

Deloitte.

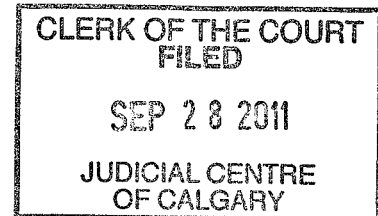


Clerk's stamp:

COURT FILE NUMBER: 1001-03215

COURT OF QUEEN'S BENCH OF
ALBERTA

JUDICIAL CENTRE OF CALGARY



PLAINTIFFS: FIRST CALGARY SAVINGS & CREDIT UNION LTD.

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

PLAINTIFFS BY COUNTERCLAIM PERERA SHAWNEE LTD., DON L. PERERA and SHIRANIE M. PERERA

DEFENDANTS BY COUNTERCLAIM FIRST CALGARY SAVINGS & CREDIT UNION LTD. and DELOITTE & TOUCHE LLP

DOCUMENT: **TWENTY-FIRST REPORT OF THE COURT APPOINTED RECEIVER OF PERERA SHAWNEE LTD. AND PERERA DEVELOPMENT CORPORATION, DATED SEPTEMBER 28, 2011.**

OSLER, HOSKIN & HARCOURT LLP

Barristers & Solicitors
Suite 2500, 450 – 1st Street SW
Calgary, AB T2P 5H1
Solicitor: Christa Nicholson
Telephone: (403) 260-7025
Facsimile: (403) 260-7024
File Number: 1121689

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SCHEDULE 1 Copy of the Presale Vesting Order – Unit 803
SCHEDULE 2 Copy of the Presale Vesting Order – Unit 602
SCHEDULE 3 Copy of the Unit 803 Purchase Contract – Redacted
SCHEDULE 4 Copy of the title search Unit 803
SCHEDULE 5 Copy of the Unit 602 Purchase Contract – Redacted
SCHEDULE 6 Copy of the title search Unit 602
SCHEDULE 7 Copy of Receiver’s *ex parte* application made by letter dated
September 28, 2011 (excluding attachments)

INTRODUCTION

1. On March 3, 2010, Deloitte & Touche Inc. was appointed by the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "**Court**"), as receiver and manager (the "**Receiver**"), without security, of all the current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated, including all proceeds thereof of Perera Shawnee Ltd. ("**PSL**") and Perera Development Corporation ("**PDC**") (PSL and PDC are collectively referred to as "**Perera**" or "**PSL**") (the "**Receivership Order**") in Action No. 1001-03215 (the "**Receivership Proceedings**"). The Receivership Order was amended and restated on January 31, 2011.
2. The Receivership Order was the result of an application by First Calgary Savings & Credit Union ("**First Calgary**"), a secured creditor of Perera. Perera is a condominium real estate developer which has assets that consist of a three phase condominium real estate project located at 30 Shawnee Hill SW, Calgary, Alberta (the "**Project**").
3. There are 70 units in Phase One of the Project: 32 of which have been sold and conveyed to purchasers (the "**Sold Units**"); 29 of which were subject to purchase contracts entered into prior to the Receivership Proceedings by PSL and various purchasers and Vesting Orders (the "**29 Units**"); and 9 of which were unsold (the "**Unsold Units**"). Closing notices were issued to each of the purchasers of the 29 Units however the closing dates in respect of those 29 Units have passed.
4. Two of the 29 Units, namely "**Unit 803**" and "**Unit 602**" were the subject of presale purchase contracts (collectively, the "**Presale Purchase Contracts**") between PSL and Frank Henzler for Unit 803 and PSL and Usha Mehta for Unit 602 (collectively, the "**Initial Purchasers**"). On November 29, 2010, vesting orders were granted for each of

Unit 803 and Unit 602 (collectively, the “**Presale Vesting Orders**”) allowing for, among other things, the Receiver to convey Unit 803 and Unit 602 to the Initial Purchasers and to discharge any and all of the encumbrances that were registered on title, other than those that were permitted. Copies of the Presale Vesting Orders for Unit 803 and Unit 602 are attached as **Schedule “1”** and **Schedule “2”**, respectively.

5. Closing notices were issued to the Initial Purchasers. The closing date for the sale of Unit 803 to Frank Henzler was set at December 6, 2010 and the closing date for the sale of Unit 602 to Usha Mehta was set at December 10, 2010. The Initial Purchasers of Unit 803 and Unit 602 failed to close the transaction on their respective closing dates.
6. In the event that the Initial Purchasers did not close on the Presale Purchase Contracts, the Presale Vesting Orders empowered and authorized the Receiver to, among other things, sell and convey the units to a third party. Recognising that the Initial Purchasers did not close on the Presale Purchase Contracts (as well as other presale purchasers of the 29 Units who did not close on their purchase contracts), the Receiver sought from the Court a revised process which would allow the 29 Units and the Unsold Units to be conveyed to new purchasers, and to begin actively marketing these units for sale, including Unit 803 and Unit 602.
7. Specifically, on November 29, 2010, an Amended and Restated Closing Process Order (the “**Amended and Restated Closing Process Order**”) was granted. Among other things, the Amended and Restated Closing Process Order permits the Receiver to make an *ex parte* application whereby the Court may grant a vesting order to effect the closing of any purchase contracts that the Receiver has or may enter into with any persons for the purchase of units in Phase One of the Project, provided that:

- (a) the sale price of each unit is in compliance with Schedule “4”, Column “F” of the Confidential Fourth Receiver’s Report dated October 7, 2010 (the “**Confidential Fourth Report**”);
 - (b) an unredacted purchase contract is filed under seal pursuant to the Third Sealing Order granted October 29, 2010;
 - (c) a redacted purchase contract is filed with the purchaser’s address redacted; and
 - (d) the certificate of title to the unit is in the same state as on the date the Amended and Restated Closing Process order was granted, except for New Builder’s Registrations (as defined in the Amended and Restated Closing Process Order), in which case, notice must be provided to those lien holders.
8. After the Amended and Restated Closing Process Order was granted, the Receiver actively marketed Unit 803 and Unit 602 for sale. Unit 803 and Unit 602 became subject to new purchases contracts on April 1, 2011 and July 29, 2011, respectively.

NOTICE TO READER

9. This report constitutes the Twenty-First Report of the Court Appointed Receiver (the “**Report**”).

PURPOSE OF REPORT

10. The purpose of this Report is to:
- (a) disclose to the Court the sale of Unit 803 and Unit 602 and to obtain its approval of same; and

- (b) request from the Court a new vesting order in respect of Unit 803 and Unit 602 pursuant to the Amended and Restated Closing Process Order so that the Receiver may convey Unit 803 and Unit 602 to the new purchasers, free and clear of all encumbrances other than permitted encumbrances.

SALE OF UNIT 803

- 11. On April 1, 2011, the Receiver entered into a purchase contract with Altus Environmental Eng. L.T.D. (the “**Unit 803 Purchaser**”) in respect of Unit 803 which was subsequently amended (the “**Unit 803 Purchase Contract**”). Included among the amendments to the Unit 803 Purchase Contract was an amendment to conform the contract with the standard form offer to purchase that the Receiver has been using for previous sales.
- 12. A copy of the Unit 803 Purchase Contract (excluding the schedules thereto), with the Unit 803 Purchasers’ address redacted, is attached to this Report as **Schedule “3”**. An unredacted copy of the Unit 803 Purchase Contract (excluding the schedules thereto) is attached to the Confidential Twenty-Second Report of the Receiver dated September 28, 2011 as Schedule “**1**”.
- 13. The original closing date for Unit 803 was set as July 1, 2011 and later amended to August 31, 2011 and then to October 7, 2011 in the Unit 803 Purchase Contract (the “**Unit 803 Closing Date**”).
- 14. The Unit 803 Purchase Contract is subject to the satisfaction of the following condition precedent on or before the Unit 803 Closing Date:

- (a) The issuance of an Order of the Court authorizing the Receiver to enter into the agreement and approve the transfer of the unit to the Unit 803 Purchaser free and clear of all encumbrances, other than Permitted Encumbrances.
15. The Purchase Price for Unit 803 (as set out in the Unit 803 Purchase Contract) is, in the opinion of the Receiver, commercially reasonable. Further, the Receiver confirms that the Purchase Price for Unit 803 is in compliance with Schedule "4", Column "F" of the Confidential Fourth Report. The Receiver has agreed to pay a commission of \$23,350 plus GST to Jon Dick & Associates Realty in connection with the sale of Unit 803.
16. As at September 28, 2011, the title to Unit 803, attached hereto as **Schedule "4"**, is in the same state as it was on the date that the Amended and Restated Closing Process Order was granted (except for a builders' lien that was registered against the title as Instrument No. 101 350 204 that ceased to exist and was cancelled by the Land Titles Office on June 21, 2011 at the Receiver's request).
17. Accordingly, by *ex parte* application, the Receiver seeks the Court's approval of the sale of Unit 803 as well as a vesting order in respect of same in the form provided for and all pursuant to the Amended and Restated Closing Process Order in respect thereof.

SALE OF UNIT 602

18. On July 29, 2011, the Receiver entered into a purchase contract with Natalia Michelussi (the "**Unit 602 Purchaser**") in respect of Unit 602 which was subsequently amended (the "**Unit 602 Purchase Contract**").
19. A copy of the Unit 602 Purchase Contract (excluding the schedules thereto), with the Unit 602 Purchasers' address redacted, is attached to this Report as **Schedule "5"**. An

unredacted copy of the Unit 602 Purchase Contract (excluding the schedules thereto) is attached to the Confidential Twenty-Second Report of the Receiver dated September 28, 2011 as Schedule “2”.

