

Action No. 1001-03215

**IN THE COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL DISTRICT OF CALGARY**

BETWEEN:

FIRST CALGARY SAVINGS & CREDIT UNION LTD.

PLAINTIFF

and

**PERERA SHAWNEE LTD., PERERA DEVELOPMENT CORPORATION, DON L.
PERERA and SHIRANIE M. PERERA**

DEFENDANTS

**COPY OF CERTIFICATE OF TITLE
(Re: Legal Unit 34 - Mirzan)**

**SOLICITORS FOR DELOITTE &
TOUCHE INC., in its capacity as Court-
appointed receiver and Manager of Perera
Development Corporation and Perera
Shawnee Ltd.**

OSLER, HOSKIN & HARCOURT LLP
Suite 2500, TransCanada Tower
450 1st Street, S.W.
Calgary, Alberta T2P 5H1

Christa Nicholson/Walker W. MacLeod



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0034 152 124 0915321;34 091 368 709 +33

LEGAL DESCRIPTION
 CONDOMINIUM PLAN 0915321
 UNIT 34
 AND 26 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;23;4;SE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 071 171 221

| REGISTERED OWNER(S) | | | | |
|---------------------|------------|------------------|-------|---------------|
| REGISTRATION | DATE (DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
| 091 368 709 | 07/12/2009 | CONDOMINIUM PLAN | | |

OWNERS

PERERA SHAWNEE LTD..
 OF 425-78 AVENUE SW
 CALGARY
 ALBERTA T2V 5K5

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---------------------|--------------|---|
| 861 205 323 | 11/12/1986 | UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:8611330 |
| 871 142 214 | 10/08/1987 | CAVEAT |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : SEE CAVEAT
CAVEATOR - FRANCES LORRAINE REHMAN
620-146 AVE SW
CALGARY
ALBERTA T2Y1N6

071 422 840 23/08/2007 MORTGAGE
MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION
LTD.
P.O. BOX 908, CALGARY
ALBERTA T2P2J6
ORIGINAL PRINCIPAL AMOUNT: \$65,000,000

071 422 841 23/08/2007 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - FIRST CALGARY SAVINGS & CREDIT UNION
LTD.
#1100, 333-7 AVE SW
CALGARY
ALBERTA T2P2Z1
AGENT - LAWRENCE D LEON

071 476 257 24/09/2007 CAVEAT
RE : RESTRICTIVE COVENANT

091 088 418 02/04/2009 UTILITY RIGHT OF WAY
GRANTEE - ENMAX POWER CORPORATION.
AS TO PORTION OR PLAN:0911884
THAT PORTION SHOWN AS R/W "B"

091 368 708 07/12/2009 CAVEAT
RE : RESTRICTIVE COVENANT

091 374 432 10/12/2009 RESTRICTIVE COVENANT

091 374 433 10/12/2009 RESTRICTIVE COVENANT

101 062 568 03/03/2010 BUILDER'S LIEN
LIENOR - PRECISION ALUMINUM MANUFACTURING INC..
402-53 AVE SE
CALGARY
ALBERTA T2H0N4
AMOUNT: \$4,000

101 063 343 03/03/2010 BUILDER'S LIEN
LIENOR - EMCO CORPORATION.
ATTN: JAMIE P FLANAGAN

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|--|
| | | MCLENNAN ROSS LLP 1600, 300-5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$45,130 |
| 101 067 936 | 08/03/2010 | BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING. 1421, 151 COUNTRY VILLAGE RD NE CALGARY ALBERTA T3K5X5 AGENT - BERNARD BUGEAUD AMOUNT: \$49,853 |
| 101 067 938 | 08/03/2010 | BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD.. ATTNJAMES L LEBO, MCLENNAN ROSS LLP 1600, 300 - 5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMES L LEBO AMOUNT: \$502,689 |
| 101 069 174 | 09/03/2010 | BUILDER'S LIEN LIENOR - ADLER FIRESTOPPING LTD.. 102, 10171 SASKATCHEWAN DRIVE EDMONTON ALBERTA T6E4R5 AGENT - RANDY PERRY AMOUNT: \$30,846 |
| 101 071 142 | 10/03/2010 | BUILDER'S LIEN LIENOR - COAST WHOLESALE APPLIANCES GP INC.. C/O HOFFMAN DORCHIK LLP 600, 5920 MACLEOD TRAIL S CALGARY ALBERTA T2H0K2 AGENT - AL STYLES AMOUNT: \$268,070 |
| 101 071 143 | 10/03/2010 | BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD.. 2719-5TH AVE NE CALGARY |

