVITZ

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

122 129 523

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

172 123 713 20/05/2017 POSTPONEMENT
OF MORT 122144957 CAVE 122144958
CAVE 122144959 AMEA 122262043
AMEA 162042815
TO MORT 172107229 CAVE 172107230

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

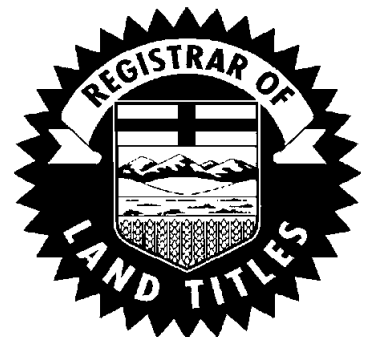
222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 122 893 1421831;4;22 142 107 650 +55

LEGAL DESCRIPTION
PLAN 1421831
BLOCK 4
LOT 22
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.914 HECTARES (9.67 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;10;W

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 354 182 +2

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 107 650 11/04/2014 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

852 155 822 26/07/1985 UTILITY RIGHT OF WAY
GRANTEE - ALBERTA POWER LIMITED.
AS TO PORTION OR PLAN:8521442
"TAKES PRIORITY DATE OF CAVE 822014023"

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 107 650 +55

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 107 658 11/04/2014 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
P.O. BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - KEN ANDERSON

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

172 107 229 03/05/2017 MORTGAGE
MORTGAGEE - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

172 107 230 03/05/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CALGARY CAPITAL & LEASING LTD.
129 10555 48 STREET SE
CALGARY
ALBERTA T2C2B7

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

142 107 650 +55

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - MAGGIE L RABINOVITZ

172 123 713 20/05/2017 POSTPONEMENT
OF MORT 122144957 CAVE 122144958
CAVE 122144959 AMEA 122262043
AMEA 162042815
TO MORT 172107229 CAVE 172107230

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:19 A.M.

ORDER NUMBER: 46003062

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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This is Exhibit "K" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Glenda

A Commissioner for Oaths in and for Alberta

S

LINC

0035 983 691

SHORT LEGAL

1325404;3;3A

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

152 062 364

LEGAL DESCRIPTION

PLAN 1325404

BLOCK 3

LOT 3A

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.607 HECTARES (1.5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 284 108

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 062 364	24/02/2015	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVENUE NW

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
062 167 877	24/04/2006	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0621905
062 214 183	23/05/2006	CAVEAT RE : RESTRICTIVE COVENANT
132 416 958	21/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 062 364

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:1325405

132 416 960 21/12/2013 EASEMENT
AS TO PORTION OR PLAN:1325406
SEE INSTRUMENT FOR SERVIENT AND DOMINANT TENEMENT

132 416 962 21/12/2013 EASEMENT
AS TO PORTION OR PLAN:1325407
SEE INSTRUMENT FOR SERVIENT AND DOMINANT TENEMENT

132 416 963 21/12/2013 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
P.O. BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - KEN ANDERSON

152 223 660 22/07/2015 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - JAMES W CARR

162 042 814 09/02/2016 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$36,000,000

162 042 853 09/02/2016 AMENDING AGREEMENT
AFFECTS INSTRUMENT: 162042814

162 042 854 09/02/2016 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
2500,10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 062 364

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

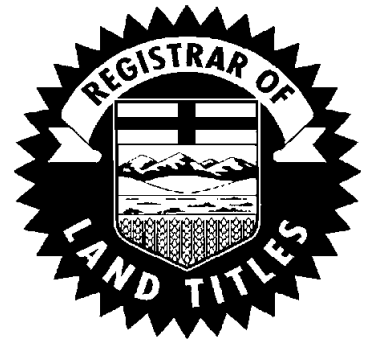
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEL	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0035 983 691

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:11 P.M.

ORDER NUMBER: 46829215

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 983 709 1325404;3;3B 152 062 364 +1

LEGAL DESCRIPTION
PLAN 1325404
BLOCK 3
LOT 3B
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.509 HECTARES (1.26 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 284 108 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 062 364 24/02/2015 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVENUE NW
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

5196JS 05/10/1954 PUBLIC UTILITY COMMISSIONERS BOARD ORDER
IN FAVOUR OF - BOARD OF PUBLIC UTILITY
COMMISSIONERS.
AFFECTED PLAN: 5522HW
"ENDORSED BY 112224096 ON 20110721"

022 268 841 23/07/2002 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 062 364 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
022 268 843	23/07/2002	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
032 066 072	21/02/2003	DISCHARGE OF UTILITY RIGHT OF WAY 022268843 PARTIAL EXCEPT PLAN/PORTION: 0320842
042 265 232	25/06/2004	DISCHARGE OF UTILITY RIGHT OF WAY 022268841 PARTIAL EXCEPT PLAN/PORTION: 0320842
062 155 151	13/04/2006	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 5196JS ORDER #15527 "ENDORSED BY 112224109 ON 20110721"
062 167 877	24/04/2006	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0621905
062 214 183	23/05/2006	CAVEAT RE : RESTRICTIVE COVENANT
132 416 958	21/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1325405
132 416 960	21/12/2013	EASEMENT AS TO PORTION OR PLAN:1325406 SEE INSTRUMENT FOR SERVIENT AND DOMINANT TENEMENT
132 416 962	21/12/2013	EASEMENT AS TO PORTION OR PLAN:1325407 SEE INSTRUMENT FOR SERVIENT AND DOMINANT TENEMENT
132 416 963	21/12/2013	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF GRANDE PRAIRIE. P.O. BAG 4000 GRANDE PRAIRIE ALBERTA T8V6V3 AGENT - KEN ANDERSON
152 223 660	22/07/2015	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

152 062 364 +1

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - JAMES W CARR

162 042 814 09/02/2016 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$36,000,000

162 042 853 09/02/2016 AMENDING AGREEMENT
AFFECTS INSTRUMENT: 162042814

162 042 854 09/02/2016 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
2500,10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - CATHERINE A FARNELL

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 018

PENDING REGISTRATION QUEUE

DRR RECEIVED
NUMBER DATE (D/M/Y) CORPORATE LLP TRADENAME LAND ID

E002GEL 21/03/2023 CITY OF GRANDE PRAIRIE
780-538-0315

002 DISCHARGE OF TAX NOTIFICATION 0035 983 709

(CONTINUED)

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:11 P.M.

ORDER NUMBER: 46829215

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 983 717 1325404;3;4A 152 062 364 +2

LEGAL DESCRIPTION
PLAN 1325404
BLOCK 3
LOT 4A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.488 HECTARES (1.21 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 284 108 +2

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 062 364 24/02/2015 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVENUE NW
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

5196JS 05/10/1954 PUBLIC UTILITY COMMISSIONERS BOARD ORDER
IN FAVOUR OF - BOARD OF PUBLIC UTILITY
COMMISSIONERS.
AFFECTED PLAN: 5522HW
"ENDORSED BY 112224096 ON 20110721"

022 268 841 23/07/2002 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 062 364 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
022 268 843	23/07/2002	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
032 066 072	21/02/2003	DISCHARGE OF UTILITY RIGHT OF WAY 022268843 PARTIAL EXCEPT PLAN/PORTION: 0320842
042 265 232	25/06/2004	DISCHARGE OF UTILITY RIGHT OF WAY 022268841 PARTIAL EXCEPT PLAN/PORTION: 0320842
062 155 151	13/04/2006	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 5196JS ORDER #15527 "ENDORSED BY 112224109 ON 20110721"
062 167 877	24/04/2006	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0621905
062 214 183	23/05/2006	CAVEAT RE : RESTRICTIVE COVENANT
132 416 958	21/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1325405
132 416 960	21/12/2013	EASEMENT AS TO PORTION OR PLAN:1325406 SEE INSTRUMENT FOR SERVIENT AND DOMINANT TENEMENT
132 416 963	21/12/2013	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF GRANDE PRAIRIE. P.O. BAG 4000 GRANDE PRAIRIE ALBERTA T8V6V3 AGENT - KEN ANDERSON
152 223 660	22/07/2015	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - JAMES W CARR
162 042 814	09/02/2016	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

152 062 364 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
		162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$36,000,000
162 042 853	09/02/2016	AMENDING AGREEMENT AFFECTS INSTRUMENT: 162042814
162 042 854	09/02/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2500,10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - CATHERINE A FARNELL
212 085 648	13/04/2021	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 017

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEL	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0035 983 717

TOTAL PENDING REGISTRATIONS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:11 P.M.

ORDER NUMBER: 46829215

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 983 725 1325404;3;5A 142 431 251

LEGAL DESCRIPTION
PLAN 1325404
BLOCK 3
LOT 5A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.642 HECTARES (1.59 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 142 276 694

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 431 251 18/12/2014 TRANSFER OF LAND \$659,850 SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

062 167 877 24/04/2006 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.
 AS TO PORTION OR PLAN:0621905

062 214 183 23/05/2006 CAVEAT
 RE : RESTRICTIVE COVENANT

132 416 958 21/12/2013 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF GRANDE PRAIRIE.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

142 431 251

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:1325405

132 416 963 21/12/2013 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
P.O. BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - KEN ANDERSON

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

192 174 503 23/07/2019 MORTGAGE
MORTGAGEE - DIRK VANDERHORST
18289-73 AVENUE
SURREY
BRITISH COLUMBIA V4N6B9
ORIGINAL PRINCIPAL AMOUNT: \$425,000

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:11 P.M.

ORDER NUMBER: 46829215

CUSTOMER FILE NUMBER: 159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "L" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Glenda
A Commissioner for Oaths in and for Alberta

S
LINC
0031 867 104
SHORT LEGAL
0625015;3;3

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

TITLE NUMBER
122 144 926

LEGAL DESCRIPTION
PLAN 0625015
BLOCK 3
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.611 HECTARES (1.51 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 046 735

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
122 144 926	10/05/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
062 379 501	26/08/2006	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0625016
062 428 151	23/09/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 144 926

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

072 493 299 16/08/2007 CAVEAT

RE : RESTRICTIVE COVENANT

132 148 279 24/05/2013 CAVEAT

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
10035 - 105 STREET
EDMONTON
ATTENTION: LAND & PROPERTIES
ALBERTA T5J2V6
AGENT - JEN BROOKS

162 109 052 22/04/2016 MORTGAGE

MORTGAGEE - CANADIAN WESTERN BANK.
SUITE 100
12230 JASPER AVE
EDMONTON
ALBERTA T5N3K3
ORIGINAL PRINCIPAL AMOUNT: \$2,200,000

162 109 053 22/04/2016 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN WESTERN BANK.
1400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AGENT - DANA C TREASURE

222 274 972 26/11/2022 WRIT

CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 008

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 144 926
LAND ID

D0090WR 12/08/2022 279896 ALBERTA LTD.
780-428-2427
CUSTOMER FILE NUMBER:
10,002

001

CAVEAT

0625015;3;3

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



This is Exhibit "M" referred to in the Affidavit of Marjorie Carr Sworn before me this 10th day of April A.D., 2023

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2014

TITLE NUMBER
162 322 982

PLAN 8020127

BLOCK 17

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.05 HECTARES (2.59 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;22;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 132 361 848

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 322 982	16/11/2016	TRANSFER OF LAND	\$2,200,000	\$2,200,000

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
172 335 514	18/12/2017	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. 100, 12230 JASPER AVE EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 322 982

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5N3K3

ORIGINAL PRINCIPAL AMOUNT: \$1,750,000

172 335 515 18/12/2017 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES

CAVEATOR - CANADIAN WESTERN BANK.

2500, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AGENT - JONATHAN C CALVERT

212 134 694 17/06/2021 CAVEAT

RE : LEASE INTEREST

CAVEATOR - TUNDRA PROCESS SOLUTIONS LTD.

ATTEN.: CHIEF EXECUTIVE OFFICER

3200 - 118TH AVENUE, SE

CALGARY

ALBERTA T2Z3X1

AGENT - SLADE RIEGER

222 274 972 26/11/2022 WRIT

CREDITOR - MIKOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

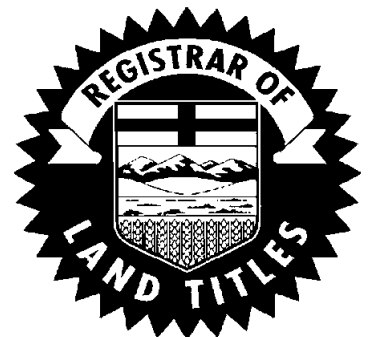
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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This is Exhibit "N" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal
A Commissioner for Oaths in and for Alberta

S
LINC SHORT LEGAL
0034 929 654 1124406;2;7

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

TITLE NUMBER
112 287 916

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 1124406
BLOCK 2
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.785 HECTARES (1.94 ACRES) MORE OR LESS

ATS REFERENCE: 6;6;71;21;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 417 794 +8
092 417 794 +7

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 287 916	13/09/2011	DESCRIPTIVE PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
092 398 076	04/11/2009	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0940428

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

112 287 916

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

" AFFECTS PART OF THIS TITLE "

092 417 796	19/11/2009	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0940788
112 390 594	05/12/2011	CAVEAT RE : LEASE INTEREST , ETC. CAVEATOR - OVINTIV CANADA ULC. 500 CENTRE ST SE PO BOX 2850 CALGARY ALBERTA T2P2S5 AGENT - OLIVIA COLCIC (DATA UPDATED BY: CHANGE OF ADDRESS 132201575) (DATA UPDATED BY: CHANGE OF NAME 202103123)
112 390 595	05/12/2011	CAVEAT RE : LEASE INTEREST CAVEATOR - OVINTIV CANADA ULC. 500 CENTRE ST SE PO BOX 2850 CALGARY ALBERTA T2P2S5 AGENT - OLIVIA COLCIC (DATA UPDATED BY: CHANGE OF ADDRESS 132201575) (DATA UPDATED BY: CHANGE OF NAME 202103123)
122 074 778	12/03/2012	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - RITA KLASSON
132 127 506	06/05/2013	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 11366 104 AVE EDMONTON ALBERTA T5K2W9 ORIGINAL PRINCIPAL AMOUNT: \$7,500,000
132 127 507	06/05/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ALBERTA TREASURY BRANCHES. C/O BROWNLEE LLP 2200, 10155-102 ST EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

112 287 916

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5J4G8
AGENT - BRUCE F COOMBS

182 244 124 29/09/2018 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
25TH FLOOR, 10020-100 ST NW
EDMONTON
ALBERTA T5J0N3
ORIGINAL PRINCIPAL AMOUNT: \$4,297,000

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

0036 761 898

SHORT LEGAL

1523374;7;3

TITLE NUMBER

152 229 263 +16

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 7

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.619 HECTARES (1.53 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

This is Exhibit "0" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Glenda Charlene Johal
A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
152 229 263	29/07/2015	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
142 079 933	18/03/2014	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - AQUATERA UTILITIES INC. 11101 - 104 AVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +16

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE
ALBERTA T8V8H6

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

172 253 702 28/09/2017 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - PAYGE LEGACY

182 019 265 19/01/2018 CAVEAT
RE : EASEMENT

182 019 266 19/01/2018 CAVEAT
RE : EASEMENT

202 078 818 09/04/2020 MORTGAGE
MORTGAGEE - ROYNAT INC.
BROOKFIELD PLACE
SUITE 1700 225 6 AVE SW
CALGARY
ALBERTA T2P1N2
ORIGINAL PRINCIPAL AMOUNT: \$13,179,250

202 078 819 09/04/2020 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROYNAT INC.
BROOKFIELD PLACE
SUITE 1700 225 6 AVE SW
CALGARY
ALBERTA T2P1N2
AGENT - DOUGLAS I JENKINS

212 113 873 19/05/2021 MORTGAGE
MORTGAGEE - ROYNAT INC.
SUITE 1700,BROOKFIELD PLACE
225 6 AVE SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +16

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2P1N2
ORIGINAL PRINCIPAL AMOUNT: \$250,000

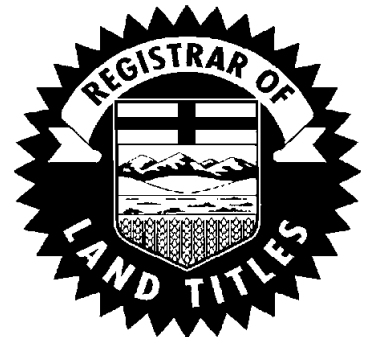
222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF APRIL,
2023 AT 05:16 P.M.

ORDER NUMBER: 46909904

CUSTOMER FILE NUMBER: 159371.8



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "P" referred to in the Affidavit of Marjorie Carr Sworn before me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

S
LINC 0032 609 828 SHORT LEGAL 0727219;4;4
GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024
TITLE NUMBER 072 482 179 +9

LEGAL DESCRIPTION
PLAN 0727219
BLOCK 4
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.702 HECTARES (1.73 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 062 379 499 +17

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 482 179	11/08/2007	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
072 482 181	11/08/2007	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0727220 "ENDORSED BY 072484455 ON 20070813"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 482 179 +9

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
122 144 957	10/05/2012	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$17,500,000
122 144 958	10/05/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - JOHN S LITTLE
122 144 959	10/05/2012	CAVEAT RE : LEASE INTEREST CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - JOHN S LITTLE
122 262 043	13/08/2012	AMENDING AGREEMENT AMOUNT: \$31,000,000 AFFECTS INSTRUMENT: 122144957
162 042 815	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 122144957
212 085 648	13/04/2021	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

(CONTINUED)

TOTAL INSTRUMENTS: 009

PENDING REGISTRATION QUEUE

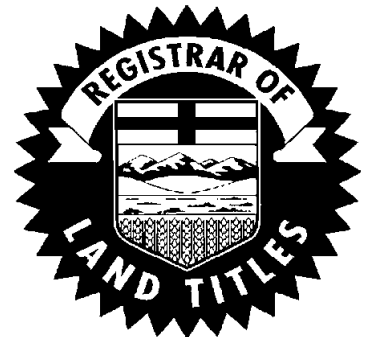
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GDR	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0032 609 828

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 609 852 0727219;5;1 122 144 927

LEGAL DESCRIPTION
PLAN 0727219
BLOCK 5
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.466 HECTARES (1.15 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 163 960

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 144 927 10/05/2012 TRANSFER OF LAND \$500,000 \$500,000

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

072 482 181 11/08/2007 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0727220

072 503 973 22/08/2007 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 144 927

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

122 144 927

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GDR	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
004		DISCHARGE OF TAX NOTIFICATION	0032 609 852

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0033 198 938

0823795;4;9

082 176 438 +5

LEGAL DESCRIPTION

PLAN 0823795

BLOCK 4

LOT 9

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.663 HECTARES (1.64 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 482 179 +16

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

082 176 438 28/04/2008 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
082 176 441 28/04/2008 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0823796
082 191 379 07/05/2008 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

082 176 438 +5

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

082 176 438 +5

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEF	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
002		DISCHARGE OF TAX NOTIFICATION	0033 198 938

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 732 1523374;2;8 152 229 263

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 2
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.063 HECTARES (2.63 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 079 933 18/03/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - AQUATERA UTILITIES INC.
11101 - 104 AVE
GRANDE PRAIRIE
ALBERTA T8V8H6

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
152 229 263

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
212 085 648	13/04/2021	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEY	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0036 761 732

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 864

1523374;3;6

152 229 263 +13

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 3

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.595 HECTARES (1.47 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

072 482 181 11/08/2007 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0727220

122 144 957 10/05/2012 MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 079 933 18/03/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - AQUATERA UTILITIES INC.
11101 - 104 AVE
GRANDE PRAIRIE
ALBERTA T8V8H6

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

182 312 041 11/12/2018 CAVEAT

RE : RESTRICTIVE COVENANT

182 312 042 11/12/2018 CAVEAT

RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL
GOVERNMENT ACT

CAVEATOR - THE CITY OF GRANDE PRAIRIE.

ATTN CORPORATE SERVICES DIRECTOR

PO BAG 4000

GRANDE PRAIRIE

ALBERTA T8V6V3

212 085 648 13/04/2021 TAX NOTIFICATION

BY - THE CITY OF GRANDE PRAIRIE.

BAG 4000

GRANDE PRAIRIE, ALBERTA

T8V6V3

222 274 972 26/11/2022 WRIT

CREDITOR - MIKOSKO FAMILY TRUST.

C/O 600, 12220 STONY PLAIN ROAD NW

EDMONTON

ALBERTA T5N3Y4

DEBTOR - 272649 ALBERTA LTD.

2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J3N6

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 015

PENDING REGISTRATION QUEUE

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

LAND ID

E002GEY 21/03/2023 CITY OF GRANDE PRAIRIE
780-538-0315

002

DISCHARGE OF TAX NOTIFICATION

0036 761 864

TOTAL PENDING REGISTRATIONS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 765 1523374;6;3 152 229 263 +3

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 6
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.584 HECTARES (1.44 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEY	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0036 761 765

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 922

1523374;6;6

152 229 263 +19

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 6

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.665 HECTARES (1.64 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +19

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5

ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +19

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

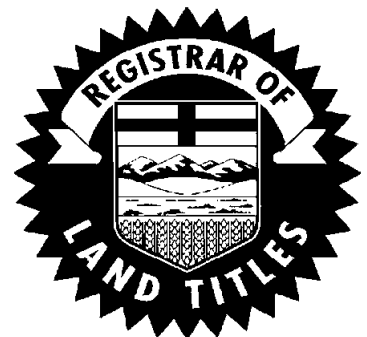
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEY	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
004		DISCHARGE OF TAX NOTIFICATION	0036 761 922

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 799

1523374;6;7

152 229 263 +6

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 6

LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.52 HECTARES (1.28 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEY	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
005		DISCHARGE OF TAX NOTIFICATION	0036 761 799

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 807 1523374;6;8 152 229 263 +7

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 6
LOT 8
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.561 HECTARES (1.39 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFA	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0036 761 807

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 815 1523374;6;9 152 229 263 +8

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 6
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.551 HECTARES (1.36 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

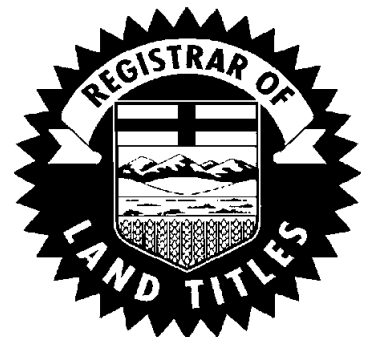
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFA	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
002		DISCHARGE OF TAX NOTIFICATION	0036 761 815

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 740 1523374;6;10 152 229 263 +1

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 6
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.526 HECTARES (1.3 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 079 933 18/03/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - AQUATERA UTILITIES INC.
11101 - 104 AVE
GRANDE PRAIRIE
ALBERTA T8V8H6

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
212 085 648	13/04/2021	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFA	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0036 761 740

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 914

1523374;7;5

152 229 263 +18

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 7

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.825 HECTARES (2.04 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 229 263	29/07/2015	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +18

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

142 079 933 18/03/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - AQUATERA UTILITIES INC.
11101 - 104 AVE
GRANDE PRAIRIE
ALBERTA T8V8H6

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

182 019 265 19/01/2018 CAVEAT
RE : EASEMENT

182 019 266 19/01/2018 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +18

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : EASEMENT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 014

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFD	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0036 761 914

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 761 823 1523374;7;6 152 229 263 +9

LEGAL DESCRIPTION
PLAN 1523374
BLOCK 7
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.741 HECTARES (1.83 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 229 263 29/07/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFD	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
002		DISCHARGE OF TAX NOTIFICATION	0036 761 823

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 831

1523374;7;7

152 229 263 +10

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 7

LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.649 HECTARES (1.6 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 229 263	29/07/2015	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
122 144 957	10/05/2012	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFD	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0036 761 831

TOTAL PENDING REGISTRATIONS: 001

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ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 761 849

1523374;7;8

152 229 263 +11

LEGAL DESCRIPTION

PLAN 1523374

BLOCK 7

LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.605 HECTARES (1.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 252 091

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 229 263	29/07/2015	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
122 144 957	10/05/2012	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 229 263 +11

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5

ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 059 172 20/02/2015 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - AMBER DAVIDSON

152 229 265 29/07/2015 EASEMENT
AS TO PORTION OR PLAN:1523375
AS TO AREA 'B'

152 229 266 29/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1523375
AS TO AREA 'A'

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 195 534 20/07/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 229 263 +11

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFD	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
004		DISCHARGE OF TAX NOTIFICATION	0036 761 849

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt

END OF CERTIFICATE



(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 953 959 1525144;4;11 152 357 330

LEGAL DESCRIPTION
PLAN 1525144
BLOCK 4
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.811 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 357 306 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 357 330 17/11/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

072 482 181 11/08/2007 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0727220

072 503 973 22/08/2007 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 357 330

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 357 330

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFJ	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
001		DISCHARGE OF TAX NOTIFICATION	0036 953 959

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 966 695 1525263;2;5A 152 366 445

LEGAL DESCRIPTION
PLAN 1525263
BLOCK 2
LOT 5A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.838 HECTARES (2.07 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 122 144 926 +3

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 366 445 24/11/2015 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

062 379 501 26/08/2006 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0625016

062 428 151 23/09/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 366 445

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

072 493 299 16/08/2007 CAVEAT
RE : RESTRICTIVE COVENANT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

152 366 446 24/11/2015 CAVEAT
RE : EASEMENT

152 366 447 24/11/2015 CAVEAT
RE : EASEMENT

152 366 449 24/11/2015 EASEMENT
AS TO PORTION OR PLAN:1525264

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 366 445

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 014

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GFJ	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
002		DISCHARGE OF TAX NOTIFICATION	0036 966 695

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

(CONTINUED)

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0037 119 120 1621254;5;2

TITLE NUMBER
162 090 589 +9

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 5

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.523 HECTARES (1.29 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5

ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:36 A.M.