20. The closing date for Unit 602 was originally set as October 1, 2011 and subsequently changed to October 7, 2011 in the Unit 602 Purchase Contract (the “**Unit 602 Closing Date**”).
21. The Unit 602 Purchase Contract is subject to the satisfaction of the following condition precedent on or before the Unit 602 Closing Date:
 - (a) The issuance of an Order of the Court authorizing the Receiver to enter into the agreement and approve the transfer of the unit to the Unit 602 Purchaser free and clear of all encumbrances, other than Permitted Encumbrances.
22. The Purchase Price for Unit 602 (as set out in the Unit 602 Purchase Contract) is, in the opinion of the Receiver, commercially reasonable. Further, the Receiver confirms that the Purchase Price for Unit 602 is in compliance with Schedule “4”, Column “F” of the Confidential Fourth Report. The Receiver has agreed to pay a commission of \$14,350 plus GST to Royal LePage Benchmark in connection with the sale of Unit 602.
23. As at September 28, 2011, the title to Unit 602, attached hereto as **Schedule “6”**, is in the same state as it was on the date that the Amended and Restated Closing Process Order was granted (except for a builders’ lien that was registered against the title as Instrument No. 101 350 204 that ceased to exist and was cancelled by the Land Titles Office on June 21, 2011 at the Receiver’s request).

24. Accordingly, by *ex parte* application, the Receiver seeks the Court's approval of the sale of Unit 602 as well as a vesting order in respect of same in the form provided for and all pursuant to the Amended and Restated Closing Process Order in respect thereof.

PURCHASE CONTRACT SCHEDULES

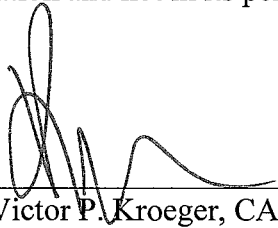
25. The schedules to the Unit 803 Purchase Contract and the Unit 602 Purchase Contract are the same as the schedules to the Unit 601 Purchase Contract, as described in paragraphs 18-21 of the Fifteenth Report of the Receiver dated July 6, 2011.

CONCLUSION

26. The Receiver respectfully requests that the Court grant the relief set out in the Receiver's *ex parte* application made by letter dated September 28, 2011, a copy of which (excluding attachments) is attached hereto as **Schedule "7"**.

DELOITTE & TOUCHE INC.,
In its capacity as Receiver and Manager of
Perera Shawnee Ltd. and Perera Development
Corporation and not in its personal capacity

Per: _____


Victor P. Kroeger, CA • CIRP, CFE
Senior Vice President

SCHEDULE "1"

CLERK OF THE COURT
NOV 29 2010
CALGARY, ALBERTA

Clerk's stamp:

COURT FILE NUMBER: 1001-03215

COURT OF QUEEN'S BENCH OF
ALBERTA

JUDICIAL CENTRE OF CALGARY

PLAINTIFF:

FIRST CALGARY SAVINGS & CREDIT UNION
LTD.

DEFENDANTS:

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

PLAINTIFFS BY COUNTERCLAIM

PERERA SHAWNEE LTD., DON L. PERERA and
SHIRANIE M. PERERA

DEFENDANTS BY COUNTERCLAIM

FIRST CALGARY SAVINGS & CREDIT UNION
LTD. and DELOITTE & TOUCHE LLP

DOCUMENT:

VESTING ORDER

(Re: Purchase by Henzler of Legal Units 70 and 129)

OSLER, HOSKIN & HARCOURT LLP

Barristers & Solicitors

Suite 2500, 450 – 1st Street SW

Calgary, AB T2P 5H1

Solicitor: Christa Nicholson

Telephone: (403) 260-7025

Facsimile: (403) 260-7024

File Number: 1121689

DATE ON WHICH ORDER WAS PRONOUNCED: Monday, November 29, 2010

NAME OF JUDGE WHO MADE THIS ORDER: Honourable Madam Justice Streckaf

I hereby verify this to be a true copy of
the original
Dated this 29 day of Nov 2010
for Clerk of the Court

VESTING ORDER

(Re: Purchase by Henzler of Legal Units 70 and 129)

UPON the application filed November 24, 2010 (the “**Application**”) of Deloitte & Touche Inc., in its capacity as Court-appointed receiver and manager of Perera Development Corporation (“**PDC**”) and Perera Shawnee Ltd. (“**PSL**”, or when reference is being made to PDC and PSL collectively, the “**Debtors**”), and not in its personal capacity (the “**Receiver**”); **AND UPON** noting the Order issued by Madam Justice A. Kent on March 3, 2010 (the “**Receivership Order**”); **AND UPON** noting the Affidavit of Service of Maureen Pohl, sworn November 26, 2010 (the “**Affidavit of Service**”); **AND UPON** noting that concurrent with the granting of this Order, the PSL Closing Process Order granted by Justice Stevens on August 13, 2010 (the “**PSL Closing Process Order**”) was vacated by order of Madam Justice Streckaf on November 29, 2010; **AND UPON** reading the Confidential Second Report of the Receiver dated August 11, 2010 (the “**Confidential Second Receiver’s Report**”); **AND UPON** reading the Tenth Report of the Receiver dated November 24, 2010 (the “**Tenth Receiver’s Report**”); **AND UPON** reference being made to any other materials filed by the Receiver; **AND UPON** hearing from counsel for the Receiver; **IT IS HEREBY ORDERED AND DECLARED THAT:**

SERVICE

1. The time for service of the Application and the Tenth Receiver’s Report is abridged if necessary, the Application is properly returnable today, service of the Application and the Tenth Receiver’s Report on the persons listed in Schedule “A” to the Application (the “**Service List**”) in the manner described in the Affidavit of Service is good and sufficient and no persons other than the persons on the Service List are entitled to notice of the Application or service of the Tenth Receiver’s Report.

APPROVAL OF THE SALE

2. Without prejudice to any of the rights of Frank Henzler (the “**Purchaser**”) as provided for in paragraph 19(d)(ii) of this Vesting Order, the sale contemplated by the purchase contract between PSL and the Purchaser, dated October 9, 2007, (the “**Purchase Contract**”) regarding the unit in Condominium Plan 0915321 (the “**Plan**”) legally described as follows:

Condominium Plan 0915321
Unit 70
And 48 undivided one ten thousandth shares in the
common property
Excepting thereout all mines and minerals

(the "**Condominium Unit**"); and

Condominium Plan 0915321
Unit 129
And 2 undivided one ten thousandth shares in the
common property
Excepting thereout all mines and minerals

(the "**Parking Unit**");

(the Condominium Unit and the Parking Unit are
collectively referred to as the "**Unit**").

for the Purchase Price (as that term is defined in the Purchase Contract) is hereby
approved.

3. The Receiver is authorized and empowered, but not directed, to:
 - (a) make amendments to the Purchase Contract in accordance with the authorization provided in Schedule "3" to the Confidential Second Receiver's Report, provided that the Purchaser agrees to such amendments being made to the Purchase Contract; and
 - (b) close the Purchase Contract and convey title to the Unit to the Purchaser (the "**Transaction**") pursuant to and in accordance with this Vesting Order.

CLOSING OF THE TRANSACTION

4. In the event that the Purchaser intends to close the Transaction, the Purchaser shall provide the Receiver with written notice of the name and address of his/her solicitor for the Transaction (the "**Purchaser's Solicitors**") within 5 days of being served with a copy of this Vesting Order.

5. The closing of the Transaction shall be effected in accordance with the terms of the Purchase Contract and upon such trust conditions as may be agreed upon between the conveyancing solicitors for the Receiver, Kathleen S. Davis, (the “**Receiver’s Conveyancing Solicitors**”), and the Purchaser’s Solicitors.
6. The closing date for the Transaction shall be December 6, 2010, or such other dates as may be agreed upon by the Purchaser and the Receiver (the “**Closing Date**”). There shall be an adjustment of, *inter alia*, taxes on the Closing Date.
7. Upon the delivery of a certified copy of this Vesting Order to the Registrar of the South Alberta Land Titles Office (the “**Registrar**”) and a written request from the Receiver’s Conveyancing Solicitors to do so, the Registrar shall:
 - (a) cancel certificate of title number 091 368 709 +69 to the Condominium Unit;
 - (a.1) cancel certificate of title number 091 368 709 +128 to the Parking Unit;
 - (b) issue a new certificate of title to the Unit in the name of the Purchaser or his/her nominee (the “**New Title**”), which shall include only the encumbrances listed in Schedule “A” to this Vesting Order (collectively, the “**Permitted Encumbrances**”);
 - (c) discharge any and all of the encumbrances from the New Title that are listed in Schedule “B” to this Vesting Order (collectively, the “**Listed Encumbrances**”); and
 - (d) register a discharge, as it pertains to the Unit including the Purchaser’s share in the common property, on the condominium additional plan sheet certificate (the “**CAPSC**”) of the encumbrances that are listed in Schedule “C” to this Vesting Order (collectively, the “**CAPSC Encumbrances**”, which together with the Listed Encumbrances are collectively referred to as the “**Discharged Encumbrances**”).
8. The Registrar shall perform the steps specified in paragraph 7 of this Vesting Order:
 - (a) in the order specified in paragraph 7 of this Vesting Order; and,

- (b) notwithstanding the requirements of section 191(1) of the *Land Titles Act*, R.S.A. 2000, c. L - 4 (the "LTA").

VESTING OF TITLE TO THE UNIT

9. Upon the Registrar issuing a certified copy of the New Title in accordance with paragraphs 7 and 8 of this Order all right, title, interest, estate and equity of redemption of PSL, if any, and any persons claiming by, through or under PSL, in and to the Unit shall vest absolutely in the Purchaser free and clear of and from all security interests (whether contractual, statutory or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including, without limiting the generality of the foregoing: (a) any encumbrances or charges created by the Receivership Order or by any other Order(s) in these or any other proceedings and (b) the Discharged Encumbrances (all of which are collectively referred to as the "Encumbrances", which term shall include the Claims but shall not include the Permitted Encumbrances) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Unit are hereby expunged and discharged as against the Unit.
10. Upon the Registrar completing the steps identified in paragraphs 7 and 8 of this Vesting Order, the Registrar shall forthwith make available to the Receiver's Conveyancing Solicitors a certified copy of the New Title.