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|---|
| | | ALBERTA T2A2L6 AGENT - CHRIS VAN HEES AMOUNT: \$14,281 |
| 101 072 838 | 11/03/2010 | BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD.. TIRO CLARKE SUITE 301, 522 - 11 AVE SW CALGARY ALBERTA T2R0C8 AGENT - TIRO CLARKE AMOUNT: \$11,597 |
| 101 072 839 | 11/03/2010 | BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC.. C/O SMITH MACK LAMARSH 450, 808-4 AVE SW CALGARY ALBERTA T2P3E8 AGENT - KAREN D JACOBSON AMOUNT: \$34,255 |
| 101 075 229 | 15/03/2010 | BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED. C/O MCLENNAN ROSS LLP ATTENTION: JAMIE P. FLANAGAN 1600, 300-5 AVENUE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$838,069 |
| 101 075 230 | 15/03/2010 | BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC.. C/O WARREN TETTENSOR AMANTEA LLP ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA T2ROW7 AGENT - JOE CHAISSON AMOUNT: \$126,838 |
| 101 075 235 | 15/03/2010 | BUILDER'S LIEN LIENOR - GLOBAL STONE INC.. C/O WARREN TETTENSOR AMANTEA LLP ATTENTION JOSEPH B AMANTEA 1413 - 2 STREET SW |

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ENCUMBRANCES, LIENS & INTERESTS

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| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|------------------------|--------------|---|
| | | CALGARY ALBERTA T2ROW7 AGENT - JACOB LAPID AMOUNT: \$41,995 |
| 101 075 236 | 15/03/2010 | BUILDER'S LIEN LIENOR - NOVASTONE INC.. C/O WARREN TETTENSOR AMANTEA LLP ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA T2ROW7 AGENT - JACOB LAPID AMOUNT: \$8,269 |
| 101 081 785 | 22/03/2010 | BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC.. C/O THORNBOROUGH SMELTZ LLP 630 11012 MACLEOD TRAIL SOUTH CALGARY ALBERTA T2J6A5 AGENT - MORRIS H SMELTZ AMOUNT: \$297,931 |
| 101 085 868 | 24/03/2010 | BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD.. PEACOCK LINDER & HALT LLP ATTENTION: G. STEPHEN PANUNTO 850, 607-8 AVENUE SW CALGARY ALBERTA T2P0A7 AGENT - G STEPHEN PANUNTO AMOUNT: \$108,246 |
| 101 088 872 | 26/03/2010 | BUILDER'S LIEN LIENOR - DOMENICO FANELLI C/O BRYAN & COMPANY ATTENTION: RYAN J. LEE CHEE 1200, 645 - 7 AVENUE SW CALGARY ALBERTA T2P4G8 AGENT - RYAN J LEE CHEE AMOUNT: \$520,000 |
| 101 099 540 | 08/04/2010 | BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD.. ATTN: SHAUN T. MACLSAAC, PITTMAN MACLSAAC & ROY |

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SET OUT IN THE PARAGRAPH BELOW.

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JUDICIAL CENTRE OF CALGARY

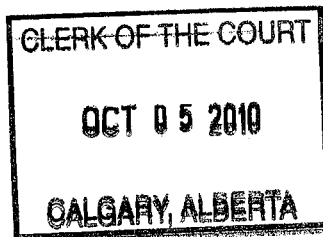
FIRST CALGARY SAVINGS & CREDIT
UNION LTD.

PLAINTIFF

and

PERERA SHAWNEE LTD., PERERA
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DEFENDANTS



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(Re: Legal Unit 34 - Mirzan)

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Calgary, Alberta T2P 5H1

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