ORDER NUMBER: 46913807

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



This is Exhibit "Q" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

S
LINC
0034 117 192
SHORT LEGAL
0940787;1;4

TITLE NUMBER
092 417 794 +3

LEGAL DESCRIPTION
PLAN 0940787
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.735 HECTARES (4.29 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 398 073 +5

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 417 794	19/11/2009	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
092 417 796	19/11/2009	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0940788
122 144 957	10/05/2012	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

092 417 794 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

092 417 794 +3

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEF	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
003		DISCHARGE OF TAX NOTIFICATION	0034 117 192

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0034 117 250

0940787;2;6

092 417 794 +9

LEGAL DESCRIPTION

PLAN 0940787

BLOCK 2

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.454 HECTARES (1.12 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 398 073 +5

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

092 417 794 19/11/2009 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

092 398 076 04/11/2009 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0940428

092 417 796 19/11/2009 UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

092 417 794 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0940788

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

092 417 794 +9

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEF	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
004		DISCHARGE OF TAX NOTIFICATION	0034 117 250

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0034 117 291

0940787;4;1

092 417 794 +13

LEGAL DESCRIPTION

PLAN 0940787

BLOCK 4

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.566 HECTARES (1.4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 398 073 +5

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

092 417 794 19/11/2009 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
092 417 796 19/11/2009 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0940788
122 144 957 10/05/2012 MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

092 417 794 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

092 417 794 +13

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEF	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
005		DISCHARGE OF TAX NOTIFICATION	0034 117 291

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

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THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 516 832 1025674;1;3A 102 357 507 +2

LEGAL DESCRIPTION
PLAN 1025674
BLOCK 1
LOT 3A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.162 HECTARES (2.87 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 092 417 794 +2

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

102 357 507 08/10/2010 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

092 417 796 19/11/2009 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:0940788

122 144 957 10/05/2012 MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

102 357 507 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

212 085 648 13/04/2021 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

102 357 507 +2

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 010

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
E002GEF	21/03/2023	CITY OF GRANDE PRAIRIE 780-538-0315	
006		DISCHARGE OF TAX NOTIFICATION	0034 516 832

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 039 1621254;1;5 162 090 589

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 1
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.943 HECTARES (4.8 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0037 119 138 1621254;1;6

TITLE NUMBER
162 090 589 +10

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 1

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 2.425 HECTARES (5.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

3010PK 14/08/1967 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
ATT: CITY CLERK
CITY HALL POSTAL BAG 4000
9905-100 STREET GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - IAN B KAY
AS TO PORTION OR PLAN:4329NY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012122046)

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

992 162 081 11/06/1999 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012019531)

012 134 714 10/05/2001 DISCHARGE OF UTILITY RIGHT OF WAY 992162081
PARTIAL
EXCEPT AS TO PART

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +10

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
162 090 591	04/04/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1621255 AS TO AREA "A"
162 143 344	01/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
202 141 163	09/07/2020	TAX NOTIFICATION BY - THE CITY OF GRANDE PRAIRIE. BAG 4000 GRANDE PRAIRIE, ALBERTA T8V6V3
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 047 1621254;1;7 162 090 589 +1

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 1
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.299 HECTARES (3.21 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

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ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 119 146

1621254;1;8

162 090 589 +11

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 1

LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.971 HECTARES (2.4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 090 589	04/04/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
992 162 081	11/06/1999	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +11

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5J2V6
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012019531)

012 134 714 10/05/2001 DISCHARGE OF UTILITY RIGHT OF WAY 992162081
PARTIAL
EXCEPT AS TO PART

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 119 161

1621254;4;2

162 090 589 +13

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 4

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.874 HECTARES (2.16 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 090 589	04/04/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
3010PK	14/08/1967	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. ATT: CITY CLERK CITY HALL POSTAL BAG 4000 9905-100 STREET GRANDE PRAIRIE ALBERTA T8V6V3 AGENT - IAN B KAY AS TO PORTION OR PLAN:4329NY

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012122046)

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

T8V6V3

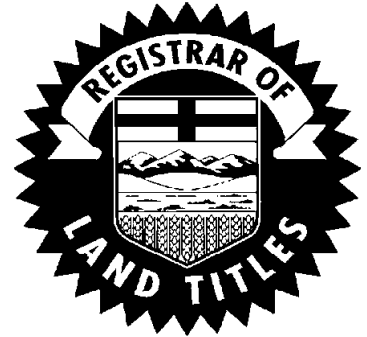
222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 119 055

1621254;4;3

162 090 589 +2

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 4

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.932 HECTARES (2.3 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 090 589	04/04/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
122 144 957	10/05/2012	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 090 592 04/04/2016 EASEMENT
AS TO PORTION OR PLAN:1621255
AS TO AREA "B"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 062 1621254;4;4 162 090 589 +3

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 4
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.55 HECTARES (1.36 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5

ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0037 119 088

1621254;4;5

162 090 589 +5

LEGAL DESCRIPTION

PLAN 1621254

BLOCK 4

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.554 HECTARES (1.37 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 090 589	04/04/2016	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.

OF 2400, 10303 JASPER AVE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 096 1621254;4;6 162 090 589 +6

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 4
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.81 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5

ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 592 04/04/2016 EASEMENT
AS TO PORTION OR PLAN:1621255
AS TO AREA "B"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

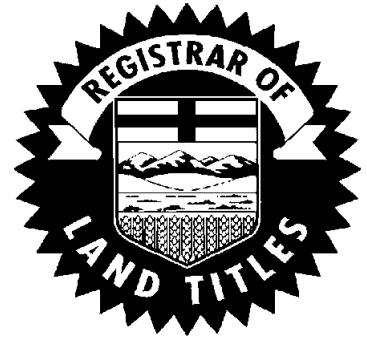
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 104 1621254;4;7 182 148 981

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 4
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.86 HECTARES (2.13 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 172 156 350

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 148 981 21/06/2018 TRANSFER OF LAND \$1,000,000 \$10

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

162 090 592 04/04/2016 EASEMENT
AS TO PORTION OR PLAN:1621255
AS TO AREA "B"

162 143 344 01/06/2016 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 148 981

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RESTRICTIVE COVENANT

192 174 496 23/07/2019 MORTGAGE
MORTGAGEE - DIRK VANDERHORST
18289-73 AVENUE
SURREY
BRITISH COLUMBIA V4N6B9
ORIGINAL PRINCIPAL AMOUNT: \$425,000
SEE MORTGAGE FOR INTEREST

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 119 112 1621254;5;1 162 090 589 +8

LEGAL DESCRIPTION
PLAN 1621254
BLOCK 5
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.55 HECTARES (1.36 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;21;NW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 152 229 293 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

162 090 589 04/04/2016 SUBDIVISION PLAN

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

772 041 642 10/03/1977 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT

122 144 957 10/05/2012 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 090 589 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$17,500,000

122 144 958 10/05/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 144 959 10/05/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - JOHN S LITTLE

122 262 043 13/08/2012 AMENDING AGREEMENT
AMOUNT: \$31,000,000
AFFECTS INSTRUMENT: 122144957

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

162 090 591 04/04/2016 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF GRANDE PRAIRIE.
AS TO PORTION OR PLAN:1621255
AS TO AREA "A"

162 143 344 01/06/2016 CAVEAT
RE : RESTRICTIVE COVENANT

202 141 163 09/07/2020 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

162 090 589 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$2,464,479 AND COSTS IF ANY

ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:10 A.M.

ORDER NUMBER: 46913202

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



This is Exhibit "R" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

S
LINC 0038 363 602 SHORT LEGAL 1523376;3;5
GLENDA CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024
TITLE NUMBER 192 139 580 +1

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 1523376
BLOCK 3
LOT 5
CONTAINING 14.412 HECTARES (35.61 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1920690	SUBDIVISION	0.868	2.14	
B) PLAN 1921915	SUBDIVISION	1.49	3.68	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;21;N
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 192 054 217 +1

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
192 139 580	21/06/2019	SUBDIVISION PLAN		

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
3010PK	14/08/1967	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. ATT: CITY CLERK

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

192 139 580 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CITY HALL POSTAL BAG 4000 9905-100 STREET GRANDE PRAIRIE ALBERTA T8V6V3 AGENT - IAN B KAY AS TO PORTION OR PLAN:4329NY (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012122046)
772 041 642	10/03/1977	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE DEPARTMENT OF TRANSPORT
092 398 076	04/11/2009	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:0940428
122 144 957	10/05/2012	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$17,500,000
122 144 958	10/05/2012	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - JOHN S LITTLE
122 144 959	10/05/2012	CAVEAT RE : LEASE INTEREST CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - JOHN S LITTLE
122 262 043	13/08/2012	AMENDING AGREEMENT AMOUNT: \$31,000,000 AFFECTS INSTRUMENT: 122144957
152 229 266	29/07/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE. AS TO PORTION OR PLAN:1523375 AS TO AREA 'A'
152 229 294	29/07/2015	CAVEAT RE : DEFERRED RESERVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

192 139 580 +1

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE CITY OF GRANDE PRAIRIE.
PO BAG 4000
10205-98 ST
GRANDE PRAIRIE
ALBERTA T8V6V3

162 042 815 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 122144957

192 054 218 06/03/2019 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
PO BAG 4000
10205-98 ST
GRANDE PRAIRIE
ALBERTA T8V6V3

192 139 583 21/06/2019 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
PO BAG 4000
10205-98 ST
GRANDE PRAIRIE
ALBERTA T8V6V3

222 083 093 11/04/2022 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 014

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF APRIL,
2023 AT 10:52 A.M.

ORDER NUMBER: 46914136

CUSTOMER FILE NUMBER: 159371-8 clt



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "S" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

S

LINC

0016 531 668

SHORT LEGAL

5866HW;12;1

TITLE NUMBER

142 403 569 +5

LEGAL DESCRIPTION

PLAN 5866HW

BLOCK 12

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 042 288 682

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
142 403 569	28/11/2014	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	
142 403 570	28/11/2014	MORTGAGE	
		MORTGAGEE - JAYCAP FINANCIAL LTD.	
		SUITE 1220, 10665 JASPER AVE	
		EDMONTON	
		ALBERTA T5J3S9	
		ORIGINAL PRINCIPAL AMOUNT: \$500,000	
142 403 571	28/11/2014	CAVEAT	
		RE : ASSIGNMENT OF RENTS AND LEASES	

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 303 774 5866HW;12;2 142 403 569 +3

LEGAL DESCRIPTION
PLAN 5866HW
BLOCK 12
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 042 051 061

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 403 569 28/11/2014 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 403 570 28/11/2014 MORTGAGE
 MORTGAGEE - JAYCAP FINANCIAL LTD.
 SUITE 1220, 10665 JASPER AVE
 EDMONTON
 ALBERTA T5J3S9
 ORIGINAL PRINCIPAL AMOUNT: \$500,000

142 403 571 28/11/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 531 676 5866HW;12;3 142 403 569 +1

LEGAL DESCRIPTION
PLAN 5866HW
BLOCK 12
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 032 467 578

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 403 569 28/11/2014 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 403 570 28/11/2014 MORTGAGE
 MORTGAGEE - JAYCAP FINANCIAL LTD.
 SUITE 1220, 10665 JASPER AVE
 EDMONTON
 ALBERTA T5J3S9
 ORIGINAL PRINCIPAL AMOUNT: \$500,000

142 403 571 28/11/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 952 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 531 684 5866HW;12;4 142 403 569

LEGAL DESCRIPTION
PLAN 5866HW
BLOCK 12
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 032 419 342

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 403 569 28/11/2014 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 403 570 28/11/2014 MORTGAGE
 MORTGAGEE - JAYCAP FINANCIAL LTD.
 SUITE 1220, 10665 JASPER AVE
 EDMONTON
 ALBERTA T5J3S9
 ORIGINAL PRINCIPAL AMOUNT: \$500,000

142 403 571 28/11/2014 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 357 745 5866HW;12;5 142 403 569 +2

LEGAL DESCRIPTION
PLAN 5866HW
BLOCK 12
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 042 001 699

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 403 569 28/11/2014 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 403 570 28/11/2014 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$500,000

142 403 571 28/11/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 056 114 5866HW;12;6 142 403 569 +4

LEGAL DESCRIPTION
PLAN 5866HW
BLOCK 12
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 042 235 508

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 403 569 28/11/2014 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

142 403 570 28/11/2014 MORTGAGE
MORTGAGEE - JAYCAP FINANCIAL LTD.
SUITE 1220, 10665 JASPER AVE
EDMONTON
ALBERTA T5J3S9
ORIGINAL PRINCIPAL AMOUNT: \$500,000

142 403 571 28/11/2014 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

142 403 569 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - JAYCAP FINANCIAL LTD.
1400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - MICHELLE MILLARD

192 088 958 18/04/2019 TAX NOTIFICATION
BY - THE CITY OF GRANDE PRAIRIE.
BAG 4000
GRANDE PRAIRIE, ALBERTA
T8V6V3

222 274 972 26/11/2022 WRIT
CREDITOR - MIKOSKO FAMILY TRUST.
C/O 600, 12220 STONY PLAIN ROAD NW
EDMONTON
ALBERTA T5N3Y4
DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "T" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

S			GLEND A CHARLENE JOHAL	
LINC		SHORT LEGAL	A Commissioner for Oaths	TITLE NUMBER
0031 191 364		4;28;47;11;NE	in and for Alberta	152 338 216
0031 191 372		4;28;47;11;OT	My Commission Expires on March 16, 20 <u>24</u>	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 28 TOWNSHIP 47

SECTION 11

THE NORTH 1322 FEET IN PERPENDICULAR WIDTH THROUGHOUT OF
THE NORTH EAST QUARTER

WHICH LIES EAST OF THE STREET SHOWN AS ROAD ON SUBDIVISION PLAN 30ET
CONTAINING 31.8 HECTARES (78.48 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8920446 - SUBDIVISION	10.23	25.28	
B) PLAN 9620098 - SUBDIVISION	0.228	0.56	
C) PLAN 0524102 - SUBDIVISION	0.90	2.22	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

MERIDIAN 4 RANGE 28 TOWNSHIP 47

SECTION 11

ALL THAT PORTION OF THE STREET SHOWN AS ROAD ON SUBDIVISION PLAN 30ET
IN THE NORTH EAST QUARTER

WHICH LIES NORTH OF A LINE PARALLEL TO THE NORTH BOUNDARY OF THE SAID
QUARTER SECTION AND 1322 FEET DISTANT SOUTHERLY THEREFROM;

CONTAINING 0.817 HECTARES (2.02 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8920446 - SUBDIVISION	0.311	0.77	
B) PLAN 0524102 - SUBDIVISION	0.08	0.20	

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF WETASKIWIN NO. 10

REFERENCE NUMBER: 052 369 999

(CONTINUED)

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
152 338 216	27/10/2015	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
892 038 350	17/02/1989	UTILITY RIGHT OF WAY GRANTEE - IMPERIAL OIL RESOURCES LIMITED. GRANTEE - IMPERIAL OIL RESOURCES PRODUCTION LIMITED. AS TO PORTION OR PLAN:8920089 2432KS (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 922377742)
202 080 989	16/04/2020	MORTGAGE MORTGAGEE - GEORGE PATTON 6726 75 STREET NW EDMONTON ALBERTA T6E6T9 ORIGINAL PRINCIPAL AMOUNT: \$2,000,000
212 082 907	08/04/2021	TAX NOTIFICATION BY - THE COUNTY OF WETASKIWIN NO. 10. BOX 6960 WETASKIWIN, ALBERTA T9A2G5 AFFECTED LAND: 4;28;47;11;NE 4;28;47;11;OT
212 151 442	12/07/2021	DISCHARGE OF TAX NOTIFICATION 212082907 AFFECTED LAND: 4;28;47;11;NE
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

152 338 216

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

DEBTOR - 272649 ALBERTA LTD.
2400, 10303 JASPER AVE
EDMONTON
ALBERTA T5J3N6
AMOUNT: \$2,464,479 AND COSTS IF ANY
ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:50 A.M.

ORDER NUMBER: 46003774

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 884 225	4;28;47;11;NE	152 335 731
0022 884 233	4;28;47;11;OT	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 28 TOWNSHIP 47

SECTION 11

ALL THAT PORTION OF THE NORTH EAST QUARTER
WHICH LIES EAST OF THE STREET SHOWN AS ROAD ON SUBDIVISION PLAN 30ET
AND SOUTH OF A LINE DRAWN PARALLEL TO THE NORTH BOUNDARY OF THE SAID
QUARTER SECTION 1322 FEET PERPENDICULARLY DISTANT SOUTHERLY THEREFROM
CONTAINING 33.62 HECTARES (78.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 28 TOWNSHIP 47

SECTION 11

ALL THAT PORTION OF THE STREET SHOWN AS ROAD ON THE SAID
SUBDIVISION PLAN 30ET IN THE SAID QUARTER SECTION
WHICH LIES SOUTH OF A LINE DRAWN PARALLEL TO THE NORTH
BOUNDARY OF THE SAID QUARTER SECTION 1322 FEET
PERPENDICULARLY DISTANT SOUTHERLY THEREFROM
CONTAINING 0.809 HECTARES (2 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF WETASKIWIN NO. 10

REFERENCE NUMBER: 062 164 526

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
152 335 731	26/10/2015	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

272649 ALBERTA LTD.
OF 2400, 10303 JASPER AVE
EDMONTON

(CONTINUED)

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
192 206 238	27/08/2019	MORTGAGE MORTGAGEE - DIRK VANDERHORST 18289-73 AVE SURREY BRITISH COLUMBIA V4N6B9 ORIGINAL PRINCIPAL AMOUNT: \$750,000
212 082 907	08/04/2021	TAX NOTIFICATION BY - THE COUNTY OF WETASKIWIN NO. 10. BOX 6960 WETASKIWIN, ALBERTA T9A2G5 AFFECTED LAND: 4;28;47;11;NE 4;28;47;11;OT
212 151 443	12/07/2021	DISCHARGE OF TAX NOTIFICATION 212082907 AFFECTED LAND: 4;28;47;11;NE
222 274 972	26/11/2022	WRIT CREDITOR - MIKOSKO FAMILY TRUST. C/O 600, 12220 STONY PLAIN ROAD NW EDMONTON ALBERTA T5N3Y4 DEBTOR - 272649 ALBERTA LTD. 2400, 10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AMOUNT: \$2,464,479 AND COSTS IF ANY ACTION NUMBER: 2203 02632

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:50 A.M.

ORDER NUMBER: 46003774

CUSTOMER FILE NUMBER: 0159371.1



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "U" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

G. Johal

A Commissioner for Oaths in and for Alberta

S

LINC

0012 513 991

SHORT LEGAL

8315AK;34;17,18

GLEND A CHARLENE JOHAL

A Commissioner for Oaths

in and for Alberta

My Commission Expires on March 16, 2024

TITLE NUMBER

962 104 854

LEGAL DESCRIPTION

PLAN 8315 A.K.

BLOCK THIRTY FOUR (34)

LOTS SEVENTEEN (17) AND EIGHTEEN (18)

GRANDE PRAIRIE

EXCEPTING THEREOUT:

PART OUT OF LOT SEVENTEEN (17), AS SHOWN ON ROAD

PLAN 8220183.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;23;NE

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
962 104 854	02/05/1996	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.

OF C/O 1870, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
912 122 437	23/05/1991	CAVEAT RE : ASSIGNMENT OF LEASE CAVEATOR - THE TORONTO DOMINION BANK. 2601 TD TOWER, EDMONTON CENTRE, EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

AGENT - SHARON M GOULD

912 122 438 23/05/1991 CAVEAT

RE : LEASE EXTENSION AGREEMENT

CAVEATOR - THE TORONTO DOMINION BANK.

2601 TD TOWER, EDMONTON CENTRE, EDMONTON

ALBERTA

AGENT - SHARON M GOULD

992 120 353 07/05/1999 CAVEAT

RE : LEASE

CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA

AS REPRESENTED BY MINISTER OF PUBLIC WORKS SUPPLY
AND SERVICES

C/O DIRECTOR, LEASING BRANCH

PUBLIC WORKS, SUPPLY AND SERVICES

MAIN FLR 6950 113 ST

EDMONTON

ALBERTA T6H5V7

AGENT - SEAL.

012 050 346 16/02/2001 CAVEAT

RE : LEASE , ETC.

CAVEATOR - DENNIS DESAI PROFESSIONAL CORPORATION.

CAVEATOR - M.S. GORMAN PROFESSIONAL CORPORATION.

CAVEATOR - JANET WALKER

ALL OF :

9909-102 ST

GRANDE PRAIRIE

ALBERTA T8V2V4

AGENT - STEVEN L SHAVERS

032 265 559 22/07/2003 CAVEAT

RE : LEASE

CAVEATOR - TOTAL TELCOM FIBER INC.

12705-65 STREET

EDMONTON

ALBERTA T5A0Z4

AGENT - LARRY CUNNINGHAM

042 491 206 09/11/2004 CAVEAT

RE : LEASE

CAVEATOR - BRIDGET A. HENNIGAR PROFESSIONAL
CORPORATION.

CAVEATOR - DARRYL L RITCHIE CA

CAVEATOR - K.C.M. BERNAKEVITCH PROFESSIONAL
CORPORATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

962 104 854

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALL OF :
C/O MEYERS NORRIS PENNY LLP
7 FLR, 9909-102 ST
GRANDE PRAIRIE
ALBERTA T8V2V4
AGENT - DOUGLAS V ALLISON

072 136 133 09/03/2007 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY MINISTER OF PUBLIC WORKS AND
GOVERNMENT SERVICES CANADA
REAL PROPERTY SERVICES
5TH FLOOR TELUS TOWER NORTH, 10025 JASPER AVENUE
EDMONTON
ALBERTA T5J1S6
AGENT - HARRY MAH

072 299 230 24/05/2007 CAVEAT
RE : LEASE INTEREST
CAVEATOR - VIKING PACIFIC INC.
108, 9824-97 AVE
GRANDE PRAIRIE
ALBERTA T8V7K2
AGENT - TYLER J KEDDIE

082 277 924 10/07/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - SEAL.

092 228 688 08/07/2009 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
MINISTER OF PUBLIC WORKS AND GOVERNMENT SERVICES
CANADA
5TH FLOOR TELUS PLAZA NORTH
10025 JASPER AVE
EDMONTON
ALBERTA T5J1S6
AGENT - HARRY MAH

102 220 334 24/06/2010 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

962 104 854

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
ACTING DIRECTOR, LEASING
ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - SEAL.

112 200 005 05/07/2011 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HMQC;MINISTER OF PUBLIC WORKS AND
GOVERNMENT SERVICES CANADA
OFFICE OF PUBLIC WORKS AND GOVERNMENT SERVICES
CANADA
REAL PROPERTY SERVICES
5 FL,TELUS PLAZA,10025 JASPER AVE
EDMONTON
ALBERTA T5J1S6
AGENT - HARRY MAH

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

962 104 854

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

202 176 714 20/08/2020 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
C/O DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 ST NW
EDMONTON
ALBERTA T6H5V7

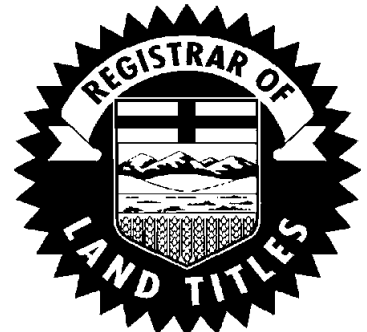
222 184 219 22/08/2022 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - MICHAEL S MAGATHAN

TOTAL INSTRUMENTS: 020

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 513 983 8315AK;34;19,20,21 962 104 854 +1

LEGAL DESCRIPTION
PLAN 8315AK
BLOCK 34
LOTS 19, 20 AND 21
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 A

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

962 104 854 02/05/1996 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

892 205 510 17/08/1989 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
AS REPRESENTED BY MINISTER OF PUBLIC WORKS
C/O PUBLIC WORKS CANADA
REAL ESTATE DIVISION
1000, 9700 JASPER AVENUE
EDMONTON
ALBERTA T5J4E2

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

962 104 854 +1

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - MELVIN GERES

912 122 437 23/05/1991 CAVEAT
RE : ASSIGNMENT OF LEASE
CAVEATOR - THE TORONTO DOMINION BANK.
2601 TD TOWER, EDMONTON CENTRE, EDMONTON
ALBERTA
AGENT - SHARON M GOULD

912 122 438 23/05/1991 CAVEAT
RE : LEASE EXTENSION AGREEMENT
CAVEATOR - THE TORONTO DOMINION BANK.
2601 TD TOWER, EDMONTON CENTRE, EDMONTON
ALBERTA
AGENT - SHARON M GOULD

992 120 353 07/05/1999 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF PUBLIC WORKS SUPPLY
AND SERVICES
C/O DIRECTOR, LEASING BRANCH
PUBLIC WORKS, SUPPLY AND SERVICES
MAIN FLR 6950 113 ST
EDMONTON
ALBERTA T6H5V7
AGENT - SEAL.