TRANSFER OF MC LLP DEPOSIT FUNDS

11. Pursuant to s. 14(3) of *Condominium Property Act*, R.S.A. 2000, c. C-22, (the "CPA") upon receipt of a certified copy of the New Title from the Receiver's Conveyancing Solicitors, the law firm of McLeod and Company LLP ("MC LLP") (Attention: Robin Lokhorst) shall forthwith, and in any event within three days of receipt of the certified copy of the New Title from the Receiver's Conveyancing Solicitors, provide the Receiver's Conveyancing Solicitors with all deposit funds (the "Deposit Funds") if any, that are currently held by MC LLP pursuant to the Purchase Contract.

AMENITIES HOLDBACK AMOUNT

12. The Receiver shall deduct from the Deposit Funds and all amounts paid by the Purchaser's Solicitors to the Receiver's Conveyancing Solicitors pursuant to the Purchase Contract as well as any Bond Funds (as hereinafter defined) (collectively, the "**Total Proceeds**") the sum of \$5,400.00 (the "**Amenities Holdback Amount**"), in accordance with section 14(5) of the *CPA*.
13. The Amenities Holdback Amount shall not be disbursed by the Receiver unless an Order allowing for a disbursement of the Amenities Holdback Amount is issued by this Court.

HOLDING OF THE NET PROCEEDS

14. The Receiver shall hold the Total Proceeds, less the Amenities Holdback Amount less any holdback the Receiver may be required to make in order to obtain or verify (if necessary) Alberta New Home Warranty Program warranty coverage for the Unit, closing costs including real estate commissions, taxes, conveyancing costs of the Receiver and other usual closing costs (the "**Net Proceeds**") pursuant to and in accordance with the terms of this Vesting Order.
15. The Net Proceeds shall stand in the place and stead of the Unit and any holder of the Encumbrances ("**Encumbrancers**") may assert their Claims against the Net Proceeds with the same right and priority that the Encumbrancers had against the Unit immediately prior to the sale of the Unit, as if the Unit had not been sold and remained in the possession and control of PSL.
16. The Net Proceeds shall not be disbursed by the Receiver unless an Order allowing for a disbursement of the Net Proceeds is issued by this Court.

FEES ASSOCIATED WITH THE ISSUANCE OF THE NEW TITLE

17. All costs, fees and disbursements associated with the steps outlined in paragraph 7 of this Vesting Order, including the registration of any mortgage against the Unit in favour of the Purchaser's lender, shall be for the Purchaser's account.

FAILURE TO CLOSE ON THE CLOSING DATE

18. This Vesting Order is made for the purposes of allowing the Receiver and the Purchaser to close the Purchase Contract and convey title to the Unit to the Purchaser pursuant to and in accordance with the Purchase Contract. Nothing herein obligates the Purchaser to close the Purchase Contract or proceed with the Transaction.

19. In the event that the Transaction does not close on the Closing Date:
 - (a) all of the Purchaser's right, title, interest, estate and equity of redemption, if any, and any persons claiming by, through or under the Purchaser, in and to the Unit are extinguished;

 - (b) the Receiver is empowered and authorized, but not obligated, to sell, convey, transfer, lease or assign the Unit to a third-party;

 - (c) MC LLP shall hold all of the Deposit Funds and shall not disburse the Deposit Funds unless on notice to the Purchaser an Order allowing for a disbursement of the Deposit Funds is issued by this Court;

 - (d) except for as expressly set out in this Vesting Order, all of the other rights and liabilities of the Receiver (in its capacity as Court-appointed receiver and manager of PSL) and the Purchaser under and pursuant to the Purchase Contract are preserved including, without limiting the generality of the foregoing:
 - (i) the Receiver's right to claim (in its capacity as Court-appointed receiver and manager of PSL) that the Purchaser has breached the Purchase Contract, that all of the Deposit Funds and any other deposits paid by the Purchaser pursuant to the Purchase Contract are forfeited to the Receiver, that the Receiver is entitled to make a claim on any bond issued to secure the Purchaser's obligation under the Purchase Contract (the "**Bond**") and that the Purchaser is liable for all damages sustained, if any, by the Receiver (in its capacity as Court-appointed receiver and manager of PSL) for the Purchaser's breach of the Purchase Contract; and

- (ii) the Purchaser's right to claim that PSL has breached the Purchase Contract, that the Purchaser was entitled to terminate or rescind the Purchase Contract, that any closing notices sent were improper or invalid, that the Purchaser is entitled to a return of the Deposit Funds and any other deposits paid by the Purchaser pursuant to the Purchase Contract and that PSL is liable for damages caused, including but not limited to damages caused by PSL's failure to complete amenities facilities and buildings associated with the Plan, to the Purchaser by PSL's breach of the Purchase Contract.
20. For greater certainty, in the event that a Bond has been issued to secure the Purchaser's obligations under the Purchase Contract and the Receiver receives any funds pursuant to the Bond (the "**Bond Funds**"), the Receiver shall hold the Bond Funds and the Bond Funds shall not be disbursed by the Receiver unless on notice to the Purchaser an Order allowing for a disbursement of the Bond Funds is issued by this Court.

TENTH RECEIVER'S REPORT

21. The non-objection by parties to the use of and reliance by the Receiver on the Tenth Receiver's Report on this Application is without prejudice to anyone's ability to assert or claim in the future that the Receiver's evidence must be filed in affidavit form, rather than in the form of a report.

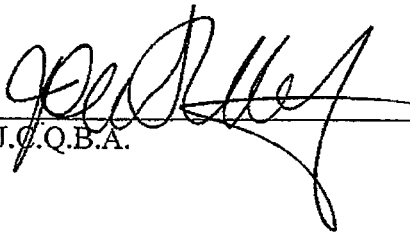
SERVICE OF THIS ORDER

22. This Vesting Order shall be sufficiently served by serving the same on the Purchaser or on the person identified as counsel for the Purchaser on the Service List (the "**Purchaser's Counsel of Record**"), or by posting a copy of the Vesting Order on the Receiver's website at:

http://www.deloitte.com/view/en_CA/ca/specialsections/insolvencyandstructuringproceedings/perera/index.htm

and no other persons are entitled to be served with a copy of this Vesting Order. Service of this Vesting Order on the Purchaser or the Purchaser's Counsel of Record shall be good and sufficient:

- (a) if being served on the Purchaser's Counsel of Record, by delivery of this Vesting Order on the Purchaser's Counsel of Record by PDF email, facsimile, rush courier or personal delivery to the office of the Purchaser's Counsel of Record; or
- (b) if being served on the Purchaser directly, by delivery of this Vesting Order by PDF email, or by rush courier or personal delivery to the address provided by the Purchaser in the Purchase Contract or such other address as the Purchaser may provide to the Receiver.



J.C.Q.B.A.

SCHEDULE "A" TO THE VESTING ORDER
PERMITTED ENCUMBRANCES AS TO THE CONDOMINIUM UNIT

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 RE : SEE CAVEAT CAVEATOR - FRANCES LORRAINE REHMAN
071 476 257	24/09/2007	CAVEAT RE : RESTRICTIVE COVENANT
091 088 418	02/04/2009	UTILITY RIGHT OF WAY GRANTEE - ENMAX POWER CORPORATION.
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

PERMITTED ENCUMBRANCES AS TO THE PARKING UNIT

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 RE : SEE CAVEAT CAVEATOR - FRANCES LORRAINE REHMAN
071 476 257	24/09/2007	CAVEAT RE : RESTRICTIVE COVENANT
091 088 418	02/04/2009	UTILITY RIGHT OF WAY GRANTEE - ENMAX POWER CORPORATION.
091 368 708	07/12/2009	CAVEAT RE : RESTRICTIVE COVENANT
091 374 432	10/12/2009	RESTRICTIVE COVENANT

**PERMITTED ENCUMBRANCES AS TO THE CONDOMINIUM ADDITIONAL PLAN
SHEET CERTIFICATE FOR CONDOMINIUM CORPORATION NO. 0915321**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
091 372 552	10/12/2009	CHANGE OF DIRECTORS
091 372 553	10/12/2009	CHANGE OF BY-LAWS
101 157 679	28/05/2010	INSTRUMENT PHASED DEVELOPMENT DISCLOSURE STATEMENT

SCHEDULE "B" TO THE VESTING ORDER

LISTED ENCUMBRANCES AS TO THE CONDOMINIUM UNIT

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
071 422 840	23/08/2007	MORTGAGE MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
071 422 841	23/08/2007	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION.
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC..
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD..
101 069 174	09/03/2010	BUILDER'S LIEN LIENOR - ADLER FIRESTOPPING LTD..
101 071 142	10/03/2010	BUILDER'S LIEN LIENOR - COAST WHOLESALE APPLIANCES GP INC..
101 071 143	10/03/2010	BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD..
101 072 838	11/03/2010	BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD..
101 072 839	11/03/2010	BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC..
101 072 840	11/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD..
101 075 229	15/03/2010	BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED.
101 075 230	15/03/2010	BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 075 235	15/03/2010	BUILDER'S LIEN LIENOR - GLOBAL STONE INC..
101 075 236	15/03/2010	BUILDER'S LIEN LIENOR - NOVASTONE INC..
101 076 429	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES LTD..
101 076 430	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 076 431	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 081 785	22/03/2010	BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC..
101 085 868	24/03/2010	BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD..
101 088 872	26/03/2010	BUILDER'S LIEN LIENOR - DOMENICO FANELLI
101 095 266	06/04/2010	BUILDER'S LIEN LIENOR - 1165767 ALBERTA LTD..
101 099 602	08/04/2010	BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD..
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC..
101 100 274	08/04/2010	ORDER IN FAVOUR OF - DELOITTE & TOUCHE INC..
101 100 635	09/04/2010	BUILDER'S LIEN LIENOR - FLASHINGS PLUS LTD..
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072840
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 236 589	10/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101066488
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 246 800	19/08/2010	CERTIFICATE OF LIS PENDENS AFFECT INSTRUMENT: 101099602
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 269 084	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075230
101 269 130	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075236
101 269 242	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075235
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872
101 288 123	28/09/2010	CERTIFICATE OF LIS PENDENS BY – ON TRACK EXCAVATING LTD..
101 295 723	05/10/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101100273

LISTED ENCUMBRANCES AS TO THE PARKING UNIT

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
071 422 840	23/08/2007	MORTGAGE MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
071 422 841	23/08/2007	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION.
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD..
101 069 174	09/03/2010	BUILDER'S LIEN LIENOR - ADLER FIRESTOPPING LTD..
101 071 142	10/03/2010	BUILDER'S LIEN LIENOR - COAST WHOLESALE APPLIANCES GP INC..
101 071 143	10/03/2010	BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD..
101 072 838	11/03/2010	BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD..
101 072 839	11/03/2010	BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC..
101 075 229	15/03/2010	BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED.
101 081 785	22/03/2010	BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC..
101 085 868	24/03/2010	BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD..
101 088 872	26/03/2010	BUILDER'S LIEN LIENOR - DOMENICO FANELLI
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 100 274	08/04/2010	ORDER IN FAVOUR OF – DELOITTE & TOUCHE INC..
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872
101 295 723	05/10/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101100273

SCHEDULE "C" TO THE VESTING ORDER

CAPSC ENCUMBRANCES

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION.
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.
101 067 937	08/03/2010	BUILDER'S LIEN LIENOR - FIRST CHOICE POST CONSTRUCTION CLEANING.
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD..
101 069 579	09/03/2010	BUILDER'S LIEN LIENOR - ALCON ELECTRICAL CORP..
101 070 642	10/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD..
101 070 970	10/03/2010	BUILDER'S LIEN LIENOR - ALADEN PAINTING LTD..
101 072 838	11/03/2010	BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD..
101 072 839	11/03/2010	BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC..
101 073 253	12/03/2010	BUILDER'S LIEN LIENOR - INLAND PIPE A DIVISION OF LEHIGH HANSON MATERIALS LTD.
101 073 697	12/03/2010	BUILDER'S LIEN LIENOR - WENDY BOHN
101 075 229	15/03/2010	BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED.
101 075 230	15/03/2010	BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 075 235	15/03/2010	BUILDER'S LIEN LIENOR - GLOBAL STONE INC..
101 075 236	15/03/2010	BUILDER'S LIEN LIENOR - NOVASTONE INC..
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 081 785	22/03/2010	BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC..
101 083 554	23/03/2010	BUILDER'S LIEN LIENOR - GREAT SHADES LTD..
101 083 849	23/03/2010	BUILDER'S LIEN LIENOR - COONEY'S TRUCKING LTD..
101 085 868	24/03/2010	BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD..
101 088 800	26/03/2010	BUILDER'S LIEN LIENOR - MACS LANDSCAPING & CONCRETE.
101 088 872	26/03/2010	BUILDER'S LIEN LIENOR - DOMENICO FANELLI
101 089 785	29/03/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC..
101 090 065	29/03/2010	BUILDER'S LIEN LIENOR - ON TRACK EXCAVATING LTD..
101 104 779	13/04/2010	BUILDER'S LIEN LIENOR - OMC RENOVATIONS.
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101070642
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 264 691	03/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069579
101 276 374	16/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101083554
101 281 854	22/09/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 283 672	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101089785
101 283 673	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101281854
101 284 888	24/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101090065

SCHEDULE "2"

Clerk's stamp: **CLERK OF THE COURT**
NOV 29 2010
CALGARY, ALBERTA

COURT FILE NUMBER:
COURT OF QUEEN'S BENCH OF
ALBERTA
JUDICIAL CENTRE OF CALGARY

1001-03215 I hereby certify this to be a true copy of
the original
Dated this 29th day of November
[Signature]
Clerk of the Court

PLAINTIFF: FIRST CALGARY SAVINGS & CREDIT UNION LTD.

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

PLAINTIFFS BY COUNTERCLAIM PERERA SHAWNEE LTD., DON L. PERERA and SHIRANIE M. PERERA

DEFENDANTS BY COUNTERCLAIM FIRST CALGARY SAVINGS & CREDIT UNION LTD. and DELOITTE & TOUCHE LLP

DOCUMENT: VESTING ORDER
(Re: Purchase by Mehta of Legal Unit 53)

OSLER, HOSKIN & HARCOURT LLP
Barristers & Solicitors
Suite 2500, 450 – 1st Street SW
Calgary, AB T2P 5H1
Solicitor: Christa Nicholson
Telephone: (403) 260-7025
Facsimile: (403) 260-7024
File Number: 1121689

DATE ON WHICH ORDER WAS PRONOUNCED: Monday, November 29, 2010

NAME OF JUDGE WHO MADE THIS ORDER: Honourable Madam Justice Streckaf

VESTING ORDER

(Re: Purchase by Mehta of Legal Unit 53)

UPON the application filed November 24, 2010 (the "**Application**") of Deloitte & Touche Inc., in its capacity as Court-appointed receiver and manager of Perera Development Corporation ("**PDC**") and Perera Shawnee Ltd. ("**PSL**", or when reference is being made to PDC and PSL collectively, the "**Debtors**"), and not in its personal capacity (the "**Receiver**"); AND UPON noting the Order issued by Madam Justice A. Kent on March 3, 2010 (the "**Receivership Order**"); AND UPON noting the Affidavit of Service of Maureen Pohl, sworn November 26, 2010 (the "**Affidavit of Service**"); AND UPON noting that concurrent with the granting of this Order the PSL Closing Process Order granted by Justice Stevens on August 13, 2010 (the "**PSL Closing Process Order**") was vacated by order of Madam Justice Streckaf on November 29, 2010; AND UPON reading the Confidential Second Report of the Receiver dated August 11, 2010 (the "**Confidential Second Receiver's Report**"); AND UPON reference being made to any other materials filed by the receiver; AND UPON reading the Tenth Report of the Receiver dated November 24, 2010 (the "**Tenth Receiver's Report**"); AND UPON hearing from counsel for the Receiver; **IT IS HEREBY ORDERED AND DECLARED THAT:**

SERVICE

1. The time for service of the Application and the Tenth Receiver's Report is abridged if necessary, the Application is properly returnable today, service of the Application and the Tenth Receiver's Report on the persons listed in Schedule "A" to the Application (the "**Service List**") in the manner described in the Affidavit of Service is good and sufficient and no persons other than the persons on the Service List are entitled to notice of the Application or service of the Tenth Receiver's Report.

APPROVAL OF THE SALE

2. Without prejudice to any of the rights of Usha Mehta (the "**Purchaser**") as provided for in paragraph 19(d)(ii) of this Vesting Order, the sale contemplated by the purchase contract between PSL and the Purchaser, dated May 29, 2007, (the "**Purchase Contract**") regarding the unit in Condominium Plan 0915321 (the "**Plan**") legally described as follows:

Condominium Plan 0915321
Unit 53
And 35 undivided one ten thousandth shares in the
common property
Excepting thereout all mines and minerals

(the "Unit").

for the Purchase Price (as that term is defined in the Purchase Contract) is hereby approved.

3. The Receiver is authorized and empowered, but not directed, to:
 - (a) make amendments to the Purchase Contract in accordance with the authorization provided in Schedule "3" to the Confidential Second Receiver's Report, provided that the Purchaser agrees to such amendments being made to the Purchase Contract; and
 - (b) close the Purchase Contract and convey title to the Unit to the Purchaser (the "Transaction") pursuant to and in accordance with this Vesting Order.

CLOSING OF THE TRANSACTION

4. In the event that the Purchaser intends to close the Transaction, the Purchaser shall provide the Receiver with written notice of the name and address of his/her solicitor for the Transaction (the "Purchaser's Solicitors") within 5 days of being served with a copy of this Vesting Order.
5. The closing of the Transaction shall be effected in accordance with the terms of the Purchase Contract and upon such trust conditions as may be agreed upon between the conveyancing solicitors for the Receiver, Kathleen S. Davis, (the "Receiver's Conveyancing Solicitors"), and the Purchaser's Solicitors.
6. The closing date for the Transaction shall be December 10, 2010, or such other dates as may be agreed upon by the Purchaser and the Receiver (the "Closing Date"). There shall be an adjustment of, *inter alia*, taxes on the Closing Date.

7. Upon the delivery of a certified copy of this Vesting Order to the Registrar of the South Alberta Land Titles Office (the “Registrar”) and a written request from the Receiver’s Conveyancing Solicitors to do so, the Registrar shall:
 - (a) cancel certificate of title number 091 368 709 +52 to the Unit;
 - (b) issue a new certificate of title to the Unit in the name of the Purchaser or his/her nominee (the “New Title”), which shall include only the encumbrances listed in Schedule “A” to this Vesting Order (collectively, the “Permitted Encumbrances”);
 - (c) discharge any and all of the encumbrances from the New Title that are listed in Schedule “B” to this Vesting Order (collectively, the “Listed Encumbrances”); and
 - (d) register a discharge, as it pertains to the Unit including the Purchaser’s share in the common property, on the condominium additional plan sheet certificate (the “CAPSC”) of the encumbrances that are listed in Schedule “C” to this Vesting Order (collectively, the “CAPSC Encumbrances”, which together with the Listed Encumbrances are collectively referred to as the “Discharged Encumbrances”).

8. The Registrar shall perform the steps specified in paragraph 7 of this Vesting Order:
 - (a) in the order specified in paragraph 7 of this Vesting Order; and,
 - (b) notwithstanding the requirements of section 191(1) of the *Land Titles Act*, R.S.A. 2000, c. L - 4 (the “LTA”).

VESTING OF TITLE TO THE UNIT

9. Upon the Registrar issuing a certified copy of the New Title in accordance with paragraphs 7 and 8 of this Order all right, title, interest, estate and equity of redemption of PSL, if any, and any persons claiming by, through or under PSL, in and to the Unit shall vest absolutely in the Purchaser free and clear of and from all security interests (whether contractual, statutory or otherwise), hypothecs, mortgages, trusts or deemed

trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "Claims") including, without limiting the generality of the foregoing: (a) any encumbrances or charges created by the Receivership Order or by any other Order(s) in these or any other proceedings and (b) the Discharged Encumbrances (all of which are collectively referred to as the "Encumbrances", which term shall include the Claims but shall not include the Permitted Encumbrances) and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Unit are hereby expunged and discharged as against the Unit.