002 332 922 08/11/2000 CAVEAT
RE : LEASE
CAVEATOR - TM MOBILE INC.
1600 200 CONSILIUM PL
SCARBOROUGH
ONTARIO M1H3J3
(DATA UPDATED BY: TRANSFER OF CAVEAT
022322978)

012 050 346 16/02/2001 CAVEAT
RE : LEASE , ETC.
CAVEATOR - DENNIS DESAI PROFESSIONAL CORPORATION.
CAVEATOR - M.S. GORMAN PROFESSIONAL CORPORATION.
CAVEATOR - JANET WALKER
ALL OF :
9909-102 ST
GRANDE PRAIRIE
ALBERTA T8V2V4
AGENT - STEVEN L SHAVERS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

962 104 854 +1

NUMBER	DATE (D/M/Y)	PARTICULARS
032 265 558	22/07/2003	CAVEAT RE : LEASE CAVEATOR - TOTAL TELCOM FIBER INC. 12705-65 STREET EDMONTON ALBERTA T5A0Z4 AGENT - LARRY CUNNINGHAM
042 491 206	09/11/2004	CAVEAT RE : LEASE CAVEATOR - BRIDGET A. HENNIGAR PROFESSIONAL CORPORATION. CAVEATOR - DARRYL L RITCHIE CA CAVEATOR - K.C.M. BERNAKEVITCH PROFESSIONAL CORPORATION. ALL OF : C/O MEYERS NORRIS PENNY LLP 7 FLR, 9909-102 ST GRANDE PRAIRIE ALBERTA T8V2V4 AGENT - DOUGLAS V ALLISON
072 299 230	24/05/2007	CAVEAT RE : LEASE INTEREST CAVEATOR - VIKING PACIFIC INC. 108, 9824-97 AVE GRANDE PRAIRIE ALBERTA T8V7K2 AGENT - TYLER J KEDDIE
082 277 924	10/07/2008	CAVEAT RE : LEASE INTEREST CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA MINISTER OF INFRASTRUCTURE DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE 3RD FLOOR, 6950-113 STREET EDMONTON ALBERTA T6H5V7 AGENT - SEAL.
102 220 334	24/06/2010	CAVEAT RE : LEASE INTEREST CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF INFRASTRUCTURE ACTING DIRECTOR, LEASING ALBERTA INFRASTRUCTURE 3RD FLOOR, 6950-113 STREET

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

REGISTRATION

962 104 854 +1

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
ALBERTA T6H5V7
AGENT - SEAL.

112 200 005 05/07/2011 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HMQC;MINISTER OF PUBLIC WORKS AND
GOVERNMENT SERVICES CANADA
OFFICE OF PUBLIC WORKS AND GOVERNMENT SERVICES
CANADA
REAL PROPERTY SERVICES
5 FL,TELUS PLAZA,10025 JASPER AVE
EDMONTON
ALBERTA T5J1S6
AGENT - HARRY MAH

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

962 104 854 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

202 176 714 20/08/2020 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
C/O DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 ST NW
EDMONTON
ALBERTA T6H5V7

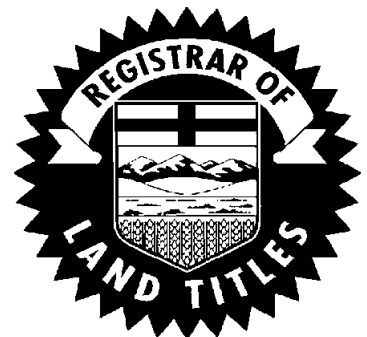
222 184 219 22/08/2022 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - MICHAEL S MAGATHAN

TOTAL INSTRUMENTS: 020

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

This is Exhibit "V" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Y. Johal

A Commissioner for Oaths in and for Alberta

S
LINC 0015 686 686 SHORT LEGAL 8315AK;35;21,22 GLENDA CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024 TITLE NUMBER 032 157 543 +2

LEGAL DESCRIPTION
PLAN 8315AK
BLOCK 35
LOTS 21 AND 22
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 022 001 764 +2

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
032 157 543	07/05/2003	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
082 277 924	10/07/2008	CAVEAT RE : LEASE INTEREST CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA MINISTER OF INFRASTRUCTURE DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE 3RD FLOOR, 6950-113 STREET EDMONTON ALBERTA T6H5V7

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

032 157 543 +2

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - SEAL.

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 461 456 8315AK;34;22-24 962 104 854 +2

LEGAL DESCRIPTION

PLAN 8315AK
BLOCK THIRTY FOUR (34)
LOTS TWENTY TWO (22), TWENTY THREE (23)
AND TWENTY FOUR (24)
EXCEPTING THEREOUT:
A PORTION OF SAID LOT TWENTY FOUR (24) FOR
ROAD AS SHOWN ON ROAD PLAN 1888RS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;23;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 B

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
962 104 854	02/05/1996	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
892 205 510	17/08/1989	CAVEAT RE : LEASE CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY MINISTER OF PUBLIC WORKS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O PUBLIC WORKS CANADA
REAL ESTATE DIVISION
1000, 9700 JASPER AVENUE
EDMONTON
ALBERTA T5J4E2
AGENT - MELVIN GERES

912 122 437 23/05/1991 CAVEAT
RE : ASSIGNMENT OF LEASE
CAVEATOR - THE TORONTO DOMINION BANK.
2601 TD TOWER, EDMONTON CENTRE, EDMONTON
ALBERTA
AGENT - SHARON M GOULD

912 122 438 23/05/1991 CAVEAT
RE : LEASE EXTENSION AGREEMENT
CAVEATOR - THE TORONTO DOMINION BANK.
2601 TD TOWER, EDMONTON CENTRE, EDMONTON
ALBERTA
AGENT - SHARON M GOULD

992 120 353 07/05/1999 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF PUBLIC WORKS SUPPLY
AND SERVICES
C/O DIRECTOR, LEASING BRANCH
PUBLIC WORKS, SUPPLY AND SERVICES
MAIN FLR 6950 113 ST
EDMONTON
ALBERTA T6H5V7
AGENT - SEAL.

002 332 922 08/11/2000 CAVEAT
RE : LEASE
CAVEATOR - TM MOBILE INC.
1600 200 CONSILIUM PL
SCARBOROUGH
ONTARIO M1H3J3
(DATA UPDATED BY: TRANSFER OF CAVEAT
022322978)

012 050 346 16/02/2001 CAVEAT
RE : LEASE , ETC.
CAVEATOR - DENNIS DESAI PROFESSIONAL CORPORATION.
CAVEATOR - M.S. GORMAN PROFESSIONAL CORPORATION.
CAVEATOR - JANET WALKER
ALL OF :

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

962 104 854 +2

NUMBER DATE (D/M/Y) PARTICULARS

9909-102 ST
GRANDE PRAIRIE
ALBERTA T8V2V4
AGENT - STEVEN L SHAVERS

032 265 557 22/07/2003 CAVEAT
RE : LEASE
CAVEATOR - TOTAL TELCOM FIBER INC.
12705-65 STREET
EDMONTON
ALBERTA T5A0Z4
AGENT - LARRY CUNNINGHAM

042 491 206 09/11/2004 CAVEAT
RE : LEASE
CAVEATOR - BRIDGET A. HENNIGAR PROFESSIONAL
CORPORATION.
CAVEATOR - DARRYL L RITCHIE CA
CAVEATOR - K.C.M. BERNAKEVITCH PROFESSIONAL
CORPORATION.
ALL OF :
C/O MEYERS NORRIS PENNY LLP
7 FLR, 9909-102 ST
GRANDE PRAIRIE
ALBERTA T8V2V4
AGENT - DOUGLAS V ALLISON

072 299 230 24/05/2007 CAVEAT
RE : LEASE INTEREST
CAVEATOR - VIKING PACIFIC INC.
108, 9824-97 AVE
GRANDE PRAIRIE
ALBERTA T8V7K2
AGENT - TYLER J KEDDIE

102 374 750 25/10/2010 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ALBERTA TREASURY BRANCHES.
ATTN: MARGARET KOWALCZYK
4TH FLOOR, LEGAL SERVICES
9888 JASPER AVE
EDMONTON
ALBERTA T5J1P1
AGENT - MARGARET KOWALCZYK

132 137 817 14/05/2013 CAVEAT
RE : NON-DISTURBANCE AGREEMENT
CAVEATOR - ALBERTA TREASURY BRANCHES.
ATTN: LEASING MANAGER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

962 104 854 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

4TH FLOOR, LEGAL SERVICES
9888 JASPER AVE
EDMONTON
ALBERTA T5J1P1
AGENT - ALLISON K OSTAPOWICH

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 017

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 5

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

962 104 854 +2
LAND ID

E001DHB 13/02/2023 STRINGAM LLP
780-539-6800
CUSTOMER FILE NUMBER:
121035-0011 TJK/WFC

001 CAVEAT

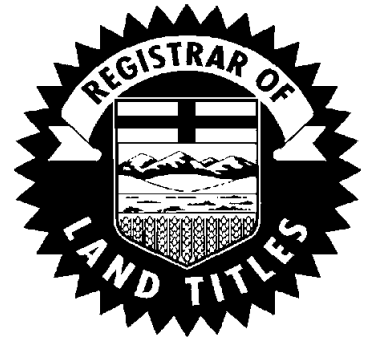
8315AK;34;22,23,
24

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:47 P.M.

ORDER NUMBER: 46829367

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 686 660 8315AK;35;17-19 032 157 543

LEGAL DESCRIPTION

PLAN 8315AK
BLOCK THIRTY FIVE (35)
LOTS SEVENTEEN (17) EIGHTEEN (18) AND NINETEEN (19)
EXCEPTING THEREOUT: ALL THAT PORTION TAKEN OUT OF
LOT SEVENTEEN (17) FOR ROAD, AS SHOWN ON ROAD PLAN
1888RS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;23;N
ATS REFERENCE: 6;6;71;23;S
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 022 001 764

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

032 157 543 07/05/2003 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 277 924 10/07/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

032 157 543

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		MINISTER OF INFRASTRUCTURE DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE 3RD FLOOR, 6950-113 STREET EDMONTON ALBERTA T6H5V7 AGENT - SEAL.
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000
132 335 607	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - ERIC VAILLANT
162 042 816	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 132335606
172 165 327	28/06/2017	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
172 165 328	28/06/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 AGENT - BRITTANY EARL
172 212 499	16/08/2017	POSTPONEMENT OF MORT 132335606 CAVE 132335607 AMEA 162042816 TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 686 678 8315AK;35;20 032 157 543 +1

LEGAL DESCRIPTION
PLAN 8315AK
BLOCK 35
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 022 001 764 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

032 157 543 07/05/2003 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 277 924 10/07/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

032 157 543 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - SEAL.

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 686 694 8315AK;35;23,24 032 157 543 +3

LEGAL DESCRIPTION
PLAN 8315AK
BLOCK 35
LOTS 23 AND 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 022 001 764 +3

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

032 157 543 07/05/2003 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

082 277 924 10/07/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 STREET
EDMONTON
ALBERTA T6H5V7

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

032 157 543 +3

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - SEAL.

092 463 286 23/12/2009 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - LEANNE MERCER

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

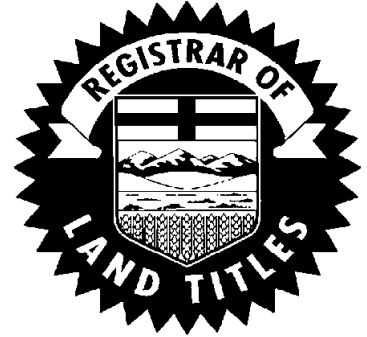
(CONTINUED)

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

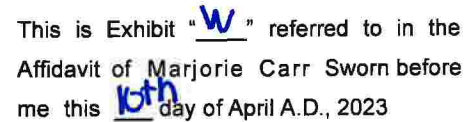
CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Yehiel
A Commissioner for Oaths in and for Alberta

LEGAL DESCRIPTION
PLAN 7517BP
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

REFERENCE NUMBER: 872 212 492 C

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
4204SN	09/08/1971	UTILITY RIGHT OF WAY GRANTEE - ALBERTA POWER LIMITED. "DATA UPDATED BY: TRANSFER OF UTRW NO 6699SQ"
802 059 632	18/03/1980	CAVEAT CAVEATOR - THE CITY OF GRANDE PRAIRIE.
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 008

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 827 397 7517BP;1;5 962 104 854 +4

LEGAL DESCRIPTION
PLAN 7517BP
BLOCK 1
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 D

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

962 104 854 02/05/1996 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

802 059 631 18/03/1980 CAVEAT
 CAVEATOR - THE CITY OF GRANDE PRAIRIE.

132 335 606 18/10/2013 MORTGAGE
 MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
 162 CUMBERLAND STREET, SUITE 300
 TORONTO
 ONTARIO M5R3N5
 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0015 827 405 7517BP;1;6,7

TITLE NUMBER
962 104 854 +7

LEGAL DESCRIPTION
PLAN 7517BP
BLOCK 1
LOTS 6 AND 7
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;N
ATS REFERENCE: 6;6;71;23;S

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 G

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

962 104 854 02/05/1996 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 809 478 7517BP;1;16,17 962 104 854 +5

LEGAL DESCRIPTION
PLAN 7517BP
BLOCK 1
LOTS 16 AND 17
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 E

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

962 104 854 02/05/1996 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

802 059 633 18/03/1980 CAVEAT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0015 819 774

7517BP;1;OT

962 104 854 +6

LEGAL DESCRIPTION

PLAN 7517BP

BLOCK ONE (1)

ALL THAT PORTION OF THE LANE LYING SOUTH OF THE PRODUCTION EASTERLY
OF THE SOUTH BOUNDARY OF LOT EIGHT (8) AND EAST OF THE PRODUCTION
SOUTHERLY ON THE EAST BOUNDARY OF SAID LOT EIGHT (8) AND NORTH
OF THE PRODUCTION EASTERLY OF THE SOUTH BOUNDARY OF LOT SEVENTEEN
(17)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;23;NE

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 872 212 492 F

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
962 104 854	02/05/1996	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
812 021 320	28/01/1981	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF GRANDE PRAIRIE.
132 335 606	18/10/2013	MORTGAGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 104 854 +6

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET,SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:47 P.M.

ORDER NUMBER: 46829367

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



This is Exhibit "X" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Glenda Charlene Johal
A Commissioner for Oaths in and for Alberta

S
LINC 0017 834 763
SHORT LEGAL 1476BV;1;19,20
GLENDA CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024
TITLE NUMBER 072 066 589

LEGAL DESCRIPTION

PLAN 1476BV
BLOCK ONE (1)
LOTS NINETEEN (19) AND TWENTY (20)
EXCEPTING THEREOUT - THE MOST NORTHERLY SIX (6) FEET IN
UNIFORM WIDTH THROUGHOUT OF THE SAID LOTS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 063 734

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 066 589	03/02/2007	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
002 196 718	13/07/2000	CAVEAT RE : LEASE CAVEATOR - ROGERS WIRELESS INC. ROGERS SANS-FIL INC. ONE MOUNT PLEASANT 11 FLOOR TORONTO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 066 589

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		ONTARIO M4Y2Y5 AGENT - ANDREA D ESSERY
032 137 210	23/04/2003	CAVEAT RE : LEASE CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF INFRASTRUCTURE C/O DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE 3RD FLOOR, 6950 - 113 ST EDMONTON ALBERTA T6H5V7
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000
132 335 607	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - ERIC VAILLANT
132 403 416	11/12/2013	CAVEAT RE : LEASE INTEREST , ETC. CAVEATOR - ALBERTA ENERGY REGULATOR. ATT: CORPORATE SERVICES BRANCH/WORKPLACE SERVICES SUITE 1000, 250 - 5 STREET SW CALGARY ALBERTA T2P0R4 AGENT - PETER L COLLINS
162 042 816	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 132335606
172 165 327	28/06/2017	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
172 165 328	28/06/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES (CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 831 397 1476BV;1;23-28 072 066 589 +1

LEGAL DESCRIPTION
PLAN 1476BV
BLOCK 1
LOTS 23 TO 28 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 063 735

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

072 066 589 03/02/2007 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

872 017 450 27/01/1987 CAVEAT
RE : ACQUISITION OF LAND
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
9902 101 STREET, GRANDE PRAIRIE
ALBERTA

872 017 451 27/01/1987 CAVEAT
RE : ACQUISITION OF LAND
CAVEATOR - THE CITY OF GRANDE PRAIRIE.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 066 589 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		9902 101 STREET, GRANDE PRAIRIE ALBERTA
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000
132 335 607	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - ERIC VAILLANT
162 042 816	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 132335606
172 165 327	28/06/2017	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
172 165 328	28/06/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 AGENT - BRITTANY EARL
172 212 499	16/08/2017	POSTPONEMENT OF MORT 132335606 CAVE 132335607 AMEA 162042816 TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 008

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:47 P.M.

ORDER NUMBER: 46829367

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0018 607 854 1476BV;1;29,30

TITLE NUMBER
072 066 589 +2

LEGAL DESCRIPTION

PLAN 1476BV
BLOCK ONE (1)
LOTS TWENTY NINE (29) AND THIRTY (30)
EXCEPTING THEREOUT:
THE WESTERLY TWENTY FIVE (25) FEET THROUGHOUT OF SAID
LOT THIRTY (30)
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;25;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 063 736

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 066 589	03/02/2007	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
882 022 573	02/02/1988	CAVEAT RE : ROADWAY CAVEATOR - THE CITY OF GRANDE PRAIRIE. 9902 101 STREET, GRANDE PRAIRIE ALBERTA

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 066 589 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000
132 335 607	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - ERIC VAILLANT
162 042 816	09/02/2016	AMENDING AGREEMENT AMOUNT: \$36,000,000 AFFECTS INSTRUMENT: 132335606
172 165 327	28/06/2017	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
172 165 328	28/06/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - THE BANK OF NOVA SCOTIA. 20 QUEEN STREET WEST, 4TH FLOOR TORONTO ONTARIO M5H3R3 AGENT - BRITTANY EARL
172 212 499	16/08/2017	POSTPONEMENT OF MORT 132335606 CAVE 132335607 AMEA 162042816 TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF MARCH,
2023 AT 05:47 P.M.

ORDER NUMBER: 46829367

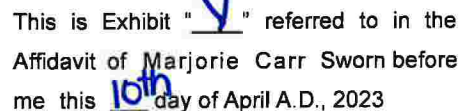
CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Michael
A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL

SHORT LEGAL

**A Commissioner for Oaths
in and for Alberta**

1476BV;1;21,22

TITLE NUMBER

072 157 872

My Commission Expires on March 16, 2024

PLAN 1476BV

BLOCK 1

LOTS 21 AND 22

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;25;SW

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 932 363 539

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O MAIN FLOOR, 214 PLACE
9909-102 STREET, GRANDE PRAIRIE
ALBERTA T8V 2V4

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$31,000,000
132 335 607	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

072 157 872

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

182 082 111 11/04/2018 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
4715 TAHOE BOULEVARD
MISSISSAUGA
ONTARIO L4W0B4
ORIGINAL PRINCIPAL AMOUNT: \$450,000

182 082 112 11/04/2018 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
4715 TAHOE BOULEVARD
MISSISSAUGA
ONTARIO L4W0B4
AGENT - CATHERINE M. LONG

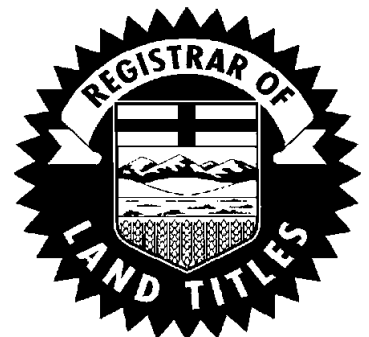
182 094 813 28/04/2018 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 182082111 CAVE 182082112

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



This is Exhibit "Z" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Glenda Johal
A Commissioner for Oaths in and for Alberta

S
LINC SHORT LEGAL TITLE NUMBER
0011 640 729 1410AC;5;15,16 982 156 149

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

LEGAL DESCRIPTION

PLAN 1410AC
BLOCK FIVE (5)
LOT SIXTEEN (16) AND THE WEST HALF OF LOT FIFTEEN (15)
EXCEPTING THEREOUT : 0.004 HECTARES MORE OR LESS TAKEN FROM LOT FIFTEEN
(15) AND 0.004 HECTARES MORE OR LESS TAKEN FROM LOT SIXTEEN (16) BOTH
UNDER ROAD PLAN 7722557
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;26;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 932 028 945

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
982 156 149	03/06/1998	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 335 606	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 156 149

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 640 711 1410AC;5;17,18 982 156 149 +1

LEGAL DESCRIPTION

PLAN 1410AC
BLOCK FIVE (5)
LOTS SEVENTEEN (17) AND EIGHTEEN (18)
EXCEPTING THEREOUT : 0.008 HECTARES MORE OR LESS TAKEN OUT OF LOT
SEVENTEEN (17) UNDER ROAD PLAN 7722557
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;26;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 932 028 945 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

982 156 149 03/06/1998 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 1870, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

992 064 712 16/03/1999 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
CITY HALL, POSTAL BAG 4000, 9905-100 ST
GRANDE PRAIRIE
ALBERTA T8V6V3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

982 156 149 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - IAN B KAY

132 335 606 18/10/2013 MORTGAGE
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
ORIGINAL PRINCIPAL AMOUNT: \$31,000,000

132 335 607 18/10/2013 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.
162 CUMBERLAND STREET, SUITE 300
TORONTO
ONTARIO M5R3N5
AGENT - ERIC VAILLANT

162 042 816 09/02/2016 AMENDING AGREEMENT
AMOUNT: \$36,000,000
AFFECTS INSTRUMENT: 132335606

172 165 327 28/06/2017 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
ORIGINAL PRINCIPAL AMOUNT: \$30,000,000

172 165 328 28/06/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE BANK OF NOVA SCOTIA.
20 QUEEN STREET WEST, 4TH FLOOR
TORONTO
ONTARIO M5H3R3
AGENT - BRITTANY EARL

172 212 499 16/08/2017 POSTPONEMENT
OF MORT 132335606 CAVE 132335607
AMEA 162042816
TO MORT 172165327 CAVE 172165328

TOTAL INSTRUMENTS: 007

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



This is Exhibit "AA" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

G. Johal

A Commissioner for Oaths in and for Alberta

S

LINC

0032 133 712

SHORT LEGAL

0628168;275

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

TITLE NUMBER

122 174 562 +2

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0628168

UNIT 275

AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 062 576 042 +274

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +2
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0032 133 712

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 133 837 0628168;287 122 174 562 +3

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 287
AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 062 576 042 +286

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +3
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0032 133 837

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 134 413 0628168;345 122 174 562 +4

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 345
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 062 576 042 +344

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +4
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0032 134 413

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 134 470 0628168;351 122 174 562 +5

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 351
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 062 576 042 +350

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +5
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0032 134 470

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 735 0628168;388 122 174 562 +10

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 388
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +8

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +10
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 735

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 751 0628168;390 122 174 562 +12

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 390
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +10

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +12

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +12 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 751

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 768 0628168;391 122 174 562 +13

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 391
AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +11

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"

062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +13
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 768

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 800 0628168;395 122 174 562 +14

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 395
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +15

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +14

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +14 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 800

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 966 0628168;411 122 174 562 +16

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 411
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +31

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +16

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +16
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 966

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 974 0628168;412 122 174 562 +17

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 412
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +32

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +17

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +17
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 974

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 049 982 0628168;413 122 174 562 +18

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 413
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +33

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +18

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +18 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 049 982

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 089 0628168;423 122 174 562 +19

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 423
AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +43

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +19

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +19 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 089

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 155 0628168;430 122 174 562 +20

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 430
AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +50

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +20

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +20
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 155

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 212 0628168;436 122 174 562 +22

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 436
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +56

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +22

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +22
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 212

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0033 050 311

0628168;446

122 174 562 +23

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0628168

UNIT 446

AND 24 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +66

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.

OF C/O 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +23

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +23
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 311

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 428 0628168;457 122 174 562 +24

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 457
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +77

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +24

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +24
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 428

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 444 0628168;459 122 174 562 +25

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 459
AND 34 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +79

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +25

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +25
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 444

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:40 A.M.

ORDER NUMBER: 46003532

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0033 050 568

0628168;471

122 174 562 +26

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0628168

UNIT 471

AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +91

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +26

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +26
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 568

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 683 0628168;483 122 174 562 +28

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 483
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +103

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +28

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +28
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 683

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 790 0628168;494 122 174 562 +30

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 494
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +114

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +30

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +30
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 790

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 840 0628168;499 122 174 562 +31

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 499
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +119

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"

062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +31

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +31
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 840

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 964 0628168;511 122 174 562 +33

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 511
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +131

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"

062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +33

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +33
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 964

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 050 998 0628168;514 122 174 562 +34

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 514
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +134

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"

062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +34

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +34 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 050 998

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0033 051 046

0628168;519

122 174 562 +35

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0628168

UNIT 519

AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +139

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.

OF C/O 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +35

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +35
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 046

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 111 0628168;526 122 174 562 +36

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 526
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +146

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +36

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +36
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 111

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 137 0628168;528 122 174 562 +37

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 528
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +148

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +37

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +37 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001 CAVEAT

0033 051 137

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 293 0628168;544 122 174 562 +38

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 544
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +164

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +38

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +38 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 293

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0033 051 319

0628168;546

122 174 562 +39

LEGAL DESCRIPTION

CONDOMINIUM PLAN 0628168

UNIT 546

AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +166

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.

OF C/O 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +39

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +39
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 319

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 384 0628168;553 122 174 562 +40

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 553
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +173

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +40

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +40 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 384

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 509 0628168;565 122 174 562 +41

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 565
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +185

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +41

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +41 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 509

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 624 0628168;577 122 174 562 +46

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 577
AND 5 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +197

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +46

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +46
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 624

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 699 0628168;584 122 174 562 +47

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 584
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +204

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"
052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"
062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +47

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +47
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 699

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:36 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 798 0628168;594 122 174 562 +49

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 594
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +214

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

122 174 562 05/06/2012 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

052 085 198 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 199 07/03/2005 EASEMENT
 "OVER 0521229;3;2"

052 085 200 07/03/2005 EASEMENT
 "OVER AND FOR THE BENEFIT OF"

062 252 896 14/06/2006 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +49

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	# 122 174 562 +49 LAND ID
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D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 798

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0033 051 913 0628168;606 122 174 562 +50

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0628168
UNIT 606
AND 6 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;35;SE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 082 073 131 +226

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
122 174 562	05/06/2012	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC.
OF C/O 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 085 198	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 199	07/03/2005	EASEMENT "OVER 0521229;3;2"
052 085 200	07/03/2005	EASEMENT "OVER AND FOR THE BENEFIT OF"
062 252 896	14/06/2006	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

122 174 562 +50

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - ALASTAIR HODGSON

062 424 811 21/09/2006 CAVEAT
RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF GRANDE PRAIRIE.
AUDREY CERNY
PO BAG 4000
GRANDE PRAIRIE
ALBERTA T8V6V3
AGENT - AUDREY CERNY

062 575 648 13/12/2006 EASEMENT
AS TO PORTION OR PLAN:0628150
OVER AND FOR BENEFIT: SEE INSTRUMENT

122 174 563 05/06/2012 MORTGAGE
MORTGAGEE - BANK OF MONTREAL.
10705 WEST SIDE DRIVE
GRANDE PRAIRIE
ALBERTA T8V8E6
ORIGINAL PRINCIPAL AMOUNT: \$2,880,000

122 174 564 05/06/2012 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BANK OF MONTREAL.
#2500, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J3N6
AGENT - JONATHAN C CALVERT

132 222 550 23/07/2013 AMENDING AGREEMENT
AMOUNT: \$3,771,674
AFFECTS INSTRUMENT: 122174563

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL
PLAN SHEET

TOTAL INSTRUMENTS: 009

(CONTINUED)

PENDING REGISTRATION QUEUE

PAGE 3

DRR RECEIVED
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

122 174 562 +50
LAND ID

D00ABRW 12/09/2022 KMSC LAW LLP
780-532-7771

CUSTOMER FILE NUMBER:
130064

001

CAVEAT

0033 051 913

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF
DECEMBER, 2022 AT 09:37 A.M.

ORDER NUMBER: 46045577

CUSTOMER FILE NUMBER: 159371.1



END OF CERTIFICATE

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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



This is Exhibit "BB" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Y. Johal

A Commissioner for Oaths in and for Alberta

S
LINC 0014 487 821 SHORT LEGAL 8315AK;34;10
GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024
TITLE NUMBER 162 303 279

LEGAL DESCRIPTION

PLAN 8315AK
BLOCK THIRTY FOUR (34)
LOT TEN (10)
EXCEPTING THEREOUT:
PART, AS SHOWN ON ROAD PLAN 8220183
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;71;23;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 072 395 336

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 303 279	29/10/2016	TRANSFER OF LAND	\$110,000	\$110,000

OWNERS

1170292 ALBERTA LTD.
OF 2400, CANADIAN WESTERN BANK PLACE
10303 JASPER AVE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
202 190 172	02/09/2020	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 151 KARL CLARK ROAD NW EDMONTON ALBERTA T6N1H5

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

162 303 279

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$950,000

TOTAL INSTRUMENTS: 001

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D008YX1	11/08/2022	STRINGAM LLP 780-539-6800 CUSTOMER FILE NUMBER: 118956-0004 TJK/WFC	
001		WRIT	8315AK;34;10

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 488 407 8315AK;34;11-16 052 495 280

LEGAL DESCRIPTION
PLAN 8315AK
BLOCK 34
LOTS 11 TO 16 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 6;6;71;23;NE

MUNICIPALITY: CITY OF GRANDE PRAIRIE

REFERENCE NUMBER: 952 164 524

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

052 495 280 09/11/2005 TRANSFER OF LAND \$1,124,000 \$1,124,000

OWNERS

1170292 ALBERTA LTD.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

202 190 172 02/09/2020 MORTGAGE
 MORTGAGEE - SERVUS CREDIT UNION LTD.
 151 KARL CLARK ROAD NW
 EDMONTON
 ALBERTA T6N1H5
 ORIGINAL PRINCIPAL AMOUNT: \$950,000

202 285 357 23/12/2020 MORTGAGE
 MORTGAGEE - CANADA MORTGAGE AND HOUSING

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
052 495 280

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CORPORATION.
C/O NATIONAL OFFICE
700 MONTREAL ROAD
OTTAWA
ONTARIO K1A0P7
ORIGINAL PRINCIPAL AMOUNT: \$350,000

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D008YX1	11/08/2022	STRINGAM LLP 780-539-6800 CUSTOMER FILE NUMBER: 118956-0004 TJK/WFC	
001		WRIT	8315AK;34;11-16

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:34 A.M.

ORDER NUMBER: 46003402

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



This is Exhibit "CC" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

LAND TITLE CERTIFICATE

Shahal

A Commissioner for Oaths in and for Alberta

S		GLEND A CHARLENE JOHAL	
LINC	SHORT LEGAL	A Commissioner for Oaths	TITLE NUMBER
0036 117 117	1421723;4;6	in and for Alberta	142 102 244 +4
		My Commission Expires on March 16, 20 <u>24</u>	

LEGAL DESCRIPTION

PLAN 1421723

BLOCK 4

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 2.064 HECTARES (5.1 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;27;52;34;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 072 603 845 +20

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 102 244	08/04/2014	SUBDIVISION PLAN		

OWNERS

SPRUCE GROVE INDUSTRIAL PARK INC.
OF 10585-108 ST
EDMONTON
ALBERTA T5H 2Z8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
072 603 849	10/10/2007	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE.
082 411 867	18/09/2008	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
142 102 246	08/04/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1421724

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

142 102 244 +4

NUMBER DATE (D/M/Y) PARTICULARS

142 102 247 08/04/2014 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF SPRUCE GROVE.
315 JESPERSEN AVE., SPRUCE GROVE
ALBERTA T7X3E8

142 328 128 30/09/2014 CAVEAT
RE : RESTRICTIVE COVENANT

152 390 736 15/12/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF SPRUCE GROVE.
AS TO PORTION OR PLAN:1525618
AS TO AREA 'B'

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 008

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D00DG0P	29/11/2022	WITTEN LLP 780-428-0501 CUSTOMER FILE NUMBER: 129903.5/KJS	
001		CAVEAT	1421723;4;6

TOTAL PENDING REGISTRATIONS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:48 A.M.

ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0036 756 716 1523298;1;9

TITLE NUMBER
152 226 087 +4

LEGAL DESCRIPTION

PLAN 1523298

BLOCK 1

LOT 9

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.351 HECTARES (3.34 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;27;52;34;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 142 102 244 +5

112 113 535 +2

REGISTERED OWNER(S)

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
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152 226 087	24/07/2015	SUBDIVISION PLAN		
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OWNERS

SPRUCE GROVE INDUSTRIAL PARK INC.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

4975JD	11/08/1952	UTILITY RIGHT OF WAY GRANTEE - TRANS MOUNTAIN PIPELINE INC. AS TO PORTION OR PLAN:3625HW "PART S.W. 34 AS DESC CONTG 3.68 ACRES" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 072294733)
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152 108 647	10/04/2015	EASEMENT
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(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 226 087 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

" AFFECTS PART OF THIS TITLE "

152 226 090 24/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF SPRUCE GROVE.
AS TO PORTION OR PLAN:1523299
AS TO AREA 'A'

152 226 117 24/07/2015 CAVEAT
RE : RESTRICTIVE COVENANT

152 314 830 06/10/2015 DISCHARGE OF EASEMENT 152108647
PARTIAL
AS TO SERVIENT TENANCY ONLY

172 218 187 22/08/2017 UTILITY RIGHT OF WAY
GRANTEE - TRANS MOUNTAIN PIPELINE ULC.

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:48 A.M.

ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 756 724 1523298;1;10 152 226 087 +5

LEGAL DESCRIPTION
PLAN 1523298
BLOCK 1
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.271 HECTARES (3.14 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;52;34;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 142 102 244 +5

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 226 087 24/07/2015 SUBDIVISION PLAN

OWNERS

SPRUCE GROVE INDUSTRIAL PARK INC.
OF 10585-108 ST
EDMONTON
ALBERTA T5H 2Z8

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

4975JD 11/08/1952 UTILITY RIGHT OF WAY
GRANTEE - TRANS MOUNTAIN PIPELINE INC.
AS TO PORTION OR PLAN:3625HW
"PART S.W. 34 AS DESC CONTG 3.68 ACRES"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 072294733)

152 226 090 24/07/2015 UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 226 087 +5

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - THE CITY OF SPRUCE GROVE.
AS TO PORTION OR PLAN:1523299
AS TO AREA 'A'

152 226 117 24/07/2015 CAVEAT
RE : RESTRICTIVE COVENANT

172 218 200 22/08/2017 UTILITY RIGHT OF WAY
GRANTEE - TRANS MOUNTAIN PIPELINE ULC.

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF
DECEMBER, 2022 AT 09:48 A.M.

ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



END OF CERTIFICATE

(CONTINUED)

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LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0036 998 607

1525617;4;7

152 390 733 +2

LEGAL DESCRIPTION

PLAN 1525617

BLOCK 4

LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 2.468 HECTARES (6.1 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;27;52;34;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 152 226 087 +7

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
152 390 733	15/12/2015	SUBDIVISION PLAN		

OWNERS

SPRUCE GROVE INDUSTRIAL PARK INC.

OF 2400, 10303 JASPER AVENUE

EDMONTON

ALBERTA T5J 3N6

(DATA UPDATED BY: CHANGE OF ADDRESS 202143954)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4975JD	11/08/1952	UTILITY RIGHT OF WAY GRANTEE - TRANS MOUNTAIN PIPELINE INC. AS TO PORTION OR PLAN:3625HW "PART S.W. 34 AS DESC CONTG 3.68 ACRES" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 072294733)
072 603 849	10/10/2007	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 390 733 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - THE CITY OF SPRUCE GROVE.

152 226 089 24/07/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF SPRUCE GROVE.
AS TO PORTION OR PLAN:1523299
AS TO AREA 'A'

152 390 735 15/12/2015 UTILITY RIGHT OF WAY
GRANTEE - THE CITY OF SPRUCE GROVE.
AS TO PORTION OR PLAN:1525618
AS TO AREA 'B'

152 390 737 15/12/2015 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF SPRUCE GROVE.
315 JESPERSEN AVE., SPRUCE GROVE
ALBERTA T7X3E8

152 390 739 15/12/2015 CAVEAT
RE : RESTRICTIVE COVENANT

172 218 190 22/08/2017 UTILITY RIGHT OF WAY
GRANTEE - TRANS MOUNTAIN PIPELINE ULC.

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 009

(CONTINUED)

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ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 390 733 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T7X3E8

152 390 739 15/12/2015 CAVEAT
RE : RESTRICTIVE COVENANT

172 218 205 22/08/2017 UTILITY RIGHT OF WAY
GRANTEE - TRANS MOUNTAIN PIPELINE ULC.
(DATA UPDATED BY: 172225167)

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

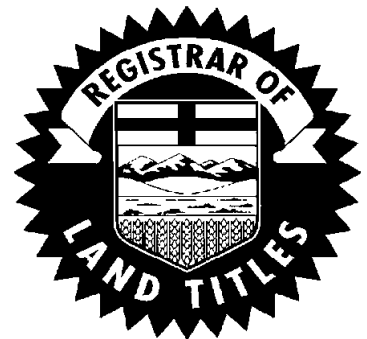
192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 006

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ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 998 623 1525617;4;9 152 390 733 +4

LEGAL DESCRIPTION
PLAN 1525617
BLOCK 4
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.626 HECTARES (1.55 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;52;34;SW

MUNICIPALITY: CITY OF SPRUCE GROVE

REFERENCE NUMBER: 152 226 087 +7

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

152 390 733 15/12/2015 SUBDIVISION PLAN

OWNERS

SPRUCE GROVE INDUSTRIAL PARK INC.
OF 2400, 10303 JASPER AVENUE
EDMONTON
ALBERTA T5J 3N6
(DATA UPDATED BY: CHANGE OF ADDRESS 202143954)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

072 603 849 10/10/2007 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF SPRUCE GROVE.

082 411 867 18/09/2008 UTILITY RIGHT OF WAY
 GRANTEE - ATCO GAS AND PIPELINES LTD.

152 390 737 15/12/2015 CAVEAT
 RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

152 390 733 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GOVERNMENT ACT
CAVEATOR - THE CITY OF SPRUCE GROVE.
315 JESPERSEN AVE., SPRUCE GROVE
ALBERTA T7X3E8

152 390 739 15/12/2015 CAVEAT
RE : RESTRICTIVE COVENANT

192 139 021 21/06/2019 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
36 TORONTO STREET, SUITE 500
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$4,600,000

192 139 022 21/06/2019 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - HMT HOLDINGS INC.
SUITE 500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
AGENT - GARY A REIST

TOTAL INSTRUMENTS: 006

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DECEMBER, 2022 AT 09:48 A.M.

ORDER NUMBER: 46003740

CUSTOMER FILE NUMBER: 0159371.1



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

March 24, 2023

272649 Alberta Ltd.
Attention: Marjorie Carr
2400 Canadian Western Bank Place
10303 Jasper Avenue
Edmonton, AB T5J 3N6

GLENDA CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

This is Exhibit "DD" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

G. Johal
A Commissioner for Oaths in and for Alberta

Mrs. Carr:

RE: 272649 Alberta Ltd.- Defaulting Agreements- Security Demand for Payment

Further to the notices of default issued by the City of Grande Prairie (the "City") on August 30, 2022 and March 7-8, 2023 (collectively, the "Notices of Default") and the failure to rectify all matters outlined in the Notices of Default, the City is exercising its rights under the specific Development Agreements referenced in the Notices of Default to draw on the Securities in the amount of \$2,416,540.68, as outlined below:

Subdivision	Date of Development Agreement	Clauses of Development Agreement	Security	Amount
Centre West Business Park Phase 1	January 9, 2006	20(f)	LOC- BMT0393985OS	\$3,280.00
Centre West Business Park Phase 2	July 24, 2007	20.12	LOC- BMT0393983OS	\$ 2,320.00
Centre West Business Park Phase 3	April 4, 2008	20.12	LOC- BMT0393984OS	\$7,217.43
Centre West Business Park Phase 4	June 25, 2015	20.14	LOC-BMT0513871OS Cash	\$400,000.00 \$14,791.11
Northridge Business Park	September 1, 2005	20(f)	LOC- BMT0393982OS	\$100,339.50
Northridge Business Park Phase 2	August 6, 2013	20.14 and 21.4(e)(i)	LOC- BMT0409753OS	\$35,922.00
Northridge Residential Phase 4	August 20, 2008	20.14	LOC- BMT0393982OS	\$9,830.00

Northridge Residential Phase 5	October 7, 2013	20.14	LOC- BMTO425951OS	\$2,383.80
Northridge Residential Phase 6	February 23, 2016	20.14	LOC- BMTO491536OS	\$38,748.92
Northridge Residential Phase 7	March 26, 2018	20.14	LOC- BMTO557139OS	\$640,464.00
			Cash	\$81,071.00
O'Brien Lake Phase 6A	June 23, 2011	20.14	LOC- BMTO393977OS	\$9,415.00
O'Brien Lake West Phase 1	October 15, 2013	20.14	LOC- BMTO425261OS	\$21,967.10
O'Brien Lake West Phase 2	February 23, 2016	20.14	LOC- BMTO491534OS	\$194,788.82
Vision West Phase 1A & 1B	October 20, 2009	20.12 and 21.6(a)	LOC- BMTO393979OS	\$304,524.00
Vision West Phase 2	February 23, 2016	21.2	LOC- BMTO491538OS	\$549,478.00
TOTAL			\$2,416,540.68	

Should these amounts fail to cover the full extent of costs incurred under the Development Agreements, including but not limited to deficiencies and legal expenses, the use of the security shall not constitute a waiver as against the City or Aquatera or affect the City's or Aquatera's right to subsequently enforce payment of same.

If you have any questions or concerns, please contact the undersigned.

Regards,



Samantha Green
Administrative Coordinator, Engineering Services
City of Grande Prairie
P: (780) 357-8750
E: sgreen@cityofgp.com

COURT FILE NUMBER 2203 18325
COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF THE OWNERS: CONDOMINIUM PLAN
NO. 872 2944
DEFENDANT J.W. CARR HOLDINGS LTD.
DOCUMENT REDEMPTION ORDER - CONDOMINIUM
ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT MILLER THOMSON LLP
Barristers and Solicitors
2700, Commerce Place
10155-102 Street
Edmonton, AB, Canada T5J 4G8
Phone: 780.429.1751 Fax: 780.424.5866
Lawyer's
Name: Roberto Noce, Q.C.
Lawyer's
Email: rnoce@millerthomson.com
File No.: 222016.53

DATE ORDER WAS PRONOUNCED

LOCATION WHERE ORDER WAS
PRONOUNCED

Edmonton

NAME OF APPLICATIONS JUDGE WHO MADE
THIS ORDER

UPON the application of the Plaintiff; AND UPON reading the statement of claim, the affidavit of default, the certified copies of title and evidence of service thereof; AND UPON hearing from counsel for the Plaintiff; AND UPON noting the consent of counsel for the Defendant to this Order;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. In this order the lands are the following:

CONDOMINIUM PLAN 8722944
UNIT 6

This is Exhibit "EE" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Glenda Johal

A Commissioner for Oaths in and for Alberta

32134426v1

1

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 6")

CONDOMINIUM PLAN 8722944

UNIT 7

AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 7")

CONDOMINIUM PLAN 8722944

UNIT 9

AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 9")

CONDOMINIUM PLAN 8722944

UNIT 10

AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 10")

CONDOMINIUM PLAN 8722944

UNIT 13

AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 13")

CONDOMINIUM PLAN 8722944

UNIT 18

AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 18")

CONDOMINIUM PLAN 8722944

UNIT 19

AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 19")

CONDOMINIUM PLAN 8722944
UNIT 22
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 22")

CONDOMINIUM PLAN 8722944
UNIT 23
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 23")

CONDOMINIUM PLAN 8722944
UNIT 24
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 24")

CONDOMINIUM PLAN 8722944
UNIT 25
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 25")

CONDOMINIUM PLAN 8722944
UNIT 29
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 29")

CONDOMINIUM PLAN 8722944
UNIT 30
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 30")

CONDOMINIUM PLAN 8722944
UNIT 45

AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 45")

CONDOMINIUM PLAN 8722944
UNIT 63
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 63")

CONDOMINIUM PLAN 8722944
UNIT 66
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 66")

CONDOMINIUM PLAN 8722944
UNIT 69
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 69")

CONDOMINIUM PLAN 8722944
UNIT 72
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 72")

CONDOMINIUM PLAN 8722944
UNIT 73
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 73")

CONDOMINIUM PLAN 8722944
UNIT 79
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 79")

CONDOMINIUM PLAN 8722944
UNIT 85
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 85")

CONDOMINIUM PLAN 8722944
UNIT 97
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 97")

CONDOMINIUM PLAN 8722944
UNIT 99
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES
IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

("Unit 99")

(Collectively, the "Units")

2. It is declared that the Plaintiff has a valid charge over each Unit pursuant to section 39.2(7) of the Condominium Property Act to enforce collection of amounts owing by the Defendant to the Plaintiff as unpaid contributions and interest owed in respect of each Unit in the following amounts as at the 17th day of January, 2023, as set forth at paragraph 13 of the Affidavit of Roman Soltykevych:

- (a) Unit 6 - \$26,869.03
- (b) Unit 7 - \$24,918.51
- (c) Unit 9 - \$22,028.35
- (d) Unit 10 - \$29,532.15
- (e) Unit 13 - \$24,939.31
- (f) Unit 18 - \$27,007.70
- (g) Unit 19 - \$25,107.01
- (h) Unit 22 - \$29,292.57
- (i) Unit 23 - \$29,745.78

- (j) Unit 24 - \$26,993.83
- (k) Unit 25 - \$26,855.16
- (l) Unit 29 - \$29,597.82
- (m) Unit 30 - \$26,993.83
- (n) Unit 45 - \$22,089.93
- (o) Unit 63 - \$22,132.33
- (p) Unit 66 - \$27,021.04
- (q) Unit 69 - \$22,132.33
- (r) Unit 72 - \$27,609.62
- (s) Unit 73 - \$25,008.12
- (t) Unit 79 - \$25,023.65
- (u) Unit 85 - \$25,022.52
- (v) Unit 97 - \$25,022.52
- (w) Unit 99 - \$22,146.73

3. It is further declared that the Plaintiff has a valid charge over the Units 25 and 72 pursuant to the Plaintiff's by-laws to enforce payment of amounts owing in the amount of \$2,399.25 as at the 17th day of January, 2023 (as set forth in the Statement of Indebtedness which is attached to this order).
4. The Plaintiff is hereby awarded judgment as an unsecured creditor against the Defendant in the amount of \$12,117.00 (as set forth in the Statement of Indebtedness which is attached to this order).
5. The Defendant and subsequent encumbrancers have one month from service of this order upon them to apply to vary the amount declared owing pursuant to the preceding paragraph with respect to any amounts not disclosed in the affidavit of default served in support of the application for this order.
6. Prior to the entry of this order the assessment officer shall check the amounts claimed in the statements of indebtedness, including the particulars provided in the affidavit of default and the Plaintiff's calculations. If the assessment officer returns this order unentered then the Plaintiff may either submit a corrected order or seek the advice and

direction of the court. The requirement for service of documents prior to entry of this order, set out in Rule 9.35(1)(a), is hereby waived.

7. The Defendant or anyone else entitled to do so shall have until six (6) months from the date of service of this order upon the Defendant (the "Redemption Date") to repay the indebtedness owing pursuant to paragraphs 2 and 3 of this order in respect of each Unit (the "Secured Indebtedness"), failing which the respective Units shall be offered for sale in the manner described in a judicial listing agreement to be set by a further application on notice to the Defendant and other registered encumbrancers. Subject to further Order of the Court, and subject to paragraph 8 of this order, this Action is stayed until the Redemption Date.
8. The requirement to file an Affidavit of Value is dispensed with at this time. The Plaintiff is required to file an Affidavit of Value in conjunction with the Application contemplated in paragraph 7 of this Order.
9. If the Defendant, or anyone entitled to do so, repays the Secured Indebtedness owed in respect of each or any Unit prior to that Unit being sold or foreclosed in these proceedings, plus any further contributions accruing due under section 39.2(7) of the *Condominium Property Act* and/or amounts owing under the bylaws of the Plaintiff, then this Action is stayed in respect of that Unit so long as payments to the Plaintiff remain current.
10. If the lands become vacant or abandoned during the course of this action then the Plaintiff may enter the lands for the purpose of doing any and all things necessary to preserve them, and the Plaintiff shall not be considered a trespasser.
11. With respect to the annexed statements of indebtedness:
 - (a) Where nothing is claimed with respect to a listed category, the word "nil" shall be inserted opposite; and
 - (b) Where amounts are claimed for any items, documents substantiating such claims shall be provided in affidavit form to the assessment officer for review prior to the entry of this order.
12. Service of this order and all subsequent documents in this action may be served upon the Defendant, J.W. Carr Holdings Ltd., by serving the address provided in the

Statement of Defence filed in the within Action, unless an alternate address for service is subsequently provided by the Defendant and in which case, service shall be to that alternate address.

13. The Plaintiff is awarded costs of this action on a solicitor and own client basis, which shall be assessed at a future date on notice pursuant to Rule 10.37.
14. The costs awarded in paragraph 13 are an unsecured judgment debt of the Defendant.

APPLICATIONS JUDGE IN CHAMBERS

Consented to by:

MLT AIKINS LLP



Mandi Deren-Dubé, Counsel for the
Defendant, J.W. Carr Holdings Ltd.

Statement of Indebtedness as at January 17, 2023 - Unit 6

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$2,897.68
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.49)

TOTAL AT DATE ORDER GRANTED	\$26,344.03
------------------------------------	--------------------

Unsecured

7.	Charge for filing caveat [if not under section 39.2(7) and not secured pursuant to by-law]	Nil
8.	NSF Fees	Nil
9.	Unpaid parking fees or fines, if not secured pursuant to by-law	Nil
10.	Collection charges and administration fees	\$525
11.	Costs	To be assessed.