10. Upon the Registrar completing the steps identified in paragraphs 7 and 8 of this Vesting Order, the Registrar shall forthwith make available to the Receiver's Conveyancing Solicitors a certified copy of the New Title.

TRANSFER OF MC LLP DEPOSIT FUNDS

11. Pursuant to s. 14(3) of *Condominium Property Act*, R.S.A. 2000, c. C-22, (the "CPA") upon receipt of a certified copy of the New Title from the Receiver's Conveyancing Solicitors, the law firm of McLeod and Company LLP ("MC LLP") (Attention: Robin Lokhorst) shall forthwith, and in any event within three days of receipt of the certified copy of the New Title from the Receiver's Conveyancing Solicitors, provide the Receiver's Conveyancing Solicitors with all deposit funds (the "Deposit Funds") if any, that are currently held by MC LLP pursuant to the Purchase Contract.

AMENITIES HOLDBACK AMOUNT

12. The Receiver shall deduct from the Deposit Funds and all amounts paid by the Purchaser's Solicitors to the Receiver's Conveyancing Solicitors pursuant to the Purchase Contract as well as any Bond Funds (as hereinafter defined) (collectively, the "Total Proceeds") the sum of \$3,780.00 (the "Amenities Holdback Amount"), in accordance with section 14(5) of the *CPA*.
13. The Amenities Holdback Amount shall not be disbursed by the Receiver unless an Order allowing for a disbursement of the Amenities Holdback Amount is issued by this Court.

HOLDING OF THE NET PROCEEDS

14. The Receiver shall hold the Total Proceeds, less the Amenities Holdback Amount less any holdback the Receiver may be required to make in order to obtain or verify (if necessary) Alberta New Home Warranty Program warranty coverage for the Unit, closing costs including real estate commissions, taxes, conveyancing costs of the Receiver and other usual closing costs (the "Net Proceeds") pursuant to and in accordance with the terms of this Vesting Order.
15. The Net Proceeds shall stand in the place and stead of the Unit and any holder of the Encumbrances ("Encumbrancers") may assert their Claims against the Net Proceeds with the same right and priority that the Encumbrancers had against the Unit immediately prior to the sale of the Unit, as if the Unit had not been sold and remained in the possession and control of PSL.
16. The Net Proceeds shall not be disbursed by the Receiver unless an Order allowing for a disbursement of the Net Proceeds is issued by this Court.

FEES ASSOCIATED WITH THE ISSUANCE OF THE NEW TITLE

17. All costs, fees and disbursements associated with the steps outlined in paragraph 7 of this Vesting Order, including the registration of any mortgage against the Unit in favour of the Purchaser's lender, shall be for the Purchaser's account.

FAILURE TO CLOSE ON THE CLOSING DATE

18. This Vesting Order is made for the purposes of allowing the Receiver and the Purchaser to close the Purchase Contract and convey title to the Unit to the Purchaser pursuant to and in accordance with the Purchase Contract. Nothing herein obligates the Purchaser to close the Purchase Contract or proceed with the Transaction.
19. In the event that the Transaction does not close on the Closing Date:
 - (a) all of the Purchaser's right, title, interest, estate and equity of redemption, if any, and any persons claiming by, through or under the Purchaser, in and to the Unit are extinguished;

- (b) the Receiver is empowered and authorized, but not obligated, to sell, convey, transfer, lease or assign the Unit to a third-party;
- (c) MC LLP shall hold all of the Deposit Funds and shall not disburse the Deposit Funds unless on notice to the Purchaser an Order allowing for a disbursement of the Deposit Funds is issued by this Court;
- (d) except for as expressly set out in this Vesting Order, all of the other rights and liabilities of the Receiver (in its capacity as Court-appointed receiver and manager of PSL) and the Purchaser under and pursuant to the Purchase Contract are preserved including, without limiting the generality of the foregoing:
 - (i) the Receiver's right to claim (in its capacity as Court-appointed receiver and manager of PSL) that the Purchaser has breached the Purchase Contract, that all of the Deposit Funds and any other deposits paid by the Purchaser pursuant to the Purchase Contract are forfeited to the Receiver, that the Receiver is entitled to make a claim on any bond issued to secure the Purchaser's obligation under the Purchase Contract (the "**Bond**") and that the Purchaser is liable for all damages sustained, if any, by the Receiver (in its capacity as Court-appointed receiver and manager of PSL) for the Purchaser's breach of the Purchase Contract; and
 - (ii) the Purchaser's right to claim that PSL has breached the Purchase Contract, that the Purchaser was entitled to terminate or rescind the Purchase Contract, that any closing notices sent were improper or invalid, that the Purchaser is entitled to a return of the Deposit Funds and any other deposits paid by the Purchaser pursuant to the Purchase Contract and that PSL is liable for damages caused, including but not limited to damages caused by PSL's failure to complete amenities facilities and buildings associated with the Plan, to the Purchaser by PSL's breach of the Purchase Contract.

20. For greater certainty, in the event that a Bond has been issued to secure the Purchaser's obligations under the Purchase Contract and the Receiver receives any funds pursuant to

the Bond (the "**Bond Funds**"), the Receiver shall hold the Bond Funds and the Bond Funds shall not be disbursed by the Receiver unless on notice to the Purchaser an Order allowing for a disbursement of the Bond Funds is issued by this Court.

TENTH RECEIVER'S REPORT

21. The non-objection by parties to the use of and reliance by the Receiver on the Tenth Receiver's Report on this Application is without prejudice to anyone's ability to assert or claim in the future that the Receiver's evidence must be filed in affidavit form, rather than in the form of a report.

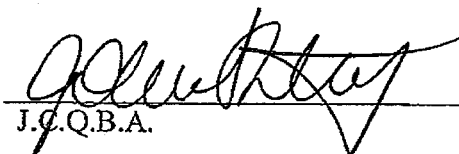
SERVICE OF THIS ORDER

22. This Vesting Order shall be sufficiently served by serving the same on the Purchaser or on the person identified as counsel for the Purchaser on the Service List (the "**Purchaser's Counsel of Record**"), or by posting a copy of the Vesting Order on the Receiver's website at:

http://www.deloitte.com/view/en_CA/ca/specialsections/insolvencyandrestructuringproceedings/perera/index.htm

and no other persons are entitled to be served with a copy of this Vesting Order. Service of this Vesting Order on the Purchaser or the Purchaser's Counsel of Record shall be good and sufficient:

- (a) if being served on the Purchaser's Counsel of Record, by delivery of this Vesting Order on the Purchaser's Counsel of Record by PDF email, facsimile, rush courier or personal delivery to the office of the Purchaser's Counsel of Record; or
- (b) if being served on the Purchaser directly, by delivery of this Vesting Order by PDF email, or by rush courier or personal delivery to the address provided by the Purchaser in the Purchase Contract or such other address as the Purchaser may provide to the Receiver.


J.C.Q.B.A.

SCHEDULE "A" TO THE VESTING ORDER
PERMITTED ENCUMBRANCES AS TO THE CONDOMINIUM UNIT

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 RE : SEE CAVEAT CAVEATOR - FRANCES LORRAINE REHMAN
071 476 257	24/09/2007	CAVEAT RE : RESTRICTIVE COVENANT
091 088 418	02/04/2009	UTILITY RIGHT OF WAY GRANTEE - ENMAX POWER CORPORATION.
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

**PERMITTED ENCUMBRANCES AS TO THE CONDOMINIUM ADDITIONAL PLAN
SHEET CERTIFICATE FOR CONDOMINIUM CORPORATION NO. 0915321**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
091 372 552	10/12/2009	CHANGE OF DIRECTORS
091 372 553	10/12/2009	CHANGE OF BY-LAWS
101 157 679	28/05/2010	INSTRUMENT PHASED DEVELOPMENT DISCLOSURE STATEMENT

SCHEDULE "B" TO THE VESTING ORDER

LISTED ENCUMBRANCES AS TO THE CONDOMINIUM UNIT

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
071 422 840	23/08/2007	MORTGAGE MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
071 422 841	23/08/2007	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - FIRST CALGARY SAVINGS & CREDIT UNION LTD.
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION.
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC..
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD..
101 069 174	09/03/2010	BUILDER'S LIEN LIENOR - ADLER FIRESTOPPING LTD..
101 071 142	10/03/2010	BUILDER'S LIEN LIENOR - COAST WHOLESALE APPLIANCES GP INC..
101 071 143	10/03/2010	BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD..
101 072 838	11/03/2010	BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD..
101 072 839	11/03/2010	BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC..
101 072 840	11/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD..
101 075 229	15/03/2010	BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED.
101 075 230	15/03/2010	BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 075 235	15/03/2010	BUILDER'S LIEN LIENOR - GLOBAL STONE INC..
101 075 236	15/03/2010	BUILDER'S LIEN LIENOR - NOVASTONE INC..
101 076 429	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES LTD..
101 076 430	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 076 431	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 081 785	22/03/2010	BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC..
101 085 868	24/03/2010	BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD..
101 088 872	26/03/2010	BUILDER'S LIEN LIENOR - DOMENICO FANELLI
101 099 052	08/04/2010	BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD..
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC..
101 100 274	08/04/2010	ORDER IN FAVOUR OF - DELOITTE & TOUCHE INC..
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072840
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 236 589	10/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101066488

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 243 367	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099052
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 269 084	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075230
101 269 130	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075236
101 269 242	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075235
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872
101 288 123	28/09/2010	CERTIFICATE OF LIS PENDENS BY – ON TRACK EXCAVATING LTD..
101 295 723	05/10/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101100273