TOTAL AT DATE ORDER GRANTED	\$TBD
------------------------------------	--------------

Statement of Indebtedness as at January 17, 2023 - Unit 7

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,747.34
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.53)

TOTAL AT DATE ORDER GRANTED	\$24,393.51
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 9

Contributions

1.	Monthly condominium fees	\$7,689.75
2.	Special Assessments	\$24,960.00
3.	Interest at 12% pursuant to by-laws	\$2,429.05
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$13,995.45)

TOTAL AT DATE ORDER GRANTED	\$21,503.35
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 10

Contributions

1.	Monthly condominium fees	\$10,253.10
2.	Special Assessments	\$33,280.00
3.	Interest at 12% pursuant to by-laws	\$3,246.16
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$18,446.42)

TOTAL AT DATE ORDER GRANTED \$29,007.15

Statement of Indebtedness as at January 17, 2023 – Unit 13

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,768.14
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.53)

TOTAL AT DATE ORDER GRANTED	\$24,414.31
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 18

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$3,036.35
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.49)

TOTAL AT DATE ORDER GRANTED	\$26,482.70
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 19

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,935.84
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.53)

TOTAL AT DATE ORDER GRANTED	\$26,582.01
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 22

Contributions

1.	Monthly condominium fees	\$10,253.10
2.	Special Assessments	\$33,280.00
3.	Interest at 12% pursuant to by-laws	\$3,284.89
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$18,470.42)

TOTAL AT DATE ORDER GRANTED	\$28,767.57
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 23

Contributions

1.	Monthly condominium fees	\$10,253.10
2.	Special Assessments	\$33,280.00
3.	Interest at 12% pursuant to by-laws	\$3,303.97
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$18,192.29)

TOTAL AT DATE ORDER GRANTED	\$29,220.78
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 24

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$3,022.48
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.49)

TOTAL AT DATE ORDER GRANTED	\$26,468.83
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 25

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,846.49
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.53)
TOTAL AT DATE ORDER GRANTED		\$24,492.6

Secured Under Bylaws

7.	Charge for filing caveat [if not under section 39.2(7) and if secured pursuant to by-law]	Nil
8.	NSF Fees	Nil
9.	Unpaid parking fees or fines, if secured pursuant to by-law	Nil
10.	Other amounts secured pursuant to by-laws – Chargebacks	\$1,837.50
TOTAL AT DATE ORDER GRANTED		\$1,837.50

Statement of Indebtedness as at January 17, 2023 – Unit 29

Contributions

1.	Monthly condominium fees	\$10,253.10
2.	Special Assessments	\$33,280.00
3.	Interest at 12% pursuant to by-laws	\$3,312.01
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$18,192.29)

TOTAL AT DATE ORDER GRANTED	\$29,072.82
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 30

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$3,022.48
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.49)

TOTAL AT DATE ORDER GRANTED	\$26,468.83
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 45

Contributions

1.	Monthly condominium fees	\$7,689.75
2.	Special Assessments	\$24,960.00
3.	Interest at 12% pursuant to by-laws	\$2,490.62
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$13,995.44)
TOTAL AT DATE ORDER GRANTED		\$21,564.93

Statement of Indebtedness as at January 17, 2023 – Unit 63

Contributions

1.	Monthly condominium fees	\$7,689.52
2.	Special Assessments	\$24,960.00
3.	Interest at 12% pursuant to by-laws	\$2,533.02
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$13,995.44)

TOTAL AT DATE ORDER GRANTED	\$21,607.33
------------------------------------	--------------------

Unsecured

7.	Charge for filing caveat [if not under section 39.2(7) and not secured pursuant to by-law]	Nil
8.	NSF Fees	Nil
9.	Unpaid parking fees or fines, if not secured pursuant to by-law	Nil
10.	Collection charges and administration fees	\$525
11.	Costs	To be assessed.

TOTAL AT DATE ORDER GRANTED	\$TBD
------------------------------------	--------------

Statement of Indebtedness as at January 17, 2023 – Unit 66

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$3,049.68
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.48)

TOTAL AT DATE ORDER GRANTED	\$26,496.04
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 69

Contributions

1.	Monthly condominium fees	\$7,689.75
2.	Special Assessments	\$24,960.00
3.	Interest at 12% pursuant to by-laws	\$2,533.02
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$13,995.44)

TOTAL AT DATE ORDER GRANTED	\$21,607.33
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 72

Contributions

1.	Monthly condominium fees	\$9,365.84
2.	Special Assessments	\$30,400.00
3.	Interest at 12% pursuant to by-laws	\$3,055.51
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$16,739.48)

TOTAL AT DATE ORDER GRANTED	\$25,436.12
------------------------------------	--------------------

Secured Under Bylaws

7.	Charge for filing caveat [if not under section 39.2(7) and if secured pursuant to by-law]	Nil
8.	NSF Fees	Nil
9.	Unpaid parking fees or fines, if secured pursuant to by-law	Nil
10.	Other amounts secured pursuant to by-laws - Chargebacks	\$561.75

TOTAL AT DATE ORDER GRANTED	\$561.75
------------------------------------	-----------------

Statement of Indebtedness as at January 17, 2023 – Unit 73

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,836.94
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.52)

TOTAL AT DATE ORDER GRANTED	\$24,483.12
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 79

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,852.47
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.52)

TOTAL AT DATE ORDER GRANTED	\$24,498.65
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 85

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,841.34
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.52)

TOTAL AT DATE ORDER GRANTED	\$24,497.52
------------------------------------	--------------------

Statement of Indebtedness as at January 17, 2023 – Unit 97

Contributions

1.	Monthly condominium fees	\$8,675.70
2.	Special Assessments	\$28,160.00
3.	Interest at 12% pursuant to by-laws	\$2,851.34
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$15,609.52)
TOTAL AT DATE ORDER GRANTED		\$24,497.52

Statement of Indebtedness as at January 17, 2023 – Unit 99

Contributions

1.	Monthly condominium fees	\$7,689.75
2.	Special Assessments	\$24,960.00
3.	Interest at 12% pursuant to by-laws	\$2,547.42
4.	Charges for preparing and registering caveats, pursuant to s. 42(b)	\$420.00
5.	Whatever else the court determines falls under section 39.2(7)	Nil
6.	Payments Received	(\$13,995.44)
TOTAL AT DATE ORDER GRANTED		\$21,891.73

Statement of Indebtedness – Unsecured Amounts

Unsecured

1.	Charge for filing caveat [if not under section 39.2(7) and not secured pursuant to by-law]	Nil
2.	NSF Fees	Nil
3.	Unpaid parking fees or fines, if not secured pursuant to by-law	Nil
4.	Collection charges and administration fees	\$12,117.00
5.	Costs	To be assessed.
TOTAL AT DATE ORDER GRANTED		\$TBD

This is Exhibit "FF" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

MCLENNAN ROSS

LEGAL COUNSEL

Michael
A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

Charles P. Russell, K.C.
chuck.russell@mross.com
Direct 780.482.9115

Erika Kiss, Assistant
erika.kiss@mross.com
Direct 780.482.9262

Fax 780.733.9757

PLEASE REPLY TO EDMONTON OFFICE

Our File Reference: 20230981

March 21, 2023

SENT BY REGISTERED MAIL, ORDINARY MAIL & EMAIL

J.W. Carr Holdings Ltd.
c/o Registered Office
2400, 10303 Jasper Avenue
Edmonton, AB T5J 3N6
(Email: joanne@jwcarrholdings.ca)

Personal & Confidential
Marjorie Carr
37 - 52258 Range Road 231
Sherwood Park, AB T8B 1M8
(Email: marj@jwcarrholdings.ca)

Personal & Confidential
Marjorie Carr, Executrix
Estate of James W. Carr
c/o 2400, 10303 Jasper Avenue
Edmonton, AB T5J 3N6

Dear Sirs:

Re: **Canadian Western Bank ("CWB") Loan to J.W. Carr Holdings Ltd. (the "Borrower")
as guaranteed by James W. Carr and Marjorie Carr (collectively, the "Guarantors")**

We are counsel for CWB.

Pursuant to a commitment letter dated February 10, 2020, as amended March 7, 2022, CWB provided financing to the Borrower (the "Loan"). The balance due and owing on the Loan as at March 17, 2023, exclusive of unbilled costs, is \$2,348,102.04.

Interest continues to accrue due on such indebtedness from March 17, 2023.

Edmonton
600 McLennan Ross Building
12220 Stony Plain Road
Edmonton AB T5N 3Y4
Telephone 780 482 9200
Facsimile 780 482 9100
Toll-free 800 567 9200

Calgary
1900 Eau Claire Tower
600 3rd Avenue SW
Calgary AB T2P 0G5
Telephone 403 543 9120
Facsimile 403 543 9150
Toll-free 888 543 9120

Yellowknife
301 Nunasi Building
5109 48th Street
Yellowknife NT X1A 1N5
Telephone 867 766 7677
Facsimile 867 766 7678
Toll-free 888 836 6684

mross.com

CWB is entitled to recover its costs of review and enforcement of the Loan on a solicitor and his own client basis.

As security for payment of the Loan, the Borrower has provided to CWB the following security (the "Security"):

- (a) General Security Agreement dated February 6, 2008;
- (b) Mortgage in the principal amount of \$3,684,200 dated February 6, 2008 over lands legal described as Condo Plan 8722944, Units 6, 7, 9, 10, 13, 18, 19, 22, 23, 24, 25, 29, 30, 45, 63, 66, 69, 72, 73, 79, 85, 97, and 99;
- (c) Assignment of Leases and Rents dated February 6, 2008; and
- (d) Environment Agreement and Indemnity dated February 6, 2008.

As further security for the Loan, CWB holds the following guarantees (the "Guarantees"):

- (a) Guarantee limited to \$3,684,200 plus interest and costs from the date of demand given by James W. Carr dated February 22, 2008 and reaffirmed on March 24, 2020 by Marjorie Carr, Executrix of the Estate of James W. Carr; and
- (b) Full liability guarantee by Marjorie Carr dated March 24, 2022.

The Borrower has defaulted in performance of various obligations owed to CWB in connection with the Loan, and CWB hereby declares the Loan to now be due and payable in full.

CWB hereby demands that the Borrower and the Guarantors make payment of their respective obligations within 10 days of the date of this letter. Failure to do so will result in CWB taking such action as it may deem fit, including enforcement of the Security and the Guarantees.

Enclosed herewith is a Notice of Intention to Enforce Security.

Please govern yourselves accordingly.

Yours truly,



CHARLES P. RUSSELL, K.C.

CPR/ner

Encl.

cc: Canadian Western Bank, Attention: Surinder Gakhal & Vera Watson
MLT Aikins LLP, Attention: Jeff Lee, K.C.

20230981 - 4161-5781-8182 v.1

NOTICE OF INTENTION TO ENFORCE SECURITY

(subsection 244(1) of the *Bankruptcy and Insolvency Act*)

TO: **J.W. CARR HOLDINGS LTD.**
insolvent person

TAKE NOTICE that:

1. Canadian Western Bank, secured creditor, intends to enforce its security on the personal and real property charged by the insolvent person pursuant to the Security.
2. The Security that is to be enforced is:
 - (a) General Security Agreement dated February 6, 2008;
 - (b) Mortgage in the principal amount of \$3,684,200 dated February 6, 2008 over lands legal described as Condo Plan 8722944, Units 6, 7, 9, 10, 13, 18, 19, 22, 23, 24, 25, 29, 30, 45, 63, 66, 69, 72, 73, 79, 85, 97, and 99;
 - (c) Assignment of Leases and Rents dated February 6, 2008; and
 - (d) Environment Agreement and Indemnity dated February 6, 2008.
3. The total amount of the indebtedness secured by the Security is \$2,348,102.04 as at March 17, 2023, together with further interest and costs.
4. Canadian Western Bank will not have the right to enforce the Security until the expiration of 10 days from the date hereof.

DATED at Edmonton, Alberta this 21st day of March, 2023.

CANADIAN WESTERN BANK, by its solicitors and agents
McLENNAN ROSS LLP

per 
Charles P. Russell, K.C.

COURT FILE NUMBER

COURT

COURT OF KING'S BENCH OF
ALBERTA

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

JAYCAP FINANCIAL LTD.

DEFENDANTS

J.W. CARR HOLDINGS LTD., 272649
ALBERTA LTD., THE ESTATE OF
JAMES WARREN CARR, and
MARJORIE CARR

DOCUMENT

STATEMENT OF CLAIM

This is Exhibit "GG" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

ADDRESS FOR
SERVICE AND CONTACT
INFORMATION OF PARTY
FILING THIS DOCUMENT

BISHOP & McKENZIE LLP
2300, 10180 – 101 Street
Edmonton, Alberta T5J 1V3
Attention: Lauren M. Pearson
Phone: (780) 426-5550
Fax: (780) 426-1305
File No. 32292-036 LMP/ms

Y. Johal
A Commissioner for Oaths in and for Alberta

NOTICE TO DEFENDANTS

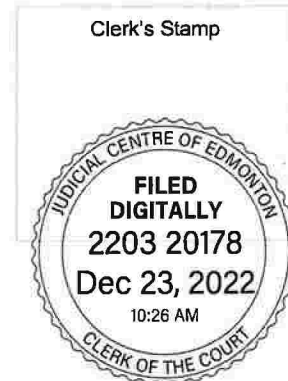
You are being sued. You are the defendants.

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

Go to the end of this document to see what you can do and when you must do it.

Statement of facts relied on:

1. The Plaintiff, Jaycap Financial Ltd. ("Jaycap") is a corporation registered and carrying on business in the Province of Alberta.
2. The Defendant, J. W. Carr Holdings Ltd. ("J.W.") is a corporation registered and carrying on business in the Province of Alberta.
3. The Defendant, 272649 Alberta Ltd. ("272649") is a corporation registered and carrying on business in the Province of Alberta.
4. The Defendant, Marjorie Carr ("Marjorie"), so far as known to Jaycap, is an individual residing in Edmonton, Alberta.
5. The Defendant, the Estate of James Warren Carr (the "Estate"), so far as is known to Jaycap, is an estate administered in the Court of King's Bench of Alberta. The deceased, James Warren Carr ("James"), passed away on October 2, 2017.
6. By a Loan Agreement dated March 8, 2010 (the "Original Loan Agreement"), and as amended from time to time, 272649 borrowed from Jaycap the sum of \$1,500,000 and agreed to repay the same together with interest thereon at the following rates:
 - a. 15% per annum, compounded monthly on the first 18 months;
 - b. 22% per annum, compounded monthly after the first 18 months.



before and after maturity and both before and after default, on the days and times and in the manner mentioned in the Loan Agreement.

7. Under the Loan Agreement, 272649 covenanted to pay to the Plaintiff the principal sums and interest thereon on the days and times and in the manner mentioned in the Loan Agreement, together with legal costs on a solicitor and own client basis.
8. By an agreement dated March 17, 2010, the Original Loan Agreement was amended as follows:
 - a. J.W. is the borrower of the Original Loan Agreement;
 - b. James Warren Carr and 272649 are Guarantors of the Original Loan Agreement.

All other terms of the Original Loan Agreement remain the same (the "Loan Agreement").

9. By Guarantee in writing dated March 23, 2010, (the "272649 Guarantee"), 272649 guaranteed to Jaycap the due payment and discharge of all liabilities of J.W. under the Loan Agreement, including payment of the outstanding balance under the Loan Agreement, together with interest from the date of demand and legal fees and disbursements on a solicitor and own client basis incurred by Jaycap in any suit upon the 272649 Guarantee.
10. By Guarantee in writing dated March 24, 2010, (the "James Guarantee"), James Warren Carr ("James"), guaranteed to Jaycap the due payment and discharge of all liabilities of J.W. under the Loan Agreement, including payment of the outstanding balance under the Loan Agreement, together with interest from the date of demand and legal fees and disbursements on a solicitor and own client basis incurred by Jaycap in any suit upon the James Guarantee.
11. By Guarantee in writing dated May 7, 2020 (the "Marjorie Guarantee"), Marjorie guaranteed to Jaycap the due payment and discharge of all liabilities of 272649 and J.W. under the Loan Agreement, including payment of the outstanding balance under the Loan Agreement, together with interest from the date of demand and legal fees and disbursements on a solicitor and own client basis incurred by Jaycap in any suit upon the Marjorie Guarantee.
12. The Loan Agreement has been renewed and amended several times since March 8, 2010, with the most recent renewal dated April 1, 2021 (the "Renewal"). Some of the terms of the Renewal include, but are not limited to:
 - a. The loan term was extended to July 31, 2021;
 - b. Interest accruing on the principal balance at 13.50% per annum, compounded monthly for the first 6 months of the Renewal;
 - c. Interest increased to 18.00% per annum, compounded monthly effective July 1, 2021;
 - d. The borrower pays a 1.50% renewal fee on the outstanding loan amount, equivalent to \$22,500 by April 9, 2021.
13. As further additional and collateral security for repayment of all present and future indebtedness, by a Memorandum of Mortgage dated March 23, 2010 made under *The Land Titles Act*, and registered in the Land Titles Office for the Alberta Land Registration District, as Number 102 097 409 on March 25, 2010 (the "Mortgage") J.W. mortgaged to the Plaintiff the following lands, namely:

CONDOMINIUM PLAN 8722944
UNIT 6
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 7
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 9
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 10
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 13
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 18
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 19
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 22
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 23
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 24
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 25
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 29
AND 104 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 30
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 45
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 63
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 66
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 69
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 72
AND 95 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 73
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 85
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 97
AND 88 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

-and-

CONDOMINIUM PLAN 8722944
UNIT 99
AND 78 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON
PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively the "Mortgaged Lands")

for securing payment of the sum of \$1,500,000 together with interest at the Plaintiff's Rate of 15.00% per annum, compounded monthly up to October, 2011, and at the Plaintiff's Rate of 22.00% per annum, compounded monthly for each day after October, 2011 not in advance payable both before and after maturity, default or judgment.

14. By the Mortgage, J.W. covenanted to pay to the Plaintiff the principal sum and interest at the rate referred to therein, on the days and times and in the manner mentioned in the Loan Agreement.
15. The Mortgage provides that on default of payment of the principal or interest or any monies thereby secured or if default is made in any of the covenants, agreements, provisos or stipulations expressed or implied therein, the whole of the Mortgage money shall, at the option of the Plaintiff, become due and payable. The Plaintiff has exercised and hereby exercises such option.
16. The Mortgage provides that if default is made in any payment of principal sum or interest secured by the Mortgage, or in the observance or performance of any of the covenants, agreements or provisos therein contained, the Plaintiff may appoint a receiver of the income of the Mortgaged Lands or any part or parts thereof.
17. By the Mortgage, J.W. covenanted with the Plaintiff to pay all liens, taxes, rates, charges or encumbrances on the Mortgaged Lands which may fall due or be unpaid, and also to insure the buildings on the Mortgaged Lands against damage by fire and other perils, in default of all or any of which the Plaintiff shall have the right to do the same and add to the Mortgage all costs and expenses incurred by the Plaintiff in that regard and in respect of any proceedings taken to realize the monies secured by the Mortgage including legal costs, taxed as between a solicitor and his client.
18. The Loan Agreement, the 272649 Guarantee, the James Guarantee, the Marjorie Guarantee, the Renewal and the Mortgage provide that on default of payment of the principal or interest or any monies thereby secured, or if default is made in any of the covenants, agreements, provisos or stipulations expressed or implied therein, the whole of the monies secured shall at the option of the Plaintiff become due and payable. The Plaintiff has exercised and hereby exercises such option.
19. Default has been made pursuant to the terms of the Loan Agreement, the 272649 Guarantee, the James Guarantee, the Marjorie Guarantee, the Renewal and the Mortgage.
20. By issuing this Statement of Claim, Jaycap hereby makes a demand for payment upon J.W., 272649, the Estate and Marjorie.
21. There was due and owing under the Loan Agreement as at December 5, 2022 the sum of \$2,199,537.48.
22. There was due and owing under the 272649 Guarantee as at December 5, 2022 the sum of \$2,199,537.48.

23. There was due and owing under the James Guarantee as at December 5, 2022 the sum of \$2,199,537.48
24. There was due and owing under the Marjorie Guarantee as at December 5, 2022 the sum of \$2,199,537.48.
25. There was owing to the Plaintiff under the Mortgage as at December 5, 2022 the principal sum of \$2,199,537.48 together with interest thereon from December 5, 2022.
26. The Plaintiff pleads a real and substantial connection to Alberta, as the claim relates to real property or land in Alberta, all of which the Plaintiff relies upon as grounds for service of the Statement of Claim.
27. In the opinion of the Plaintiff the within action ought to be categorized as a standard case and not as a complex case.

Remedy sought:

28. Waiver of Rule 4.16 of the Alberta Rules of Court;
29. A Declaration as to the amount owing under the Loan Agreement, and the Mortgage with interest according to the terms of the Mortgage and in default of payment, sale or foreclosure and possession of the Lands;
30. An Order for the appointment of a Receiver;
31. An Order for Possession;
32. An Order shortening the redemption period to less than six months or as this Court may deem just;
33. Alternatively, Judgment against the Defendant, J.W. in the amount of \$2,199,537.48 in relation to the Loan Agreement;
34. Interest on the sum of \$2,199,537.48 at the Plaintiff's Rate of interest of 19.00% per annum from December 5, 2022 to and including the date of Judgment herein, or in the alternative, at the rate set pursuant to the *Judgment Interest Act*, R.S.A. 2000 c.J-1, as amended, from December 5, 2022, to and including the date of Judgment herein;
35. Alternatively, Judgment against the Defendant, 272649 in the amount of \$2,199,537.48 in relation to the 272649 Guarantee;
36. Interest on the sum of \$2,199,537.48 at the Plaintiff's Rate of interest of 19.00% per annum from December 5, 2022 to and including the date of Judgment herein, or in the alternative, at the rate set pursuant to the *Judgment Interest Act*, R.S.A. 2000 c.J-1, as amended, from December 5, 2022, to and including the date of Judgment herein;
37. Alternatively, Judgment against the Defendant, the Estate in the amount of \$2,199,537.48 in relation to the James Guarantee;
38. Interest on the sum of \$2,199,537.48 at the Plaintiff's Rate of interest of 19.00% per annum from December 5, 2022 to and including the date of Judgment herein, or in the alternative, at the rate set pursuant to the *Judgment Interest Act*, R.S.A. 2000 c.J-1, as amended, from December 5, 2022, to and including the date of Judgment herein;

39. Alternatively, Judgment against the Defendant, Marjorie in the amount of \$2,199,537.48 in relation to the Marjorie Guarantee;
40. Interest on the sum of \$2,199,537.48 at the Plaintiff's Rate of interest of 19.00% per annum from December 5, 2022 to and including the date of Judgment herein, or in the alternative, at the rate set pursuant to the *Judgment Interest Act*, R.S.A. 2000 c.J-1, as amended, from December 5, 2022, to and including the date of Judgment herein;
41. All legal costs and expenses incurred by the Plaintiff including those as between a solicitor and his own client;
42. Such other relief as the nature of this case may require and the Court deems just.

NOTICE TO THE DEFENDANTS

You only have a short time to do something to defend yourself against this claim:

20 days if you are served in Alberta
1 month if you are served outside Alberta but in Canada
2 months if you are served outside Canada.

You can respond by filing a statement of defence or a demand for notice in the office of the Clerk of the Court of King's Bench at Edmonton, Alberta, AND serving your statement of defence or a demand for notice on the plaintiff's address for service.

WARNING

If you do not file and serve a statement of defence or a demand for notice within your time period, you risk losing the law suit automatically. If you do not file, or do not serve, or are late in doing either of these things, a court may give a judgment to the plaintiffs against you.



This is Exhibit "HH" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

Y. Johal

A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

JOHN M. FRAME

Telephone: (780) 702-3404

Facsimile: (780) 429-2559

E-Mail Address: jframe@wittenlaw.com

Our File No.: 131308.5 JMF/as

Lawyer's Paralegal: Allyna Senining

E-Mail Address: asenining@wittenlaw.com

March 8, 2023

Servus Credit Union Ltd.
151 Karl Clark Road NW
Edmonton, AB T6N 1H5
retailendingsupport@servus.ca

Attention: Lending Support Services

Dear Sir/Madam:

RE: The Owners: Condominium Plan No. 8321571 v. 627612 Alberta Ltd.

Further to the above noted matter, please be advised that we are the solicitors for The Owners: Condominium Plan No. 8321571, who have registered a caveat against the property. We have also commenced an action against the Defendant, 627612 Alberta Ltd. A Statement of Claim and title are enclosed for your reference.

A payout for the above matter is calculated as follows:

\$ 424,103.64	Balance owing for Legal Units 2, 17, 20, 33, 35, 43, 50, 64, 58, 59, 70, 88, 81, 94, 96
	(Condominium Fees and Special Assessments)
\$ 5,000.00	Solicitor-Client Fee
\$ 250.00	GST
\$ 735.89	Disbursements
\$ 430,089.53	TOTAL

E & O.E.

206/ Legal Unit 2

\$ 5,969.67	Balance owing per attached statement (Condominium Fees)
\$ 89.55	Interest (Condominium Fees)
\$ 24,792.76	Balance owing per attached statement (Special Assessment)
\$ 30,851.98	TOTAL

**1302/ Legal Unit 94**

\$ 6,223.54	Balance owing per attached statement (Condominium Fees)
\$ 93.35	Interest (Condominium Fees)
\$ 25,899.57	Balance owing per attached statement (Special Assessment)
\$ 32,216.46	TOTAL

1304/ Legal Unit 96

\$ 5,104.18	Balance owing per attached statement (Condominium Fees)
\$ 76.56	Interest (Condominium Fees)
\$ 19,701.36	Balance owing per attached statement (Special Assessment)
\$ 24,882.10	TOTAL

An electronic money transfer, money order or bank draft payable to Witten LLP in the amount of \$430,089.53 must be in my office on or before MARCH 29, 2023.

Payment by E-transfer:

You may make payment by e-transfer to the following email address: trust@wittenlaw.com

When making any payment, please send an email to the following email address with the following information: trust@wittenlaw.com

1. Payment amount
2. Person or company making the payment
3. Witten file number
4. Witten contact name

If you are making a payment on behalf of another person or company, provide the name of that person or company.

WARNING: If you do not send us this information to the email addresses indicated we may not be able to identify who made the payment and you may not receive credit for that payment.

Should we not receive payment we will proceed with the collection of these monies.

Yours truly,

WITTEN LLP

PER:

JOHN M. FRAME

JMF/as

627612 Alberta Ltd. – *via hand delivered mail*

Client – *via email*

**405/ Legal Unit 17**

\$ 6,132.09
 \$ 91.98
 \$ 26,120.91
\$ 32,344.98

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

408/ Legal Unit 20

\$ 5,055.41
 \$ 75.83
 \$ 18,594.54
\$ 23,725.78

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

605/ Legal Unit 33

\$ 6,325.09
 \$ 94.88
 \$ 26,342.26
\$ 32,762.23

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

607/ Legal Unit 35

\$ 4,649.54
 \$ 69.74
 \$ 19,037.34
\$ 23,756.62

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

707/ Legal Unit 43

\$ 4,649.54
 \$ 69.74
 \$ 19,037.34
\$ 23,756.62

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

806/ Legal Unit 50

\$ 6,071.22
 \$ 91.07
 \$ 25,235.44
\$ 31,397.73

Balance owing per attached statement (Condominium Fees)
 Interest (Condominium Fees)
 Balance owing per attached statement (Special Assessment)
TOTAL

**904/ Legal Unit 64**

\$ 4,649.54
\$ 69.74
\$ 19,037.34
\$ 23,756.62

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

906/ Legal Unit 58

\$ 6,071.22
\$ 91.07
\$ 25,235.44
\$ 31,397.73

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

907/ Legal Unit 59

\$ 4,649.54
\$ 69.74
\$ 19,037.34
\$ 23,756.62

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

1002/ Legal Unit 70

\$ 6,386.49
\$ 95.80
\$ 25,678.24
\$ 32,160.53

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

1204/ Legal Unit 88

\$ 4,700.33
\$ 70.50
\$ 19,258.68
\$ 24,029.51

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

1205/ Legal Unit 81

\$ 6,426.66
\$ 96.40
\$ 26,785.06
\$ 33,308.12

Balance owing per attached statement (Condominium Fees)
Interest (Condominium Fees)
Balance owing per attached statement (Special Assessment)
TOTAL

October 12, 2022

Amending Credit Facility Letter to:
627612 Alberta Ltd.
C/O The Carr Group of Companies
2400 - 10303 Jasper Avenue NW
Edmonton, AB T5J 3N6
T: 780-532-5079

My Commission Expires on March 16, 2024
A Commissioner for Oaths in and for Alberta
GLENDA CHARLENE JOHAL

This is Exhibit "II" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

[Signature]

A Commissioner for Oaths in and for Alberta

Private & Confidential

Provided by:
Servus Credit Union Ltd
C/O: Keith Federink, Senior Relationship Manager
151 Karl Clark Road
Edmonton, Alberta T6N 1H5

Dear Sir(s) / Madam(s):

RE: Amending Credit Facility Letter to Credit Facility Letter dated June 25, 2018

Servus Credit Union Ltd. (the "Credit Union") advises that the following amendment(s) to your credit facilities has/have been approved on the terms and conditions below. **All other terms and conditions of the Credit Facility Letter stated above including all security and guarantees provided therein remain unchanged except as amended by this Amending Credit Facility Letter.**

In consideration of the Credit Union providing or continuing to provide credit facilities and if you agree with these terms please sign this letter in the space provided below under the heading "Acceptance" and return it to the Credit Union, Attention: Keith Federink, Senior Relationship Manager.

REVISED CREDIT FACILITIES

\$971,008.02 Mortgage Facility #7601693 - 1

Purpose: To facilitate loan renewal - Plan 1936MC Block 12 Lots 18, 19 and 20; Plan 8321571 Units 2, 17, 20, 33, 35, 43, 50, 58, 59, 64, 70, 81, 88, 94 and 96.

Interest Rate: An annual rate of interest equal to the Credit Union's Prime Lending Rate plus 1.60%, floating, calculated daily and payable monthly in arrears.

Loan Renewal Fee: \$100.00

Repayment Terms:

Repayable with monthly blended instalments of \$7,750.00 commencing November 1, 2022 based on a rate equal to the Credit Union's Prime Lending Rate plus 1.60% per annum, applied firstly to interest and secondly to principal; remaining amortization of a 250 month period with the term expiring October 1, 2023. An interest adjustment is due and payable on N/A. The Borrower/Guarantor(s) acknowledges the payment schedule is to be reviewed/adjusted annually (as required) to ensure the original amortization is maintained at all times.

The "Prime Lending Rate" referred to above shall mean the floating annual rate of interest established and recorded as such from time to time by the Credit Union as its reference rate for determining rates of interest it will charge for loans denominated in Canadian Dollars and commonly called the Credit Union's Prime Lending Rate, adjusted automatically upon any change by the Credit Union. The Credit Union's Prime Lending Rate is 5.45% per annum as at the date of this Credit Facility Letter.

PLEASE NOTE: The Credit Union advises that with respect to any loans for which a term repayment schedule is provided that upon maturity all such loans will bear interest from the maturity date forward until paid at the Credit Union's prime lending rate from time to time plus 5% per annum unless otherwise agreed to between the Borrower and the Credit Union.

Prepayment Privileges:

Open Prepayment:

The Borrower, at any time and from time to time, when not in default, shall have the privilege of paying the whole amount or any part thereof without notice or bonus.



ACCEPTANCE:

Acceptance of this Amending Credit Facility Letter provides full and sufficient acknowledgement that the Credit Union has no obligation to advance any funds under this agreement and if, in the opinion of the Credit Union, any material adverse change in risk occurs, the approved credit facility may be withdrawn or cancelled at the sole discretion of the Credit Union.

This Amending Credit Facility Letter may be signed by the Credit Union and the Borrower and Guarantors in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same document.

In the discretion of the Credit Union, this Amending Credit Facility Letter may also be transmitted by facsimile or by other electronic means and if so signed and transmitted, this Agreement shall be for all purposes as if the Credit Union and the Borrower and Guarantors had delivered an executed original Amending Credit Facility Letter.

Your acceptance of this letter will constitute authority for the Credit Union to prepare any necessary security or other documentation required. This amendment commitment is not assignable without the prior written consent of the Credit Union.

We hereby acknowledge and accept the credit facilities based on the terms and conditions outlined in the Credit Facility Letter stated above and this Amending Credit Facility letter.

This Amending Credit Facility Letter shall expire if not accepted by **October 28, 2022**.

Yours truly,

Servus Credit Union Ltd.

Per:

Keith Federink
Senior Relationship Manager

Per: _____



Accepted this 12 day of October, 2022,

BORROWER(S):

627612 Alberta Ltd.

Per: McA

Per: _____





COURT FILE NO. 2201-05453
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY
APPLICANT CALGARY CAPITAL & LEASING LIMITED PARTNERSHIP, by its general partner CALGARY CAPITAL & LEASING LTD.

RESPONDENTS 272649 ALBERTA LTD, J. W. CARR HOLDINGS LTD.
and MARJORIE CARR

DOCUMENT **ORDER**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
Gowling WLG (Canada) LLP
1600, 421 – 7 Avenue SW
Calgary, AB T2P 4K9
Telephone (403) 298-1094
Facsimile (403) 263-9193
File No. A165599

This is Exhibit "JJ" referred to in the Affidavit of Marjorie Carr Sworn before me this 10th day of April A.D., 2023

Y. Johal
A Commissioner for Oaths in and for Alberta

Attention: Dylan Esch

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta

DATE ON WHICH ORDER WAS PRONOUNCED: June 21, 2022

My Commission Expires on March 16, 2024

LOCATION AT WHICH ORDER WAS MADE: Calgary Court Centre
Calgary, Alberta

NAME OF MASTER WHO MADE THIS ORDER: The Honourable Master L.A. Mattis

UPON THE APPLICATION of the Plaintiff, CALGARY CAPITAL & LEASING LIMITED PARTNERSHIP, by its general partner CALGARY CAPITAL & LEASING LTD. (the "**Plaintiff**"); **AND UPON HAVING READ** the Originating Application, the Affidavit of Default sworn by Garth Evans on February 17, 2022, the Affidavit of Value sworn by Sidney Cumming on February 28, 2022 and the Certified copy of the Certificate of Title to the Lands; **AND UPON HEARING** from counsel for the Applicants;

AND UPON:

- X Hearing counsel for the Respondents; or
 Hearing from the Defendants; or
 No one appearing for the Defendants;

IT IS HEREBY ORDERED:

1. The Applicant is awarded Summary Judgment, as against the Respondents, J.W. Carr Holdings Ltd. and Marjorie Carr, in the sum of **\$2,872,472.77**, calculated pursuant to the Credit Agreement and Demand Facility plus the contractual rate of interest calculated 8.75% per annum in the amount of \$516,857.22; as set out in the attached Schedule “1”;
2. The Applicant is awarded post-judgment interest calculated pursuant to the *Judgment Interest Act* (Alberta) and the regulations thereunder.
3. The Applicant is granted an Order against the Respondents DECLARING THAT:

The mortgage granted by the Respondent, 272649 Alberta Ltd., dated May 3, 2017, in the principal amount of \$7,500,000.00 registered at the Alberta Land Titles Office on May 3, 2017 as Instrument Number 172 107 229 (the “**Mortgage**”), against the properties legally described as:

Parcel 1

PLAN 1421831

BLOCK 4

LOT 22

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 3.914 HECTARES (9.67 ACRES) MORE OR LESS;

Parcel 2

PLAN 1221217

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 10.23 HECTARES (25.28 ACRES) MORE OR LESS;

Parcel 3

DESCRIPTIVE PLAN 0621428

BLOCK 1

LOT 11A

CONTAINING 49.39 HECTARES (122.05 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 0725521 – SUBDIVISION 2.142 5.29

B) PLAN 1421831 – SUBDIVISION 18.28 45.17

C) PLAN 1621950 – SUBDIVISION 9.222 22.79

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 4

~~PLAN 1621950~~
~~BLOCK 6~~
~~LOT 11~~
~~EXCEPTING THEREOUT ALL MINES AND MINERALS;~~

Parcel 5

~~PLAN 1621950~~
~~BLOCK 6~~
~~LOT 13~~
~~EXCEPTING THEREOUT ALL MINES AND MINERALS;~~

Parcel 6

PLAN 1621950
BLOCK 6
LOT 14
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 7

PLAN 1621950
BLOCK 6
LOT 15
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 8

PLAN 1621950
BLOCK 7
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 9

PLAN 1621950
BLOCK 7
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 10

PLAN 1621950
BLOCK 7
LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 11

PLAN 1621950

BLOCK 7

LOTS 21

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 12

PLAN 1621950

BLOCK 7

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 13

PLAN 1621950

BLOCK 7

LOT 26

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 14

PLAN 1621950

BLOCK 8

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 15

PLAN 1621950

BLOCK 9

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 16

PLAN 1621950

BLOCK 9

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 17

PLAN 1621950

BLOCK 9

LOT 4

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 18

PLAN 1621950
BLOCK 9
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 19

PLAN 1621950
BLOCK 9
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 20

PLAN 1621950
BLOCK 9
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 21

PLAN 1621950
BLOCK 9
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 22

PLAN 1621950
BLOCK 9
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 23

PLAN 1621950
BLOCK 10
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 24

PLAN 1621950
BLOCK 10
LOT 16
EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 25

PLAN 1621950

BLOCK 10

LOT 20

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 26

PLAN 1621950

BLOCK 10

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 27

~~PLAN 1621950~~

~~BLOCK 11~~

~~LOT 1~~

~~EXCEPTING THEREOUT ALL MINES AND MINERALS~~

Parcel 28

PLAN 1621950

BLOCK 11

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 29

PLAN 1621950

BLOCK 11

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

(the “**Property**”)

is a valid and enforceable mortgage over the Property.

4. There is outstanding, due and owing under the Mortgage the sum of **\$2,872,472.77** as at June 21, 2022 (as set forth in the statement of secured indebtedness which is attached to this Order), plus costs on a solicitor client basis, plus interest thereafter at the mortgage default rate, plus other amounts chargeable under the mortgage (the “**Indebtedness**”). Prior to the entry of this order the assessment officer may check the amounts claimed in the statement of secured indebtedness, including the particulars provided in the affidavit of default and the plaintiff’s calculations. If the assessment officer returns this order un-entered, then the Applicant may either submit a corrected

form of order or seek the advice and direction of the court. The requirement for service of documents prior to entry of this order, set out in Rule 9.35(1)(a) is hereby waived.

5. The Respondents and subsequent encumbrancers have one month from service of this order upon them to apply to vary the amount declared owing pursuant to the preceding paragraph with respect to any amounts not disclosed in the affidavit of default served in support of the application for this order.
6. The Defendants or anyone entitled to do so shall have until **June 23, 2022** repay the Indebtedness, failing which the Property shall be offered for sale to be listed for sale in the manner described in this order. Subject to further order of the Court, this Action is stayed until the Redemption Date.
7. If the Defendants or anyone entitled so to do, repays the Indebtedness prior to the Property being sold or foreclosed in these proceedings, then the Plaintiff shall provide to the person who paid the Indebtedness, at the election of such person, either a registrable discharge of the mortgage, or a registrable transfer of the mortgage.
8. Provided that the mortgage has not matured, if the Defendants, or anyone entitled to do so, pays all arrears owing under the mortgage, including solicitor and client costs, then this Action is stayed so long as payments under the mortgage remain current.
9. If the Indebtedness has not been repaid by the Redemption Date then the mortgaged lands shall be listed for sale with a licenced real estate agent (the "**Realtor**") to be selected at the sole discretion of the Plaintiff, upon the terms and conditions mentioned in the directions to Realtor attached to this Order.
10. The Realtor shall be entitled to post a "FOR SALE" sign of the type customarily posted by a realtor at a conspicuous location on the mortgaged lands, which sign shall remain during the period of the judicial listing and shall not be interfered with by any person.
11. During the period of the judicial listing ordered herein, the Defendants and any person in possession of the mortgaged lands shall cooperate with the Realtor, and shall allow access to the mortgaged lands to the Realtor, any representative of the Realtor, any other realtor approved by the Realtor, and any prospective purchaser, upon receiving (24) hours written notice given by the Realtor for a viewing between 8:00 A.M. and 8:00

P.M. The written notice may be posted on the front door of the premises located on the mortgaged lands.

12. Any and all other real estate listings relative to the mortgaged lands shall be canceled during the period of the judicial listing ordered herein.

13. If the Property becomes vacant or abandoned during the course of this action, then the plaintiff or its duly authorized agent, or the Realtor, may enter the mortgaged lands for the purpose of doing any and all things necessary to preserve them, and the plaintiff shall not be considered a mortgagee in possession or a trespasser.

14. With respect to the annexed statement of secured indebtedness:

- i. Where nothing is claimed with respect to a listed category, the word "nil" shall be inserted opposite; and
- ii. Where amounts are claimed for any of items 4 through 12, documents substantiating such claims shall be provided in affidavit form to the assessment officer for review prior to the entry of this order.

15. Service of this order and all subsequent documents in this action may be served upon

- a. Counsel for the Respondents 272649 ALBERTA LTD., J.W. CARR HOLDINGS LTD. and MARJORIE CARR via email being Altura Legal Advisory ATTN: Dennis R. Schmidt at dennis@alturalegal.ca.
- b. Subsequent Encumbrancers (if any) via courier to their respective address for service or via fax care of their respective solicitor.

16. The Plaintiff is awarded costs of this action on a full indemnity (solicitor and own client) basis, which shall be assessed at a future date without notice unless the Defendants filed a Statement of Defence, or filed a Demand for Notice, or appeared at the application where this order was granted, in which case, unless the defendant has approved the amount of costs sought, the Plaintiff shall have such costs assessed pursuant to Rule 10.37.



M.C.C.Q.B.A

APPROVED AS TO FORM AND CONTENT
THIS_6th__day of July, 2022.

ALTURA LEGAL ADVISORY



Dennis Schmidt

SCHEDULE “1”

Credit Agreement

Amount owing as of June 21, 2022:	\$2,355,615.55
Pre-judgment interest from January 1, 2022 – June 21, 2022	\$516,857.22
Total Judgment as at June 21, 2022	\$2,872,472.77

Statement of Secured Indebtedness

1.	Mortgage Outstanding as at June 21, 2022	\$2,355,615.55
1(a)	Amounts included in principal other than the amount lent (such as enforcement legal fees already paid by the Plaintiff)	nil
2.	Interest to the date calculated in the affidavit of default (December 31, 2021):	nil
3.	Interest from the date calculated in the affidavit of default January 1, 2022 to the date of Judgment June 21, 2022	\$516,857.22
4.	Taxes paid by the plaintiff	nil
5.	Property maintenance paid	nil
6.	Occupancy inspections paid	nil
7.	Insurance paid	nil
8.	NSF Fees paid (\$25 x _____)	nil
9.	Prior mortgage arrears paid	nil
10.	Condominium Fees paid	nil
11.	Homeowners Association Fees paid	nil
12.	Any other amounts paid by the plaintiff pursuant to the mortgage	nil
	TOTAL DUE TO PLAINTIFF AS AT June 21, 2022 (Excluding legal fees and disbursements)	\$2,872,472.77

Judicial Listing Agreement

To: The Realtor

1. You are hereby given authority as an officer of the Court to list for sale the mortgaged lands with the Multiple Listing Service, if any, in effect in the area in which the property is located.
2. The mortgaged lands shall be offered for sale subject to registered encumbrances, liens and interests prior to the plaintiff's mortgage but free and clear of all registered encumbrances, liens and interests subsequent to the plaintiff's mortgage.
3. The listing price shall be **as detailed in Schedule "A" to this Judicial Listing Agreement** or such higher price as you may recommend after a comparative market analysis is conducted by you prior to the commencement of this judicial listing.
4. The listing shall take effect on the later of the day after the Redemption Date or the date the listing is accepted in writing by the realtor, and shall continue for a period of **90** days thereafter.
5. Within a reasonable time of receiving any offer, you shall forward a true copy of the said offer to counsel for the plaintiff. If the offer is insufficient to pay out the plaintiff it may be rejected by the plaintiff. Otherwise counsel for the plaintiff shall either apply without notice to reject an offer or apply on notice for the court to consider that offer. Where the plaintiff rejects an offer, or obtains an order without notice rejecting an offer, it shall forthwith serve the defendants and subsequent encumbrancers with a copy of such offer.
6. If no offers are received during the listing period, you shall so advise counsel for the plaintiff in writing, immediately following the expiry of the judicial listing.
7. In the event that, as a result of the listing, a purchaser is introduced whose offer is accepted by the Court, and the transaction is completed by the purchaser paying the full purchase price and title is registered in the name of the purchaser or its nominee, then, in such event, you will receive a commission as follows:
8. On the serviced residential lots 7% of the first \$100,000.00 and 3% of the balance (plus GST) and on the larger development lots a flat 3% or such lesser amount as may agreed by you plus applicable taxes thereon.
9. You shall have a first charge against the sale proceeds in the amount of any commission payable hereunder. If the Court accepts an offer to purchase and the purchaser fails to complete the purchase, and the Court does not order relief from forfeiture of the deposit, you will retain, as compensation for services rendered, fifty per cent (50%) of the said deposit (provided such amount does not exceed the commission payable had the sale been fully completed) and you will pay the balance of the deposit to counsel for the plaintiff to be applied against the Indebtedness.
10. If the defendant, any subsequent encumbrancer, or anyone else entitled to do so, pays all principal, interest and other amounts owing under the mortgage at any time after the judicial listing takes effect, or brings the mortgage current after the judicial listing takes

effect, there shall be paid as part of the costs of redemption, the reasonable expenses incurred by you as the Realtor during this judicial listing.

11. All offers submitted pursuant to the judicial listing shall, subject to further order of the Court:
- (a) be in writing and shall be signed by the offeror; and
 - (b) be subject to the approval and acceptance by the Court on such terms as the Court considers appropriate; and
 - (c) provide for a possession date to be determined by the Court; and
 - (d) contain and be subject to the terms and conditions as are contained in Schedule "A" which is attached to these directions; and
 - (e) be accompanied by a certified cheque or money order payable to your real estate company for the deposit amount referred to in the offer.
12. Nothing in the listing shall:
- (a) affect the right of the defendant or anyone else entitled to do so to pay all principal, interest and other amounts owing under the mortgage, or to bring the mortgage current or to privately sell the mortgaged lands;
 - (b) affect the plaintiff's right to make a proposal to purchase the mortgaged property, if applicable or otherwise acquire the mortgaged property after the expiry of the judicial listing without liability for any real estate commission or any other compensation payable to the Realtor hereunder;
 - (c) create or impose any liability on the plaintiff or the Court for the payment of any real estate commission or other compensation arising out of this listing.
13. The terms of the listing may be modified by the Court on application of any party or subsequent encumbrancer on five days notice.

ACCEPTED THIS _____ day of _____, 20____.

By: _____
An Agent licensed pursuant to the *Real Estate Act*, R.S.A. 2000, c. R-5.

Schedule "A"

						Land Size		Market Value
Parcel #	Future Development Lands					Sq.Ft.	Acres	
1	LOT	11A	BLOCK 1	PLAN	062-1428	2,125,729.95	48.80	\$1,928,000
2	LOT	22	BLOCK 4	PLAN	142-1831	421,197.18	9.67	\$348,000
3	LOT	1	BLOCK 1	PLAN	122-1217	1,101,197.81	25.28	\$1,264,000
Totals								\$3,540,000
Parcel #	Residential Lots							
4	BLOCK 6	LOT	11	PLAN	16219506,	276.44	0.14	\$138,000
5	BLOCK 6	LOT	13	PLAN	16219506,	022.41	0.14	\$132,500
6	BLOCK 6	LOT	14	PLAN	16219506,	023.48	0.14	\$132,500
7	BLOCK 6	LOT	15	PLAN	16219506,	246.30	0.14	\$137,500
8	BLOCK 7	LOT	13	PLAN	16219505,	845.88	0.13	\$128,500
9	BLOCK 7	LOT	16	PLAN	16219505,	962.13	0.14	\$131,000
10	BLOCK 7	LOT	20	PLAN	16219505,	401.33	0.12	\$119,000
11	BLOCK 7	LOT	21	PLAN	16219505,	401.33	0.12	\$119,000
12	BLOCK 7	LOT	24	PLAN	16219505,	795.29	0.13	\$127,500
13	BLOCK 7	LOT	26	PLAN	16219505,	536.96	0.13	\$122,000
14	BLOCK 8	LOT	1	PLAN	16219505,	444.39	0.12	\$120,000
15	BLOCK 9	LOT	2	PLAN	16219505,	134.39	0.12	\$113,000
16	BLOCK 9	LOT	3	PLAN	16219505,	129.00	0.12	\$113,000
17	BLOCK 9	LOT	4	PLAN	16219505,	130.08	0.12	\$113,000
18	BLOCK 9	LOT	5	PLAN	16219505,	129.00	0.12	\$113,000
19	BLOCK 9	LOT	6	PLAN	16219505,	132.23	0.12	\$113,000
20	BLOCK 9	LOT	10	PLAN	16219505,	188.20	0.12	\$114,000
21	BLOCK 9	LOT	11	PLAN	16219505,	403.48	0.12	\$119,000
22	BLOCK 9	LOT	12	PLAN	16219505,	169.91	0.12	\$113,500
23	BLOCK 10	LOT	13	PLAN	16219505,	743.62	0.13	\$126,000
24	BLOCK 10	LOT	16	PLAN	16219505,	513.27	0.13	\$121,000
25	BLOCK 10	LOT	20	PLAN	16219505,	978.28	0.14	\$131,500
26	BLOCK 10	LOT	24	PLAN	16219506,	313.03	0.14	\$139,000
27	BLOCK 11	LOT	1	PLAN	16219505,	414.25	0.12	\$119,000
28	BLOCK 11	LOT	2	PLAN	16219505,	614.46	0.13	\$123,500
29	BLOCK 11	LOT	3	PLAN	16219505,	812.51	0.13	\$128,000
Totals								\$3,207,000
Grand Total								\$6,747,000

Schedule "A" to the Real Estate Purchase Contract entered into between:

The Court of Queen's Bench of Alberta (The **"Seller"**) and

_____ (The **"Buyer"**)

Legal Description:

Parcel 1

PLAN 1421831

BLOCK 4

LOT 22

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 3.914 HECTARES (9.67 ACRES) MORE OR LESS;

Parcel 2

PLAN 1221217

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 10.23 HECTARES (25.28 ACRES) MORE OR LESS;

Parcel 3

DESCRIPTIVE PLAN 0621428

BLOCK 1

LOT 11A

CONTAINING 49.39 HECTARES (122.05 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 0725521 – SUBDIVISION 2.142 5.29

B) PLAN 1421831 – SUBDIVISION 18.28 45.17

C) PLAN 1621950 – SUBDIVISION 9.222 22.79

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 4

PLAN 1621950

BLOCK 6

LOT 11

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 5

PLAN 1621950

BLOCK 6

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 6

PLAN 1621950

BLOCK 6

LOT 14

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 7

PLAN 1621950

BLOCK 6

LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 8

PLAN 1621950

BLOCK 7

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 9

PLAN 1621950

BLOCK 7

LOT 16

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 10

PLAN 1621950

BLOCK 7

LOT 20

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 11

PLAN 1621950

BLOCK 7

LOTS 21

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 12

PLAN 1621950

BLOCK 7

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 13

PLAN 1621950

BLOCK 7

LOT 26

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 14

~~PLAN 1621950~~

~~BLOCK 8~~

~~LOT 1~~

~~EXCEPTING THEREOUT ALL MINES AND MINERALS~~

Parcel 15

PLAN 1621950

BLOCK 9

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 16

PLAN 1621950

BLOCK 9

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 17

PLAN 1621950

BLOCK 9

LOT 4

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 18

PLAN 1621950

BLOCK 9

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 19

PLAN 1621950

BLOCK 9

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 20

PLAN 1621950

BLOCK 9

LOT 10

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 21

PLAN 1621950

BLOCK 9

LOT 11

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 22

PLAN 1621950

BLOCK 9

LOT 12

EXCEPTING THEREOUT ALL MINES AND MINERALS;

Parcel 23

PLAN 1621950

BLOCK 10

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 24

PLAN 1621950

BLOCK 10

LOT 16

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 25

PLAN 1621950

BLOCK 10

LOT 20

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 26

PLAN 1621950

BLOCK 10

LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 27

PLAN 1621950

BLOCK 11

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 28

PLAN 1621950

BLOCK 11

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 29

PLAN 1621950

BLOCK 11

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

(The "**Property**")

The terms of this Schedule replace, modify or add to the terms of the agreement of purchase and sale (the "**Real Estate Purchase Contract**") to which this Schedule is attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

1. The Buyer acknowledges and agrees to purchase the mortgaged lands, all buildings and improvements located on the mortgaged land (the "**Property**"), and any and all fixtures ("**Attached Goods**") and chattels ("**Unattached Goods**") included in the Real Estate Purchase Contract or included in the sale of the property "as is" and "where is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:

- (a) the condition of any buildings or improvements located on the Property;
- (b) the existence or condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
- (c) whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
- (d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;

- (e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
- (f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- (g) the size and dimensions of the Property or any building or improvements located thereon;
- (h) whether or not the Property is contaminated with any hazardous substance; and
- (i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

- 2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached Goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

REAL PROPERTY REPORT & COMPLIANCE

- 3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

- 4. If the Property is a condominium:
 - (a) the Seller is not required to provide any condominium documentation to the Buyer, and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer may obtain on his own and at his sole cost and expense any estoppel certificate, copy of the condominium bylaws, and financial statement for the Condominium Corporation that he may require;

- (b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller, nor its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation, or the existence of any legal actions pending against the condominium corporation;
- (c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

- 5. In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the *Excise Tax Act*. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FACSIMILE

- 6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

- 7. This offer is being made pursuant to or in a Court of Queen's Bench foreclosure proceeding and, as such, the Offer may be accepted only by Order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the said Court.