SCHEDULE "C" TO THE VESTING ORDER

CAPSC ENCUMBRANCES

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION.
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.
101 067 937	08/03/2010	BUILDER'S LIEN LIENOR - FIRST CHOICE POST CONSTRUCTION CLEANING.
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD..
101 069 579	09/03/2010	BUILDER'S LIEN LIENOR - ALCON ELECTRICAL CORP..
101 070 642	10/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD..
101 070 970	10/03/2010	BUILDER'S LIEN LIENOR - ALADEN PAINTING LTD..
101 072 838	11/03/2010	BUILDER'S LIEN LIENOR - MODERN INDUSTRIAL RENTALS (1978) LTD..
101 072 839	11/03/2010	BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC..
101 073 253	12/03/2010	BUILDER'S LIEN LIENOR - INLAND PIPE A DIVISION OF LEHIGH HANSON MATERIALS LTD.
101 073 697	12/03/2010	BUILDER'S LIEN LIENOR - WENDY BOHN
101 075 229	15/03/2010	BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED.
101 075 230	15/03/2010	BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 075 235	15/03/2010	BUILDER'S LIEN LIENOR - GLOBAL STONE INC..
101 075 236	15/03/2010	BUILDER'S LIEN LIENOR - NOVASTONE INC..
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES.
101 081 785	22/03/2010	BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC..
101 083 554	23/03/2010	BUILDER'S LIEN LIENOR - GREAT SHADES LTD..
101 083 849	23/03/2010	BUILDER'S LIEN LIENOR - COONEY'S TRUCKING LTD..
101 085 868	24/03/2010	BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD..
101 088 800	26/03/2010	BUILDER'S LIEN LIENOR - MACS LANDSCAPING & CONCRETE.
101 088 872	26/03/2010	BUILDER'S LIEN LIENOR - DOMENICO FANELLI
101 089 785	29/03/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC..
101 090 065	29/03/2010	BUILDER'S LIEN LIENOR - ON TRACK EXCAVATING LTD..
101 104 779	13/04/2010	BUILDER'S LIEN LIENOR - OMC RENOVATIONS.
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101070642
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 264 691	03/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069579
101 276 374	16/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101083554
101 281 854	22/09/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC..

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 283 672	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101089785
101 283 673	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101281854
101 284 888	24/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101090065

SCHEDULE "3"

AMENDMENT

RECITALS:

- A. This Amendment is attached to and forms part of the Offer to Purchase (the "Offer to Purchase") dated April 1, 2011, a copy of which in its entirety is attached hereto as Schedule A, between:

Deloitte & Touche Inc. in its capacity as Court-appointed receiver
and manager of Perera Development Corporation and Perera Shawnee
Ltd. ("PSL"), and not in its personal capacity (the "Vendor")

-and-

Altus Environmental Eng. L.T.D. (the "Purchaser")

with respect to the Suite described as: Municipal Address 803, 10 Shawnee Hill S.W.,
Calgary, Alberta.

NOW THEREFORE, the following changes shall be and are hereby made to the Offer to Purchase and, except for such changes noted below, all other terms and conditions in the Offer to Purchase shall remain as stated therein:

1. The Recitals to this Amendment are accurate and form a part of this Amendment.
2. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Offer to Purchase.
3. Paragraph 1.1(a) is deleted in its entirety and replaced with the following:
 “(a) Unit Number 70 Part 1 of 2 (Suite Number 803), Parking Unit Number 70 Part 2 of 2, and Parking Unit Number 129 in Condominium Plan 0915321 (the "Condominium Plan") being constructed at 10 Shawnee Hill S.W. in Calgary, Alberta (Parts 1-2 and Parking Unit Number 129 are hereinafter collectively referred to as the "Suite"). A copy of the Condominium Plan, which was registered at the Land Titles Office (Alberta) (the "LTO") on December 7, 2009, is included in Schedule "A" to this Offer to Purchase; and”;
4. In para. 2.1(a) the words "for the Suite" are inserted after the words "Purchase Price”;
5. Paragraph 12.1 is deleted in its entirety and replaced with the following:
 “12.1 The Unit Factor for the Suite is 50, comprised of 48 unit factors assigned to Unit Number 70 and 2 unit factors assigned to Parking Unit Number 129. The total unit factors have been apportioned and computed substantially on the basis of the square footage of the Suite in proportion to the total square footage of all intended suites in the Highbury Project.”;



6. From "Additional Term No. 5" on page 18 the words "closing date shall be July 1, 2011" are deleted in their entirety;

7. The Vendor and the Purchaser hereby agree that the Closing Date is ~~September 26, 2011~~ *October 7, 2011* and this extension of same is in accordance with and contemplated by the agreements between the Vendor and the Purchaser dated April 13, 2011 and April 14, 2011;

8. From the Amendment to the Offer to Purchase dated April 21, 2011 the words "Seller agrees to sell storage locker (titled) Unit 84 for the price of \$10,000.00 + G.S.T." are deleted in their entirety;

9. The Vendor and the Purchaser will enter into a separate agreement (the "**Additional Storage Locker Agreement**") pursuant to which, among other things, the Purchaser will agree to purchase from the Seller two additional storage lockers ("Storage Locker Number 84" and "Storage Locker Number 85" or, collectively, the "**Additional Storage Lockers**") for a total purchase price of \$20,000.00 plus G.S.T. (i.e., \$10,000.00 + G.S.T. for each storage locker) all in accordance with the terms of the Additional Storage Locker Agreement. The Vendor and the Purchaser each agree that the Additional Storage Locker Agreement and the Parties' intentions regarding same are, among other things:

(i) subject to the issuance of an order of the Court authorizing the Vendor to transfer the title to the Additional Storage Lockers to the Purchaser free and clear of all encumbrances other than Permitted Encumbrances;

(ii) for greater certainty, if the Court does not issue an order authorizing the Vendor to transfer the title to the Additional Storage Lockers as set out in paragraph 9(i) above, no monies will be payable by the Purchaser to the Vendor in connection with the Additional Storage Lockers; and

(iii) separate and apart from and do not form part of the Offer to Purchase and that the Additional Storage Locker Agreement does not in any way affect or alter the Parties' rights and obligations pursuant to the Offer to Purchase.

10. The Vendor and the Purchaser agree to the following amendments for the purpose of conforming the Offer to Purchase with the standard form offer to purchase that was most recently approved by the Vendor for the sale of units in the Highbury Project and with which the Court is familiar in Action No. 1001-03215 (the "**Receivership Proceedings**"):

(a) The first sentence of paragraph 4.2 is deleted in its entirety;

(b) In the second sentence of paragraph 4.2 the words "the Closing Notice" are deleted and replaced with the words "any closing notice provided to the Purchaser";

(c) In paragraph 4.7 all of the words following (the "**Program**") are deleted and replaced with the words "as specified in Schedule "H" to this Offer to Purchase (the "**Warranty**")";

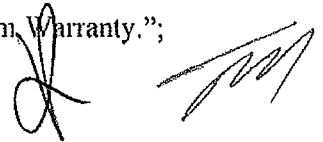
[Handwritten signature]
October 7, 2011
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- (d) In para. 4.8 the words “, representatives of the Program” are inserted after the words “mortgage inspectors”;
- (e) In the first sentence of para. 4.10 the following words are deleted: “Prior to the Occupancy Permit (as defined herein) being issued.”;
- (f) In the first sentence of para. 4.11 the words “or on the Common Property” are inserted following the words “Condominium Unit”;
- (g) Paragraph 5.1(c) is deleted in its entirety;
- (h) In para. 7.1 the second sentence is deleted in its entirety and replaced with the following sentence: “The Purchaser agrees to observe and perform the terms and provisions of the Act, the By-laws and regulations of the Corporation and any management agreement entered into by the Corporation.”;
- (i) Paragraph 7.2 is deleted in its entirety;
- (j) In para. 7.4 the words “Schedule “E”” are deleted and replaced with the words “Schedule “C””;
- (k) Paragraph 8.1 is deleted in its entirety and replaced with the following:

“8.1 The Purchaser acknowledges that the Condominium Unit is or will be a unit in the Condominium Plan and the Purchaser further acknowledges that the Purchaser has, with or before the submission hereof, received a copy of this Agreement and copies of the following:

- (a) **Schedule “A”**: The Condominium Plan as registered with LTO on December 7, 2009, including the Phased Development Disclosure Statement;
- (b) **Schedule “B”**: Site plan and landscaping plan being drawings showing the location of fences, roadways walkways, parking areas and landscaping;
- (c) **Schedule “C”**: Proposed Management Agreement;
- (d) **Schedule “D”**: Proposed Condominium Operating Budget and the estimated amount of the monthly contributions of each unit in the project;
- (e) **Schedule “E”**: Registered By-laws;
- (f) **Schedule “F”**: Registered Restrictive Covenant (Parking);
- (g) **Schedule “G”**: Registered Restrictive Covenant (Storage Lockers); and
- (h) **Schedule “H”**: Alberta New Home Warranty Program, Warranty.”;

Two handwritten signatures in black ink are located at the bottom right of the page. The first signature is a stylized, cursive name, and the second is a more legible, blocky signature.

- (l) Paragraph 8.2(d) is deleted in its entirety and replaced with the following:
- “(d) Certain information schedules were prepared by PSL and provided to persons who entered into purchase agreements with PSL for the purchase of a condominium unit in the Highbury Project prior to the issuance of the Receivership Order. The Vendor does not intend to complete or construct the Highbury Project in the manner that was originally contemplated by Perera Shawnee Ltd. and does not represent, warrant or otherwise agree to complete or construct the Highbury Project in the manner originally contemplated by Perera Shawnee Ltd. Schedule “B” attached shows the roadways, walkways, fences, parking areas and landscaping that the Vendor intends to construct or complete.”;
- (m) Paragraph 8.2(e) is deleted in its entirety;
- (n) In paragraph 8.2(f) the amount “\$3,000,000” is deleted and replaced with the amount “\$7,300,000”;
- (o) In paragraph 8.2(f)(ii) the words “to grade level” are deleted and replaced with the words “to the P1 level”;
- (p) Paragraph 8.2(h) is deleted in its entirety and replaced with the following:
- “(h) The Vendor intends to sell Phase Two and Phase Three and possibly any unsold units on an en bloc basis in Phase One of the Highbury Project to a third-party (the “**Transaction**”), provided that a satisfactory purchase price (as determined by the Vendor in its sole discretion) is obtained for the Transaction and the Transaction is approved and authorized by the Court.”;
- (q) In the first sentence of para. 8.3 the word “whatsoever” is deleted and replaced with the words “other than outlined in Schedule “B””;
- (r) The third sentence of para. 8.3 is deleted in its entirety and replaced with the following sentence: “As the Interior/Exterior finishing of the Unit and the Building are substantially complete, no further description of the same is provided herein.”;
- (s) Paragraph 8.4 is deleted in its entirety and replaced with the following:
- “8.4 The Purchaser acknowledges and agrees that the Vendor shall be entitled to make changes and modifications to any of the Schedules that the Vendor deems are necessary or advisable, as determined by the Vendor at its sole discretion acting reasonably, at any time before or after the execution of this Agreement provided that the changes will not materially alter or affect the value, amenities, appearance or marketability of the property purchased by the Purchaser. The Purchaser acknowledges and agrees that the Vendor shall be at liberty to make such changes in any document as may be (and to the extent) required by any mortgagee

providing interim or permanent financing for the Project or its mortgage insurer or by any government agency.”;

(t) A new paragraph 8.5 is inserted as follows:

“8.5 The Purchaser acknowledges and agrees that they are aware and have been informed by the Vendor that as at January 13, 2011 all of the following lawsuits that were commenced against the Corporation in the Court, have been discontinued as against the Corporation: Action No. 1001-11316, Action No. 1001-13363, Action Number 1001-13364, Action No. 1001-13365, Action No. 1001-13738 and Action No. 1001-14166, and that the Vendor is not aware of any other lawsuits naming the Corporation in Alberta.”

(u) In the second sentence of paragraph 16.2 the words “will be” are deleted and replaced with the words “has been”;

(v) The last sentence in paragraph 16.2 is deleted in its entirety and replaced with the following sentence: “The Purchaser agrees to be bound by the Registered By-laws annexed hereto as Schedule “E”.”;

(w) A new paragraph 26.1(a.1) is inserted as follows:

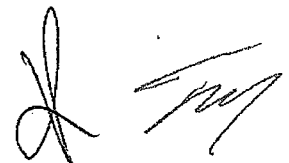
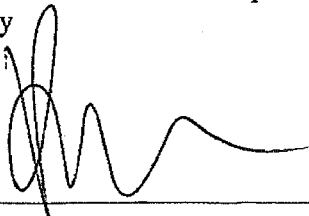
“(a.1) information as required by the Canadian Government *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (FINTRAC), which include date of birth, occupation and proof of identity documentation.”;

and

(x) Section 27, including paragraph 27.1, is deleted in its entirety.

DATED at Calgary, Alberta, September 16, 2011.

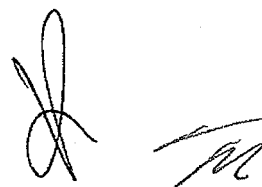
DELOITTE & TOUCHE INC.
In its capacity as Court-appointed
Receiver and Manager of Perera
Development Corporation and Perera
Shawnee Ltd. and not in its personal
capacity



Victor P. Kroeger CA•CIRP, CFE
Senior Vice-President

ALTUS ENVIRONMENTAL ENG.
L.T.D.


Tom Michelussi



SCHEDULE A
OFFER TO PURCHASE



HIGHBURY
TOWER RESIDENCES AT FISH CREEK

OFFER TO PURCHASE

Unit Number 70

(Suite Number 803)

14619 Shawnee Gate S.W. in Calgary, Alberta

THE PURCHASER MAY, WITHOUT INCURRING ANY LIABILITY FOR DOING SO, RESCIND THIS AGREEMENT WITHIN 10 DAYS OF ITS EXECUTION BY THE PARTIES TO IT UNLESS ALL OF THE DOCUMENTS REQUIRED TO BE DELIVERED TO THE PURCHASER UNDER SECTION 12 OF THE CONDOMINIUM PROPERTY ACT HAVE BEEN DELIVERED TO THE PURCHASER NOT LESS THAN 10 DAYS PRIOR TO THE EXECUTION OF THIS AGREEMENT BY THE PARTIES TO IT.

DELOITTE & TOUCHE INC.,
in its capacity as Court-appointed receiver and manager of Perera
Shawnee Ltd. ("PSL"), and not in its personal capacity

(the "Vendor")

-and-

ALUS Environmental Bus. LTD.

(full name for title registration purposes)

(a)

600.9652

463-201-5712

(home number)

463-201-5710 ext 226

(work number)

463-201-5712

(fax number)

TM - ALUS@tels.net

(e-mail address)

(the "Purchaser")

1. The Purchase

1.1 The Purchaser offers to purchase, from the Vendor, the Condominium Unit (as hereinafter defined) for the total price of \$ ~~677,255.71~~ (the "Purchase Price") and more particularly described as follows: 645,000.00

- (a) Unit Number 70 (Suite Number 803) in Condominium Plan 0915321 (the "Condominium Plan") being constructed at 14619 Shawnee Gate S.W. in Calgary, Alberta (the "Suite"). A copy of the Plan, which was registered at the Land Titles Office (Alberta) (the "LTO") on December 7, 2009, is included in Schedule "A" to this Offer to Purchase; and
- (b) The shares in the common property allocated to the purchaser's Suite, excepting thereout all mines and minerals (the "Unit Factor").

1.2 The Suite and the Unit Factor are collectively hereinafter referred to the "Condominium Unit".

1.3 This Offer to Purchase shall be open for acceptance by the Vendor until 4:30 pm April 11/2011 (the "Deadline").

1.4 In the event that the Vendor accepts this Offer to Purchase prior to the Deadline, the Purchaser shall be obligated to purchase the Condominium Unit from the Vendor in accordance with the terms and conditions set out herein.

1.5 In the event that the Vendor does not accept this Offer to Purchase prior to the Deadline, this Offer to Purchase shall be null, void and of no force or effect.

2. Payment

2.1 The Purchase Price is more completely described as follows:

(a) Purchase Price (not including GST)	\$	<u>645,000.⁰⁰</u>
TOTAL PURCHASE PRICE (not including GST)	+	<u>645,000.⁰⁰</u>
(b) Plus 5% GST	+	<u>32,250.⁰⁰</u>
TOTAL PURCHASE PRICE (plus GST)	\$	<u>677,250.⁰⁰</u>
(c) Less Purchaser's Deposit (as hereinafter defined)	\$	<u>30,000.⁰⁰</u>
BALANCE DUE ON CLOSING	\$	<u>647,250.⁰⁰</u>

3. Deposit

3.1 The Purchaser shall pay a deposit of \$ 30,000.⁰⁰ (the "Purchaser's Deposit") to the Vendor upon the presentation of this Offer to Purchase to the Vendor.

3.2 The Purchaser's Deposit, will be promptly returned to the Purchaser without interest if and only if:

(a) The Vendor does not accept this Offer to Purchase by the Deadline;

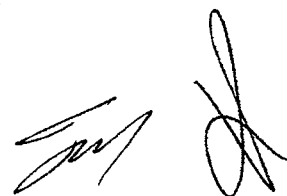


- (b) The Purchaser cancels the Agreement in writing within 10 days of receiving the documents required to be delivered to the Purchaser under section 12 and 13 of the *Condominium Property Act*, R.S.A. 2000, c. C - 22 (the "Act"); or
- (c) The Agreement is rescinded, cancelled or terminated in accordance with Articles 5.2 or 25.1.

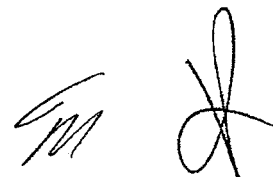
- 3.3 Except as expressly outlined in this Agreement, the Purchaser's Deposit is non-refundable.
- 3.4 If Vendor returns the Purchaser's Deposit in accordance with the terms of this Agreement, neither the Purchaser nor the Vendor have any further recourse under this Agreement.
- 3.5 The Purchaser's Deposit will be held pursuant to the terms of this Agreement and section 14 of the Act.
- 3.6 Any interest earned upon funds held in trust pursuant to this Agreement shall accrue to the Vendor.
- 3.7 The Purchase Price includes the items, options or extras presently installed in the Condominium Unit. It is understood and agreed that the Vendor will not make any modification or supply any other item, option or extra to the Condominium Unit.

4. **Closing, Conveyance and Mortgage Financing**

- 4.1 The closing date for the purchase of the Condominium Unit shall be the date specified in a written notice from the Vendor to the Purchaser (the "Closing Date").
- 4.2 The Purchaser shall be provided with a minimum of 30 days written notice of the Closing Date (the "Closing Notice"). The Purchaser acknowledges and agrees that the Vendor may, in its sole discretion and for any reason, change the Closing Date to a new date other than the date specified in the Closing Notice.



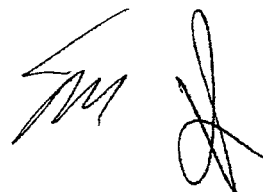
- 4.3 Vacant possession of the Condominium Unit shall be given at 12:00 noon on the Closing Date subject to the terms hereof being complied with.
- 4.4 The Purchaser shall pay any costs associated with the registration of the Approval and Vesting Order (as defined herein) at the LTO and the Purchaser's mortgage(s) (if any) on title to the Condominium Unit.
- 4.5 The Purchaser shall pay the Purchase Price, less the Purchaser's Deposit (the "Balance of the Purchase Price") to the Vendor on the Closing Date.
- 4.6 The Purchaser covenants to take possession of the Condominium Unit on the Closing Date, provided the interior of the Suite and the common property is substantially completed even though all exterior work on the Condominium Unit, the related common property, the landscaping, the fencing, exterior lighting and garbage pads or enclosures may not at such time be fully completed and other seasonal deficiencies may be outstanding.
- 4.7 The Vendor shall allow the Purchaser to make an inspection of the Condominium Unit prior to or on the Closing Date to verify that the Condominium Unit has been substantially completed. In the event of any items being incomplete at that time, they will be listed on an inspection sheet (the "Inspection Sheet"). Except as to the items specifically listed on the Inspection Sheet, the Purchaser shall be conclusively deemed to have accepted the Condominium Unit, PROVIDED HOWEVER that such acceptance shall not in any way affect the warranty given by the Alberta New Home Warranty Program (the "Program") pursuant to Schedule J of this Agreement (the "Warranty"), subject always to the satisfaction of Article 5.1(c).
- 4.8 The Purchaser further agrees that the Vendor, its agents, employees, mortgage inspectors and municipal employees, shall have the right of entry and access to the Condominium Unit and the common property after the Closing Date in order to complete any incomplete items, inspect the Condominium Unit and make any repairs or modifications to the Condominium Unit and the common property.