Buyer's Initial:

Date:

1.

ROBYN GUROFSKY
T (403) 232-9774
E rgurofsky@blg.com

ANTHONY MERSICH
T: 403-232-9154
E amersich@blg.com
File No. 443063-000011

Borden Ladner Gervais LLP
Centennial Place, East Tower
1900, 520 - 3rd Ave SW
Calgary, AB, Canada T2P 0R3
T 403.232.9500
F 403.266.1395
blg.com

BLG
Borden Ladner Gervais

February 3, 2022

DELIVERED VIA REGISTERED MAIL

1170292 Alberta Ltd.
Registered Office
2400, 10303 Jasper Ave N.W.
Edmonton, AB T5J 3N6

Dear Sir:

Re: Romspen Investment Corporation v 272649 Alberta Ltd., Centre West (Grande Prairie) Enviro Wash & Lube Ltd., Spruce Grove Industrial Park Inc., 1496206 Alberta Ltd., Grande Prairie Place Enterprises (1996) Inc., J.W. Carr Holdings Ltd., 1170292 Alberta Ltd., James W. Carr Professional Corporation now known as 279896 Alberta Ltd. and Marjorie Carr in her capacity as the Personal Representative of the Estate of James W. Carr (and not in her personal capacity)
Court of Queen's Bench Action # 2203-01393 (the "Action")

Our offices are counsel for Romspen Investment Corporation in respect of the above noted matter. Please find enclosed, for service upon you, pursuant to Alberta's *Rules of Court*, the Statement of Claim filed February 2, 2022 in the Action.

Sincerely,

BORDEN LADNER GERVAIS LLP



Anthony Mersich

Enc.

This is Exhibit "KK" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023



A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

COURT FILE NUMBER 2203-
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
PLAINTIFF ROMSPEN INVESTMENT CORPORATION
DEFENDANTS

272649 ALBERTA LTD., CENTRE WEST (GRANDE PRAIRIE) ENVIRO WASH & LUBE LTD., SPRUCE GROVE INDUSTRIAL PARK INC., 1496206 ALBERTA LTD., GRANDE PRAIRIE PLACE ENTERPRISES (1996) INC., J.W. CARR HOLDINGS LTD., 1170295 ALBERTA LTD., JAMES W. CARR PROFESSIONAL CORPORATION now known as 279896 ALBERTA LTD., and MARJORIE CARR in her capacity as the Personal Representative of the ESTATE OF JAMES W. CARR (and not in her personal capacity)

Clerk's Stamp



DOCUMENT **STATEMENT OF CLAIM**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
ROBYN GUROFSKY / ANTHONY MERSICH
Borden Ladner Gervais LLP
1900, 520 3rd Ave. S.W.
Calgary, AB T2P 0R3
Telephone: (403) 232-9774 / (403)232-9154
Facsimile: (403) 266-1395
Email: rgurofsky@blg.com; amersich@blg.com
File No. 443063-000011

NOTICE TO DEFENDANTS:

You are being sued. You are the defendants.

Go to the end of this document to see what you can do and when you must do it.

Statement of facts relied on:

The Parties

1. The Plaintiff, Romspen Investment Corporation ("**RIC**") is a corporation duly registered in the Province of Ontario and extra-provincially registered in the Province of Alberta. RIC is the Mortgagee under the Mortgages sued on herein.

2. The Defendant, 272649 Alberta Ltd. (“**272**”) is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

3. The Defendant, Centre West (Grande Prairie) Enviro Wash & Lube Ltd. (“**CWEW**”), is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

4. The Defendant, Spruce Grove Industrial Park Inc. (“**SGIP**”) is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

5. The Defendant, 1496202 Alberta Ltd. (“**149**”) was a corporation duly registered to carry on business in the Province of Alberta with a registered office in Calgary, Alberta. 149 was struck from Alberta’s corporate registry on April 2, 2017.

6. The Defendant, Grande Prairie Place Entreprises (1996) Inc. (“**GPPE**”) is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

7. The Defendant, J.W. Carr Holdings Ltd. (“**Holdings**”) is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

8. The Defendant, 1170292 Alberta Ltd. (“**117**”) is a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta.

9. The Defendant, James W. Carr Professional Corporation, now known as 279896 Alberta Ltd. (“**Carr PC**”), was a corporation duly registered to carry on business in the Province of Alberta with a registered office in Edmonton, Alberta. Carr PC changed its name from James W. Carr Professional Corporation to 279896 Alberta Ltd. on April 11, 2019.

10. The Defendant, James W. Carr (“**Mr. Carr**”) was an individual who, insofar as is known to RIC, resided in or around Edmonton, Alberta. RIC understands that Mr. Carr passed away in or around late 2017. Majorie Carr is the executor and personal representative of Mr. Carr’s estate (the “**Estate**”, and collectively with SGIP, 149, GPPE, Holdings, 117 and Carr PC, the “**Guarantors**”).

The Initial Loan and Mortgage

11. Pursuant to the terms of a Commitment letter between RIC and 272 dated April 24, 2012 (the “**Initial Commitment Letter**”, and as amended, the “**Commitment Letter**”), RIC advanced a loan (the

“**Loan**”) in the amount of \$17,500,000 to 272 for the purpose of providing 272 with mortgage financing to pay existing indebtedness on various properties owned by 272.

12. The pertinent terms of the Initial Commitment Letter include:

- (a) the Loan was to be advanced in a single advance;
- (b) the term of the Loan was one year;
- (c) interest accrued at 10.50% per annum, calculated and compounded monthly on the amounts advanced;
- (d) 272 was to make monthly payments of interest-only to RIC during the term of the Loan;
- (e) the principal of the Loan together with any unpaid interest and all other amounts owing by 272 became due and payable upon expiry of the term of the Loan;
- (f) in the event that RIC discovered any material adverse change in the value of the lands securing the Loan, RIC could declare any and all amounts advanced under the Loan, together with interest thereon and any costs incurred by RIC to such date, to be forthwith due and payable; and
- (g) any amendments to the terms of the Commitment Letter must be in writing and signed by duly authorized officers of RIC and 272.

13. As security for repayment of the Loan, 272 granted a mortgage (the “**Initial Mortgage**”, and as amended, the “**Mortgage**”) in favour of RIC in respect of certain lands, including the Mortgaged Lands (defined below at paragraph 31).

14. The Initial Mortgage was registered with the Alberta Land Titles Office on May 5, 2012, having registration number 122 144 957 for the principal amount of \$17,500,000 (the “**Initial Amount**”).

15. As additional security for repayment of the Loan, 272 granted in favour of RIC:

- (a) a general assignment of future rents pursuant to leases and offers to lease in respect of certain lands, including the Mortgaged Lands, which was registered at the Alberta Land Titles Office on May 5, 2012, having registration number 122 144 958;
- (b) an assignment of specific leases in respect of certain lands, including the Mortgaged Lands, which was registered at the Alberta Land Titles Office on May 5, having registration number 122 144 959;

- (c) a general security agreement providing a first-ranking charge in favour of RIC in respect of all of 272's personal and real property, present and future;
- (d) an assignment of material contracts in respect of the certain lands, including the Mortgaged Lands;
- (e) an assignment of all insurance policies in respect of certain lands, including the Mortgaged Lands;
- (f) an assignment, postponement and subordination by the shareholders of 272 and the Guarantors;
- (g) a limited pledge of all issued shares of 272 and of any of the Guarantors that are corporations;
- (h) an undertaking by 272 not to further encumber certain mortgaged properties;
- (i) an undertaking by 272 that the net proceeds of the sale of certain mortgaged properties would be paid to RIC;
- (j) an assignment in favour of RIC regarding all letters of credit and/or cash posted in favour of the City of Grande Prairie in respect of certain properties; and
- (k) a covenant that reductions in the security posted in favour of the City of Grande Prairie for certain properties shall be utilized to post security in favour of the City of Grande Prairie for work to be done on other properties, and that any funds not to be utilized for the posting of such security shall forthwith be remitted to RIC.

(collectively with the Mortgage, the "**Security**").

16. By written guarantees dated May 3, 2012 (the "**Guarantee**"), the Guarantors jointly and severally covenanted and agreed to satisfy all terms, conditions and requirements set out in the Commitment Letter, including the obligation to repay the Loan up to the Initial Amount plus interest accruing thereon and legal costs arising from enforcement of the Guarantee on a solicitor and his own client basis. The Guarantors also granted in favour of RIC, general security agreements providing a first-ranking security interest in all of each Guarantor's personal and real property, present and future.

The Amending Agreements

17. Pursuant to a written amending agreement between RIC and 272 dated July 11, 2012 (the “**First Amending Agreement**”) RIC and 272 agreed to amend the terms of the Commitment Letter. The material amendments under the First Amending Agreement include that:

- (a) the principal amount under the Loan was increased to \$31,000,000, and such amount was to be secured by the Mortgage;
- (b) additional lands were added as collateral to secure repayment of the Loan;
- (c) the Mortgage was to be a first-ranking mortgage in respect of each and all of the Lands; and
- (d) various transaction fees and costs contemplated under the Commitment Letter were updated.

18. Pursuant to a mortgage amending agreement and supplemental mortgage dated August 3, 2012 registered with the Alberta Land Titles Office on August 13, 2012, having registration number 122 262 043, the Mortgage was amended to accord with the terms of the First Amending Agreement.

19. Pursuant to a written amending agreement between RIC and 272 dated June 19, 2013 (the “**Second Amending Agreement**”) RIC and 272 agreed to further amend the terms of the Commitment Letter. The material amendments under the Second Amending Agreement include that:

- (a) the term of the Loan was extended until June 1, 2015;
- (b) the permitted uses for the Loan funds were revised;
- (c) 272 and RIC agreed that the Loan would be a revolving line of credit, and that the Mortgage secured the amount advanced or re-advanced under the Loan; and
- (d) various transaction fees and costs contemplated under the Commitment Letter were revised.

20. Pursuant to a mortgage amending agreement and supplemental mortgage dated September 10, 2013 registered with the Alberta Land Titles Office on October 18, 2013, having registration number 132 335 606, the Mortgage was amended (a) to accord with the terms of the Second Amending Agreement, and (b) so as to add 117 and GPPE as mortgagors under the Mortgage.

21. Pursuant to a written amending agreement between RIC and 272 dated September 8, 2014 (the “**Third Amending Agreement**”) RIC and 272 agreed to further amend the terms of the Commitment Letter. The material amendments under the Third Amending Agreement included that:

- (a) the approved Loan amount was increased to \$36,000,000, provided however that the maximum outstanding balance of the Loan at any given time shall not exceed the amount secured by the Mortgage; and
- (b) the permitted uses for the Loan funds were revised.

22. Pursuant to a written amending agreement between RIC and 272 dated November 4, 2015 (the "**Fourth Amending Agreement**"), RIC and 272 agreed to further amend the terms of the Commitment Letter. The material amendments under the Fourth Amending Agreement included that:

- (a) the principal amount secured by the Mortgage was increased to \$36,000,000;
- (b) the limit on the maximum outstanding balance of the Loan being subject to the amount secured by the Mortgage, was removed;
- (c) additional lands were added as collateral to secure repayment of the Loan;
- (d) the term of the Loan was extended until December 1, 2017;
- (e) 272 granted additional security for the repayment of the Loan; and
- (f) various transaction fees and costs contemplated under the Commitment Letter were revised.

23. Pursuant to a mortgage amending agreement and supplemental mortgage dated January 26, 2016 registered with the Alberta Land Titles Office on February 9, 2016, having registration numbers 162 042 814 and 162 042 815, the Mortgage was amended (a) in accordance with the amendments set out in the Fourth Amending Agreement, and (b) so as to add CWEW as a mortgagor under the Mortgage.

24. Pursuant to a mortgage loan extension agreement dated December 1, 2019, among RIC, as lender, 272 and CWEW as borrowers, and the Guarantors as guarantors, RIC renewed the term of the Loan for a further six-months, such that the term expired on June 1, 2020. Under this agreement, 272, CWEW and each Guarantor expressly agreed and acknowledged that all obligations contained under the Commitment Letter continued to be binding on each of them.

The Default

25. 272 and CWEW defaulted on their obligations under the Commitment Letter by, *inter alia*, failing to pay amounts owing to RIC when due, failing to pay property taxes and causing tax lien notifications to be filed on certain of the mortgaged properties. As a result, and pursuant to the terms of the Commitment Letter the entire outstanding balance under the Commitment Letter became due and owing to RIC.

26. On July 7, 2021, RIC, through its solicitors, sent demand letters (the "**July Demand Letters**") to 272, CWEW, and each of the Guarantors demanding repayment of the indebtedness owing to RIC (the

"Indebtedness"). Enclosed with the July Demand Letters were notices of intention to enforce security (**"NITES"**) issued pursuant to section 244 of the *Bankruptcy and Insolvency Act* (**"BIA"**).

27. RIC continued to work with the personal representative of the Estate after the July Demand Letters were issued. In particular, it was agreed that a monthly payments would be made by the personal representative to pay down the total outstanding indebtedness while discussing forbearance and other options. Ultimately, the Estate ceased making its monthly payments in or around September of 2021 and no forbearance agreement could be reached.

28. On October 21, 2021, RIC sent further demand letters (the **"October Demand Letters"**) to 272, CWEW and the Guarantors demanding repayment of the Indebtedness, which was, as at October 15, 2021, \$27,041,221.42 plus costs, disbursements and interest continuing to accrue. RIC enclosed further NITES with the October Demand Letters.

29. Each of 272, CWEW, and the Guarantors have either refused or neglected to pay RIC the Indebtedness or any portion thereof.

Lands currently secured under the Mortgage

30. After RIC advanced the Loan and registered the Mortgage along with its amendments, 272 sold or subdivided some of the lands that were secured by the Mortgage. As a result, the Mortgage has been discharged with respect to certain of the lands that have been sold, or, in other instances, the legal description of certain lands has changed compared to the legal description provided in the Mortgage.

31. The Indebtedness is secured by, *inter alia*, the Mortgage registered against the following lands:

(a) A group of lands referred to as "Property 1" or "Vision West", described as follows:

- (i) PLAN 0940787
BLOCK 1
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (ii) PLAN 0940787
BLOCK 2
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (iii) PLAN 0940787
BLOCK 4
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

- (iv) PLAN 1025674
BLOCK 1
LOT 3A
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (v) DESCRIPTIVE PLAN 1523376
BLOCK 3
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (vi) PLAN 1621254
BLOCK 1
LOTS 5-8
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (vii) PLAN 1621254
BLOCK 4
LOTS 2-6
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (viii) PLAN 1621254
BLOCK 5
LOTS 1-2
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (b) Lands referred to as "Property 2" or "O'Brien Lake West", described as follows:
 - (i) DESCRIPTIVE PLAN 0621428
BLOCK 1
LOT 11A
CONTAINING 49.39 HECTARES (122.05 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
 - HECTARES (ACRES) MORE OR LESS
 - A) PLAN 0725521 SUBDIVISION 2.142 5.29
 - B) PLAN 1421831 SUBDIVISION 18.28 45.17
 EXCEPTING THEREOUT ALL MINES AND MINERALS
- (c) Lands referred to as "Property 3" or "O'Brien Lake South", described as follows:
 - (i) PLAN 1221217
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
- (d) Lands referred to as "Property 4" or "Centre West", described as follows:
 - (i) PLAN 0727219
BLOCK 4
LOTS 4-6
EXCEPTING THEREOUT ALL MINES AND MINERALS
 - (ii) PLAN 0727219
BLOCK 5

- LOT 1
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (iii) PLAN 0823795
 - BLOCK 4
 - LOT 9
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (iv) PLAN 1523374
 - BLOCK 2
 - LOT 8
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (v) PLAN 1523374
 - BLOCK 3
 - LOT 6
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (vi) PLAN 1523374
 - BLOCK 6
 - LOTS 6-10
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (vii) PLAN 1523374
 - BLOCK 7
 - LOTS 5-8
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (viii) PLAN 1525144
 - BLOCK 4
 - LOTS 11-12
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (ix) PLAN 1525263
 - BLOCK 2
 - LOT 5A
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
- (e) Property 5, described as follows:
 - (i) PLAN 1325404
 - BLOCK 3
 - LOT 3A
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
 - (ii) PLAN 1325404
 - BLOCK 3
 - LOT 3B
 - EXCEPTING THEREOUT ALL MINES AND MINERALS
 - (iii) PLAN 1325404
 - BLOCK 3
 - LOT 4A
 - EXCEPTING THEREOUT ALL MINES AND MINERALS

(collectively, the "Mortgaged Lands").

The Indebtedness is due and owing

32. The Indebtedness represents a just debt of 272, CWEW and the Guarantors owing to RIC, the payment of which is being improperly withheld.
33. The Indebtedness is secured by the Security, which includes the Mortgage on the Mortgaged Lands.
34. RIC proposes that this action be tried at the Edmonton Law Courts, in the City of Edmonton, in the Province of Alberta. The trial of this action will be less than 25 days.
35. There is a real and substantial connection between Alberta and the facts set out herein.

Remedy sought:

36. RIC seeks an Order:
- (a) reviving 1496206 Alberta Ltd. with the Alberta Corporate Registry;
 - (b) granting judgment against 272 and CWEW in the amount of the Indebtedness;
 - (c) granting judgment against the Guarantors in the amount of the Indebtedness;
 - (d) in the alternative to (b) and (c) above, a declaration as to the amount owing (including interest, costs and fees) under the Commitment Letter, as amended, the Mortgage and Guarantees, by 272, CWEW and the Guarantors to RIC;
 - (e) directing the sale of the Mortgaged Lands;
 - (f) for foreclosure in respect of the Mortgaged Lands;
 - (g) providing no redemption period or such other redemption period as the Court may direct;
 - (h) for possession of the Mortgaged Lands;
 - (i) permitting interim preservation of the Mortgaged Lands in the event it becomes vacant and apparently abandoned;
 - (j) for the appointment of a Receiver or Receiver and Manager in respect of the Mortgaged Lands or of the rents or profits thereof;
 - (k) granting pre-judgment and post-judgment interest, pursuant to the rates set out in the Commitment Letter, as amended or the Mortgage, or, alternatively, pursuant to the *Judgment Interest Act*, RSA 2000, c J-1;
 - (l) granting costs of this action on a solicitor and its own client basis, pursuant to the terms of the Mortgage, or, alternatively, on such other basis as this Honourable Court deems just; and
 - (m) for such further and other relief as counsel may advise and this Honourable Court may deem just.

NOTICE TO THE DEFENDANTS

You only have a short time to do something to defend yourself against this claim:

20 days if you are served in Alberta

1 month if you are served outside Alberta but in Canada

2 months if you are served outside Canada.

You can respond by filing a statement of defence or a demand for notice in the office of the clerk of the Court of Queen's Bench at Edmonton, Alberta, AND serving your statement of defence or a demand for notice on the plaintiff's address for service.

WARNING

If you do not file and serve a statement of defence or a demand for notice within your time period, you risk losing the law suit automatically. If you do not file, or do not serve, or are late in doing either of these things, a court may give a judgment to the plaintiff against you.

This is Exhibit "U" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

G. Johal
A Commissioner for Oaths in and for Alberta



Unit 100, 7710 5 Street, S.E., Calgary, Alberta, T2H 2L9

Ph: 403.252.1977 Fax: 403.266.1971
www.libertymortgage.ca

272649 Alberta Ltd.
2400, 10303 Jasper Avenue
Edmonton, Alberta
c/o Dan Wynnchuk, Canada ICI

May 17, 2019

Dear Dan,

MORTGAGE AMENDMENT

RE: AMENDMENT to the Terms of a NEW 1st Mortgage Financing of \$800,000.00 for an INVENTORY LOAN on 10 single Family residential lots in the Northridge Subdivision, Grande Prairie, Alberta and further described as follows:

Legal Description: 10 Single Family lots:

Lot 22, Blk 09, Plan 1621791	Lot 24, Blk 09, Plan 1621791
Lot 18, Blk 10, Plan 1621791	Lot 19, Blk 10, Plan 1621791
Lot 21, Blk 10, Plan 1621791	Lot 22, Blk 10, Plan 1621791
Lot 23, Blk 10, Plan 1621791	Lot 23, Blk 11, Plan 1621791
Lot 25, Blk 11, Plan 1621791	Lot 27, Blk 14, Plan 1621791

COLLECTIVELY (the "Lands") – EXACT LEGAL DESCRIPTIONS TO BE PROVIDED

Further to our recent discussions, I wish to advise that Liberty Investments Ltd. is prepared to offer an amendment to the original mortgage commitment dated May 3, 2019, and signed on May 3, 2019, based on the following:

Amendment #1

UNDER "LOAN AMOUNT":

AMEND FROM:

\$800,000.00 – Blanket 1st Mortgage Loan

AMEND TO:

\$735,000.00 – Blanket 1st Mortgage Loan

All existing terms of the original mortgage commitment dated May 3, 2019 and signed May 3, 2019, shall remain in full force and effect;

Caveat:

It is understood that Liberty Investments Ltd. or the Lender or both may register a caveat against the lands to more fully secure the payment of costs relative to this mortgage amending agreement, and the Borrower hereby charges and mortgages their estate and interest in the Lands to better secure these costs.

Acceptance:

This mortgage amendment is open for acceptance by the Borrower until May 17, 2019, at 6pm MNT time. Once accepted, this agreement is binding on the Borrower.



Unit 100, 7710 5 Street, S.E., Calgary, Alberta, T2H 2L9

Ph: 403.252.1977 Fax: 403.266.1971
www.libertymortgage.ca

We trust you will find this Mortgage Amendment in accordance with your requirements and look forward to assisting you with this financing:

Regards,

M. Elliott

Michelle Elliott Partner
Liberty Investments Ltd.
Ph: 403.397.0695
Email: melliott@libertymortgage.ca

Edmonton ACCEPTANCE:

Dated at the city of Ed, in the province of Alberta this date of May, 2019.

Borrower: 272649 Alberta Ltd.

Per: M. Carr

Witness

Personal Guarantor(s): Marjorie Carr

Per: M. Carr

Witness

Corporate Guarantor(s): J.W. Carr Holdings Ltd.

Per: M. Carr

Witness

I hereby certify this to be a true copy of
the original REDEMPTION ORDER LISTING

Dated this 14 day of MAR, 2023

Alberta Rules of Court

COURT FILE NO. 2203 18685

[Signature]
for Clerk of the Court

COURT COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON



PLAINTIFF C.W.C. INVESTMENTS LTD.

DEFENDANT 272649 ALBERTA LTD., J.W. CARR HOLDINGS LTD, and MARJORIE A. CARR

DOCUMENT **REDEMPTION ORDER – LISTING**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
McLENNAN ROSS LLP
#600 McLennan Ross Building
12220 Stony Plain Road
Edmonton, AB T5N 3Y4

Lawyer: Stephen J. Livingstone, K.C.
Telephone: (780) 482-9242
Fax: (780) 482-9101
Email: steve.livingstone@mross.com
File No.: 20224824

DATE ON WHICH ORDER WAS PRONOUNCED: MARCH 3, 2023

LOCATION OF HEARING OR TRIAL: Edmonton, Alberta

NAME OF APPLICATIONS JUDGE WHO MADE THIS ORDER: L.R. Birkett

ON THE APPLICATION of the Plaintiff, AND ON READING the Statement of Claim, the Affidavit of Default, the Certified Copy of Title and the Affidavit of Value and Valuator's Report and evidence of service thereof; AND ON HEARING counsel for the Plaintiff; AND ON

☐ no one appearing for the Defendant

☐ hearing from the Defendant

B ☒ hearing from counsel for the Defendant;

This is Exhibit "HM" referred to in the Affidavit of Marjorie Carr Sworn before me this 10th day of April A.D., 2023

[Signature]
A Commissioner for Oaths in and for Alberta

IT IS ORDERED AND DECLARED THAT:

1. The time for service of this application is abridged to that actually given.

2. In this Order the mortgaged lands are the following:

MERIDIAN 6, RANGE 6, TOWNSHIP 71
SECTION 35
QUARTER NORTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT: . HECTARES (ACRES) MORE OR LESS

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

A) PLAN 2187JY - ROAD	1.643	4.06
B) PLAN 731KS - SUBDIVISION	8.235	20.35
C) PLAN 2337KS - SUBDIVISION	3.306	8.17
D) PLAN 5MC - SUBDIVISION	3.679	9.09
E) PLAN 5972MC - SUBDIVISION	0.732	1.81
F) PLAN 0621904 - SUBDIVISION	12.855	31.77
G) PLAN 0828013 - SUBDIVISION	10.275	25.39
H) PLAN 1421880 - SUBDIVISION	3.426	8.47
I) PLAN 152 0058 - SUBDIVISION	1.66	4.10
J) PLAN 162 1791 - SUBDIVISION	3.668	9.06
K) PLAN 182 1491 - SUBDIVISION	5.84	14.43

EXCEPTING THEREOUT ALL MINES AND MINERALS.

(the "Mortgaged Lands").

3. The mortgage described in the Statement of Claim is a valid and enforceable mortgage over the Mortgaged Lands.
4. There is outstanding, due and owing to the Plaintiff under the mortgage the sum of **\$1,686,744.96** as at the **3rd day of March, 2023** (as set out in the Statement of Secured Indebtedness attached to this Order), plus costs on a solicitor and his own client basis, plus interest thereafter at the mortgage rate, plus other amounts chargeable under the mortgage (the "Indebtedness"). Prior to the entry of this Order the assessment officer shall check the amounts claimed in the Statement of Secured Indebtedness, including the particulars provided in the Affidavit of Default and the Plaintiff's computation. If the assessment officer returns this Order unentered, the Plaintiff may either submit a corrected form of order or seek the advice and direction of the Court. The requirement for service of documents prior to entry of this Order set out in Rule 9.35(1)(a) is waived. S
5. The Defendant and subsequent encumbrancers have one month from service of this Order on them to apply to vary the amount declared owing under the preceding paragraph with respect to any amounts not disclosed in the Affidavit of Default served in support of the application for this Order.
6. The Defendant or anyone else entitled to do so shall have **ONE (1) DAY** from the date of service of this Order upon the Defendant, (the "Redemption Date") to repay the Indebtedness, failing which the Mortgaged Lands shall be offered for sale in the manner described in the Judicial Listing Agreement attached to this Order. Subject to further order of the Court, and subject to paragraph 13 of this Order, this Action is stayed until the Redemption Date. B
7. If the Defendant, or anyone entitled to do so, repays the Indebtedness before the Mortgaged Lands are sold or foreclosed in this Action, then the Plaintiff shall provide to the person who paid the Indebtedness, at the election of such person, either a registrable discharge of the mortgage, or a registrable transfer of the mortgage.
8. If the Indebtedness has not been repaid by the Redemption Date then the Mortgaged Lands shall be listed for sale with a licensed real estate agent (the "Realtor") to be selected at the sole discretion of the Plaintiff, upon the terms and conditions mentioned in the directions to the Realtor attached to this Order.
9. The Realtor shall be entitled to post a "for sale" sign of the type customarily posted by a realtor at a conspicuous location on the Mortgaged Lands, which sign shall remain during the period of the judicial listing and shall not be interfered with by any person.
10. During the period of the judicial listing ordered here, the Defendant and any person in possession of the Mortgaged Lands shall cooperate with the Realtor, and shall allow access to the mortgaged lands

to the Realtor, any representative of the Realtor, any other realtor approved by the Realtor, and any prospective purchaser, on receiving (24) hours' written notice given by the Realtor for a viewing between 8:00 a.m. and 8:00 p.m., provided the written notice complies with the following paragraph.

11. The written notice:
 - (a) Shall attach a written document, signed by each person who will be entering the mortgaged premises, confirming that:
 - (i) They have not, nor has anyone in their household, travelled internationally within the past 2 weeks;
 - (ii) To the best of their knowledge, they have not been in contact with anyone in the past 2 weeks that has tested positive for COVID-19;
 - (iii) They do not currently have any symptoms of COVID-19, including, but not limited to a fever, dry cough, or flu like symptoms;
 - (iv) They have not, nor has anyone in their household, tested positive for COVID-19;
 - (v) They are not, nor is anyone in their household, awaiting test results for COVID-19;
 - (vi) They will wear a mask while viewing the premises;
 - (vii) They will not touch any items or surfaces while viewing the premises other than doorknobs necessary to open doors within the premises; and
 - (viii) unless expressly waived in writing by the defendant or occupants of the house, as may be applicable, they have been fully vaccinated for the COVID-19 virus at least two weeks earlier.
 - (b) The written notice may be posted on the front door of the premises located on the Mortgaged Lands.
12. If any occupant objects to the viewing due to someone occupying the premises having a compromised immune system, or any other reason relating to COVID-19, then the viewing shall be postponed until further directions are obtained from the court on application by or on behalf of the Plaintiff.
13. Any and all other real estate listings relative to the Mortgaged Lands shall be cancelled during the period of the judicial listing ordered here.
14. If the Mortgaged Lands become vacant or abandoned during the course of this action then the plaintiff may enter the Mortgaged Lands for the purpose of doing any and all things necessary to preserve them, and the plaintiff shall not be considered a mortgagee in possession or trespasser.
15. With respect to the attached Statement of Secured Indebtedness:
 - (a) where nothing is claimed with respect to a listed category, the word "nil" shall be inserted opposite, and,

- (b) where amounts are claimed for any of items 2 through 10, documents substantiating such claims shall be provided in affidavit form to the assessment officer for review prior to the entry of this Order.
16. Service of this Order and all subsequent documents in this action may be served on the Defendants, 272649 ALBERTA LTD., J.W. CARR HOLDINGS LTD. and MARJORIE A. CARR, by email to their counsel, Mandi A. Deren-Dubé at mderendube@mltaikins.com or Carly Toronchuk at ctoronchuk@mltaikins.com both of MLT Aikins LLP, or, in the alternative, by ordinary mail to 2200, 10235 - 101 Street NW Edmonton, AB T5J 3G1, ^B
17. The subsequent encumbrancers shall be served with a copy of this Order by ordinary mail at the address set out on the Certificate of Title.
18. The Plaintiff is awarded costs of this action on a solicitor and own client basis as worded in the mortgage. The costs shall be assessed without notice where:
- (a) The Defendant has not filed a Statement of Defence or a Demand for Notice, or appeared at the application where this order was granted, or
- (b) The Defendant has been provided with the proposed Bill of Costs (by mail or email to the Defendant's last known address) and has not provided the Plaintiff's counsel, within 15 days of the mailing or emailing, with notice that the Defendant objects to the Bill of Costs.

otherwise the costs shall be assessed on notice pursuant to Rule 10.37.


APPLICATIONS JUDGE IN CHAMBERS
COURT OF KING'S BENCH OF ALBERTA

JUDICIAL LISTING AGREEMENT

TO: The Realtor

1. You are hereby given authority as an officer of the Court to list for sale the mortgaged lands with the Multiple Listing Service, if any, in effect in the area in which the property is located.
2. The mortgaged lands shall be offered for sale subject to registered encumbrances, liens and interests prior to the Plaintiff's mortgage but free and clear of all registered encumbrances, liens and interests subsequent to the Plaintiff's mortgage.
3. The listing price for the property shall be **\$2,673,000.00** being the fair market value thereof as established by the Affidavit of Value filed by the Defendant, or such higher price as you may recommend after a comparative market analysis is conducted by you prior to the commencement of this judicial listing. B
4. The listing shall take effect on the later of the day after the Redemption Date or the date the listing is accepted in writing by the Realtor, and shall continue for a period of 90 days thereafter. B
5. Within a reasonable time of receiving any offer, you shall forward a copy of that offer to counsel for the Plaintiff. If the offer is insufficient to pay out the Plaintiff it may be rejected by the Plaintiff. Otherwise counsel for the Plaintiff shall either apply without notice to reject an offer or apply on notice for the Court to consider that offer. Where the Plaintiff rejects an offer, or obtains an Order without notice rejecting an offer, it shall serve the Defendant and subsequent encumbrances with a copy of such offer.
6. If no offers are received during the listing period, you will advise counsel for the Plaintiff of that fact, in writing and immediately following the expiry of the judicial listing.
7. In the event that, as a result of the listing, a purchaser is introduced whose offer is accepted by the Court, and the transaction is completed by the purchaser paying the full purchase price and title is registered in the name of the purchaser or its nominee, then, in such event, you will receive a commission as follows:

3% of the purchase price – plus applicable taxes
8. You shall have a first charge against the sale proceeds in the amount of any commission payable under this agreement. If the Court accepts an Offer to Purchase and the Purchaser fails to complete the purchase, and the Court does not order relief from forfeiture of the deposit, you will retain, as compensation for services rendered, fifty per cent (50%) of that deposit (provided that amount does not exceed the commission payable had the sale been fully completed) and you will pay the balance of the deposit to counsel for the Plaintiff, to be applied against the Indebtedness.
9. If the Defendant, any subsequent encumbrancer, or anyone else entitled to do so, pays all principal, interest and other amounts owing under the mortgage at any time after the judicial listing takes effect, or brings the mortgage current after the judicial listing takes effect, there shall be paid as part of the costs of redemption, the reasonable expenses incurred by you as the Realtor during this judicial listing.
10. All offers submitted under the judicial listing shall, subject to further order of the Court shall:

(a) be in writing and shall be signed by the offeror; and

- (b) be subject to the approval and acceptance by the Court on such terms as the Court considers appropriate; and
 - (c) provide for a possession date to be determined by the Court; and
 - (d) contain and be subject to the terms and conditions in Schedule "A", attached to these directions; and
 - (e) be accompanied by a certified cheque or money order payable to your real estate company for the deposit amount referred to in the Offer.
11. Nothing in the listing shall:
- (a) affect the right of the Defendant or anyone else entitled to do so to pay all principal, interest and other amounts owing under the mortgage, or to bring the mortgage current or to privately sell the mortgaged lands;
 - (b) affect the Plaintiff's right to make a proposal to purchase the mortgaged property, if applicable, or otherwise acquire the mortgaged property after the expiry of the judicial listing without liability for any real estate commission or any other compensation payable to the Realtor hereunder;
 - (c) create or impose any liability on the Plaintiff or the Court for the payment of any real estate commission or other compensation arising out of this listing.
12. The terms of the listing may be modified by the Court on application of any party or subsequent encumbrancer on five days' notice.

ACCEPTED ON _____

By: _____
An Agent licensed pursuant to the
Real Estate Act, R.S.A. 2000, c. R-5

SCHEDULE "A" TO THE REAL ESTATE PURCHASE CONTRACT entered into between

THE COURT OF KING'S BENCH OF ALBERTA (the "Seller")

and

_____ (the "Buyer")

The terms of this schedule replace, modify or add to the terms of the agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

AS IS - WHERE IS

1. The Buyer acknowledges and agrees to purchase the mortgaged lands, all buildings and improvements located on the mortgaged lands (the "Property"), and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") included in the Real Estate Purchase Contract or included in the sale of the property, "as is" and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - (a) the condition of any buildings or improvements located on the Property;
 - (b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - (c) whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - (d) the location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;
 - (e) whether or not any buildings or improvements located on the Property encroach onto any neighbouring lands or any easements or rights of way;
 - (f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
 - (g) the size and dimensions of the Property or any building or improvements located on it;
 - (h) whether or not the Property is contaminated with any hazardous substance; and
 - (i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached Goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property. The Seller does not warrant that it has title to the Attached Goods or Unattached Goods.

Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods then on or about the Property on an "as is" basis, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price related to any Attached Goods or Unattached Goods.

REAL PROPERTY REPORT & COMPLIANCE

3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy itself that the survey or real property report the Seller might provide accurately reflects the Property and the buildings and improvements located on it as they currently exist. The Seller shall not be responsible for any errors or omissions which might exist on such document. The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate.

CONDOMINIUM

4. If the Property is a condominium:
 - (a) the Seller is not required to provide the Buyer with any condominium documentation and the Buyer shall be solely responsible for obtaining any condominium documentation it may require. Without limiting the generality of the foregoing, the Buyer may obtain on his own and at his sole costs and expenses any estoppel certificate, copy of the condominium bylaws and financial statement for the Condominium Corporation that he may require;
 - (b) the Buyer must satisfy itself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller nor its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation or the existence of any legal actions pending against the condominium corporation;
 - (c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

5. In addition to the purchase price payable thereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the *Excise Tax Act*. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the G.S.T. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

ACCEPTANCE BY FAX

6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by fax transmission shall be binding on the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE PROCEEDING

7. This offer is being made under a Court of King's Bench foreclosure proceeding and, as such, the Offer may be accepted only by order of the Court and is subject to the terms of that order. Any agreement arising out of the Seller's acceptance of this Offer is conditional upon the approval thereof by the Court.

Buyer's Initial

Date

STATEMENT OF SECURED INDEBTEDNESS

1.	Principal on Mortgage	\$1,500,000.00
(a)	Interest at the date of the Affidavit of Default (owing as at November 30, 2022)	\$157,500.00
(b)	Interest at the Mortgage rate (7%) from December 1, 2022 to March 2, 2023 [Per diem: \$317.88 x 92 days]	\$29,244.96
2.	Tax paid	\$0.00
3.	Property maintenance paid	\$0.00
4.	Occupancy inspections paid	\$0.00
5.	Insurance paid	\$0.00
6.	NSF fees paid (\$25 x _____)	\$0.00
7.	Prior mortgage arrears paid	\$0.00
8.	Condominium fees paid	\$0.00
9.	Homeowners' association fees paid	\$0.00
10.	Any other amounts paid under the mortgage	\$0.00
	Total due to Plaintiff at date Order granted (excluding costs)	\$1,686,744.96 /

9 ✓ at March 2, 2023 ✓ 9

COURT FILE NUMBER 2304 00210
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE GRANDE PRAIRIE
PLAINTIFF 202523 HOLDINGS LTD.
DEFENDANT 272649 ALBERTA LTD.
DOCUMENT AMENDED STATEMENT OF CLAIM

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT
STRINGAM LLP
Barristers & Solicitors
102, 10126 – 97th Avenue
Grande Prairie, AB T8V 7X6
Attn: Patrice Brideau
Tel: (780) 513-6883
Fax: (780) 513-6884
File No. 121209-0004 PB/sjm



AMENDED *E. Wheaton*
on Mar 30, 2023
before the close of pleadings

This is Exhibit "NN" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023

NOTICE TO DEFENDANT

You are being sued. You are a Defendant.

Glenda
A Commissioner for Oaths in and for Alberta

Go to the end of this document to see what you can do and when you must do it.

Note: State below only facts and not evidence (Rule 13.6)

GLEND A CHARLENE JOHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

Statement of facts relied on:

1. By a mortgage made under the *Land Titles Act* dated June 19, 2014, and registered in the Land Titles Office for the North Alberta Land Registration District on June 27, 2014, as number 142 200 182 (the "**Mortgage**"), the Defendant, 272649 Alberta Ltd. ("**649**"), agreed to pay to the Plaintiff, 202523 Holdings Ltd. ("**523**"), the principal sum of \$750,000.00, together with interest thereon at the rate of 10% per annum, calculated yearly, not in advance, as follows:
 - (a) subject to para. (b) below, the principal sum and all other amounts secured under the Mortgage and all accrued interest thereon as aforesaid were due and payable in full by 649 to 523 on September 4, 2014;
 - (b) provided that 649 was not in default of its obligation under the Mortgage, 523 could, in its sole and unfettered discretion, extend the date for repayment by a further term or terms of ONE (1) YEAR, each by written notice thereof given to 649. In the event of any such extension or extensions, all accrued (but unpaid) interest on the principal sum (or on so much thereof as is then outstanding), calculated as aforesaid, had to be paid on September 4, 2014, and thereafter on the 4th day of

September of each and every renewal term of the Mortgage. Further, no such extension or extensions operates to release 649 from its covenants and obligations under the Mortgage (including without limitation 649's obligation to make all payments require by the Mortgage and as and when the same become due for so long as monies remain outstanding thereunder), and all such covenants and obligations continue in full force and effect until all sums owing to 523 under the Mortgage have been paid in full;

and 649 mortgaged to 523 its interest in the following lands:

MERIDIAN 6 RANGE 6 TOWNSHIP 71		
SECTION 35		
QUARTER NORTH EAST		
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS		
EXCEPTING THEREOUT:	HECTARES	(ACRES) MORE OR LESS
A) PLAN 2187JY ROAD	1.643	4.06
B) PLAN 731KS SUBDIVISION	8.235	20.35
C) PLAN 2337KS SUBDIVISION	3.306	8.17
D) PLAN 5MC SUBDIVISION	3.679	9.09
E) PLAN 5972MC SUBDIVISION	0.732	1.81
F) PLAN 0621904 SUBDIVISION	12.855	31.77
G) PLAN 0828013 SUBDISIVISION	10.275	25.39
H) PLAN 1421880 SUBDIVISION	3.426	8.47
I) <u>PLAN 1520058 SUBDIVISION</u>	<u>1.66</u>	<u>4.10</u>
J) <u>PLAN 1621791 SUBDIVISION</u>	<u>3.668</u>	<u>9.06</u>
K) <u>PLAN 1821491 SUBDIVISION</u>	<u>5.84</u>	<u>14.43</u>
EXCEPTING THEREOUT ALL MINES AND MINERALS		

(the "Lands").

as security for the due repayment of all monies due by 649 to the 523 under and by virtue of the Mortgage, including any extensions or renewals or substitutions for same.

2. 649 did further mortgage and charge in favour of 523 as security for repayment of the indebtedness under the Mortgage, all of its interest in all buildings and improvements located on the Lands.
3. 649 covenanted to pay the principal sum and interest pursuant to the terms of the Mortgage.
4. The Mortgage provides that upon default of payment of the principal or interest, the whole principal sums owed thereunder shall become immediately payable.
5. By the said Mortgage, 649 did covenant with 523 to pay all liens, rates, charges or encumbrances on the Lands which may fall due or be unpaid and also to insure the buildings on the said Lands against damage by fire and in default of all or any of which 523 shall have the right to do the same and to add to the said Mortgage all costs and expenses incurred by it in that regard and in respect of any proceedings taken to protect the 523's security or to realize the monies secured by the Mortgage, including costs as between a solicitor and his client.

6. Default has been made in payment of the principal sum and in payment of interest under the terms of the Mortgage.
7. Despite written demand on 649 for payment pursuant to the terms of the Mortgage, 649 has failed, refused or neglected to comply with demand for payment.
8. As at March 20, 2023, there was owing by 649 to 523 under the terms of the Mortgage the sum of \$891,453.72, with *per diem* interest thereon at the rate of \$244.21 per day.
9. 649 is the registered owners of the Lands and is believed to be in actual possession thereof.
10. 523 has not at any time been in possession of the Lands, nor in receipts of the rents and profits therefrom.
11. Having regards to the ability of 649 to pay and the value of 523's security, the period of redemption should be shortened to one (1) day.

REMEDY SOUGHT as against the Defendant:

- (a) a declaration as to the amount owing under the Mortgage with interest according to the terms of the said Mortgage and, in default of payment, an order for sale or foreclosure and possession of the Lands;
- (b) a Judgment against 649 in the amount declared to be owing, together with interest on that amount at the rate set out in the Mortgage until payment, or such other rate as the court shall order;
- (c) a Judgment for any deficiency following the sale of the lands.
- (d) an Order for possession of the Lands, including any buildings and improvements that might be situate thereon;
- (e) a Preservation Order;
- (f) an Order reducing the redemption period to one (1) day;
- (g) alternatively, a direct order for foreclosure without a period of redemption, advertising, or judicial listing.
- (h) a declaration that 523 is entitled to take possession of the personal property and to sell same in such manner as 523 in its discretion considers appropriate;
- (i) an Order for the appointment of a Receiver;
- (j) costs as between a solicitor and his client on a full indemnity basis; and
- (k) such further and other relief as the nature of this case may require and this Honourable Court may consider appropriate in the circumstances.

NOTICE TO THE DEFENDANT

You only have a short time to do something to defend yourself against this claim:

20 days if you are served in Alberta

1 month if you are served outside Alberta but in Canada

2 months if you are served outside Canada.

You can respond by filing a statement of defence or a demand for notice in the office of the clerk of the Court of King's Bench at Grande Prairie, Alberta, AND serving your statement of defence or a demand for notice on the plaintiff(s)' address for service.

WARNING

If you do not file and serve a statement of defence or a demand for notice within your time period, you risk losing the law suit automatically. If you do not file, or do not serve, or are late in doing either of these things, a court may give a judgment to the plaintiff(s) against you.

NOTICE OF INTENTION TO ENFORCE SECURITY
(PURSUANT TO SECTION 244 OF THE BANKRUPTCY AND INSOLVENCY ACT
AND RULE 124 OF THE BANKRUPTCY AND INSOLVENCY GENERAL RULES)

TO: 272649 ALBERTA LTD., and

MARJORIE ANN CARR

the "insolvent persons".

This is Exhibit "00" referred to in the
Affidavit of Marjorie Carr Sworn before
me this 10th day of April A.D., 2023


A Commissioner for Oaths in and for Alberta

GLEND A CHARLENE JOCHAL
A Commissioner for Oaths
in and for Alberta
My Commission Expires on March 16, 2024

TAKE NOTICE THAT:

1. **STEWART HILLTOP FARMS LTD.** (the "Lender"), a secured creditor, intends to enforce its security in the insolvent persons' property described below.
2. The security that is to be enforced is in the form of:
 - a. A Mortgage (the "Mortgage") dated March 10, 2022, granted by 272649 Alberta Ltd. ("272649") and registered at the Land Titles Office of the Alberta Land Registration District (the "Land Titles Office") on June 22, 2022, against title to the Lands legally described in Schedule "A" attached hereto (the "Lands") as Instrument No. 222 140 817; and
 - b. A Guarantee and Postponement of Claim executed by Marjorie Ann Carr and dated March 10, 2022, guaranteeing payment to the Lender of all of the liabilities of 272649 under the Mortgage.
3. The total amount of indebtedness secured by the security as at **February 1, 2023** is **\$2,602,916.67**, together with interest accruing thereafter at the per diem rate of **\$732.36**, and all enforcement costs.
4. The Lender will not have the right to enforce the security until after the expiry of the 10-day period after this notice is sent unless the insolvent person consents to an earlier enforcement.

DATED at Edmonton, Alberta, this 1st day of February, 2023.

STEWART HILLTOP FARMS LTD., by its
Solicitors and Agents, OGILVIE LLP:

Per: 
RONALD H. HAGGETT

272649 ALBERTA LTD. AND MARJORIE ANN CARR HEREBY CONSENT TO THE IMMEDIATE ENFORCEMENT OF THE SECURITY HELD BY STEWART HILLTOP FARMS LTD. PURSUANT TO THE NOTICE OF INTENTION TO ENFORCE A SECURITY DATED FEBRUARY 1, 2023, AND SENT TO THE SECURED DEBTORS ON BEHALF OF STEWART HILLTOP FARMS LTD.

DATED at Edmonton, Alberta, this _____ day of February, 2023.

272649 ALBERTA LTD.

Per: _____

Per: _____

MARJORIE ANN CARR