- 4.9 The Purchaser acknowledges that the area of the Condominium Unit has been determined on the basis described on the Condominium Plan and is approximate only and shall be subject to some reasonable variance which the Purchaser hereby accepts.
- 4.10 Prior to the Occupancy Permit (as defined herein) being issued, the Purchaser shall not enter the Suite or the common property other than the Vendor's sales office, without the Vendor's express permission. The Purchaser hereby releases the Vendor, its servants and agents from all liability or claims whatsoever for personal injury or property damage to the Purchaser or anyone accompanying, sent or invited by the Purchaser (hereinafter called a "Trespasser") resulting from their entry into the Suite or the common property without permission, whether arising from the negligence of the Vendor or otherwise. The Purchaser hereby further agrees to indemnify and hold harmless the Vendor from and against any and all actions, causes of action, suits, proceedings, fines, costs (including legal costs on a solicitor and his own client basis), expenses and damages whatsoever, arising by virtue of a Trespasser's entry into the Suite or the common property without permission and, in particular, without limiting the generality of the foregoing, agrees to reimburse the Vendor, forthwith, for any fines or penalties imposed upon the Vendor by the municipality or by any other governmental or other authority, as a consequence of the said unauthorized entry.
- 4.11 The Purchaser shall not display "For Sale" signs within its Suite or anywhere in the Condominium Unit until such time that the Vendor has sold all Condominium Units within the Highbury Project. The Purchaser hereby authorizes the Vendor or the condominium corporation created pursuant to the Act (the "Corporation") to remove such signs in the event the Purchaser is in breach of this obligation. This section shall survive the transfer of title to the Condominium Unit and the closing of this transaction.

5. **Conditions Precedent**

- 5.1 The obligation of the Parties pursuant to this Agreement are subject to the satisfaction of the following conditions precedent on or before the Closing Date:



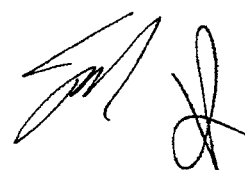
- (a) the issuance of an Order by the Court of Queen's Bench of Alberta (the "Court") authorizing the Receiver to enter into this Agreement and approving the transfer of the Condominium Unit to the Purchaser free and clear of all encumbrances other than Permitted Encumbrances (as defined herein) (the "Approval and Vesting Order");
- (b) the issuance of an occupancy permit or permission in writing to occupy the Condominium Unit pursuant to the regulations under the *Safety Codes Act* (Alberta) (the "Occupancy Permit"); and
- (c) the execution of a binding agreement between the Program and the Receiver providing that the Program will provide the Warranty to the Condominium Unit and the Highbury Project.

5.2 If the foregoing condition precedents have not been satisfied, complied with or waived, in whole or in part, on or before the Closing Date, either the Purchaser or the Vendor may rescind this Agreement by written notice to the other Party. In the event that such notice is given by either Party, this Agreement shall terminate and be null, void and of no force or effect.

6. **Adjustments and Payments**

6.1 The Purchase Price shall be adjusted as at the Closing Date as to prepaid and accrued expenses and other matters usually subject to adjustment which shall include, without limiting the generality of the foregoing, the following:

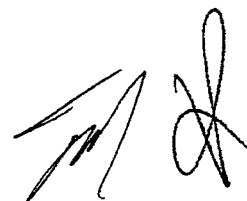
- (a) the Condominium Unit's share of any operating and maintenance expenses and expenses for utilities such as gas, electricity, water or other utilities and insurance costs borne by the Vendor as determined by the Unit Factor of the Condominium Unit;

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- (b) any contributions prepaid or owing for administrative expenses (as defined in section 39 of the Act); and,
- (c) the realty taxes, school taxes and local improvement charges, including supplementary assessments, which may be levied by the taxing authority, as determined by the Unit Factor if not separately assessed.

7. **Condominium Corporation**

- 7.1 The Purchaser is aware that the Corporation was, by virtue of the Act, established upon registration of the Condominium Plan. The Purchaser agrees to observe and perform the terms and provisions of the Act, the By-laws and regulations of the Corporation and the management agreement entered into by the Corporation, all of which the Vendor or the Corporation may amend from time to time.
- 7.2 The Vendor or the Corporation may extend or modify the proposed Condominium Plan comprising the Condominium Unit and/or other units in the project to provide for either additional or fewer units and that, provided the Purchaser's ownership, value or marketability of the Condominium Unit is not substantially adversely affected thereby, and the Purchaser agrees to resolutions of the Corporation for application to the Court for that purpose.
- 7.3 The Vendor estimates, but does not represent or warrant, that the initial amount of the monthly common expenses contribution for the Condominium Unit to be \$ 462.35, which sum is an estimate only and is subject to change by the Corporation. The said contribution comprises the Purchaser's proportionate share of the estimated monthly property and management expenses of the Highbury Project and is determined by applying the Unit Factor for the Condominium Unit to the total of such expenses. Any estimated budget which is presented to the Purchaser is for informational purposes only.

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7.4 The Vendor will have the right to arrange for management of the Condominium Plan on fundamentally those terms and conditions as set out in the management agreement referred to in Schedule "E" and the Purchaser acknowledges that management costs for the project shall be included in common expenses.

7.5 The Vendor shall be maintaining and operating show units in the Highbury Project and any by-law which might restrict the Vendor in this respect, if any, is hereby waived by the Purchaser.

8. **Disclosure**

8.1 The Purchaser acknowledges that the Condominium Unit is or will be a unit in the Condominium Plan and the Purchaser further acknowledges that the Purchaser has, with or before the submission hereof, received a copy of this Agreement and copies of the following:

- (a) **Schedule "A"**: The Condominium Plan as registered with LTO on December 7, 2009, including the Phased Development Disclosure Statement;
- (b) **Schedule "B"**: Site plan and landscaping plan being drawings showing the location of fences, roadways walkways, parking areas and landscaping;
- (c) **Schedule "C"**: Specifications of Unit;
- (d) **Schedule "D"**: Manager's Residence and Guest Suite;
- (e) **Schedule "E"**: Proposed Management Agreement;
- (f) **Schedule "F"**: Proposed Condominium Operating Budget and the estimated amount of the monthly contributions of each unit in the project;
- (g) **Schedule "G"**: Proposed By-laws;
- (h) **Schedule "H"**: Proposed Restrictive Covenant (Parking);



- (i) **Schedule "I": Registered Easements; and**
- (j) **Schedule "J": Alberta New Home Warranty Program Warranty.**

8.2 The Vendor hereby advises the Purchaser that, and the Purchaser acknowledges and agrees that:

- (a) The Vendor was appointed as receiver and manager of PSL pursuant to an Order issued by the Court on March 3, 2010 (the "Receivership Order").
- (b) At the time that the Receivership Order was issued:
 - (i) PSL was constructing a three-phase condominium development in southeastern Calgary that was commonly known as the Highbury (the "Highbury Project"); and
 - (ii) construction on the first phase of the Highbury Project ("Phase One") was substantially complete, and preliminary construction on the second phase ("Phase Two") and the third phase ("Phase Three") has been commenced.
- (c) The Condominium Unit is in Phase One.
- (d) Schedules "A", "B", "C" and "D" (collectively, the "Descriptive Schedules") were prepared by PSL and provided to persons who entered into purchase agreements with PSL for the purchase of a condominium unit in the Highbury Project prior to the issuance of the Receivership Order. The Descriptive Schedules show descriptions and drawings which depict roadways, walkways, fences, parking areas, interior and exterior finishings and landscaping as PSL intended them to exist when PSL had completed the Highbury Project.
- (e) The Vendor does not intend to complete or construct the Highbury Project in the manner that is contemplated by the Descriptive Schedules, and does not represent,



warrant or otherwise agree to complete or construct the Highbury Project in the manner contemplated by the Descriptive Schedules.

- (f) Pursuant to the Receivership Order the Vendor is at liberty and is empowered and has arranged to borrow funds not exceeding the principal amount of \$3,000,000 (or such greater amount as the Court may by further Order authorize). The Vendor has completed a budget (the "Budget") for the cost to complete the Vendor's Construction Plans (as hereinafter defined) and currently plans to:
 - (i) complete the construction of Phase One of the Highbury Project; and
 - (ii) construct Phase Two and Phase Three of the Highbury Project to grade level

(collectively, the "Vendor's Construction Plans").

- (g) The Vendor will complete the Vendor's Construction Plans, provided that the cost to complete the Vendor's Construction Plans does not exceed the Budget.
- (h) The Vendor will sell Phase Two and Phase Three of the Highbury Project to a third-party (the "Transaction"), provided that a satisfactory purchase price (as determined by the Vendor in its sole discretion) is obtained for the Transaction and the Transaction is approved and authorized by the Court.

8.3 The Purchaser acknowledges and agrees that he/she is purchasing the interior and exterior finishing of the Condominium Unit and all of the common property associated with the Condominium Unit, the Plan and the Highbury Project on an "as is, where is" basis and that the Vendor makes no representations or warranties whatsoever with respect to the Condominium Unit, the Plan and the Highbury Project. The Purchaser further acknowledges and agrees that he/she has relied entirely upon his own inspection and investigation with respect to the quantity, quality, and value of the Condominium Unit, the Plan and the Highbury Project. In particular, and without limiting the generality of

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the foregoing, the Purchaser acknowledges and agrees that the Purchaser shall have no recourse against the Vendor for, and the Vendor shall not be liable to the Purchaser for any defects or deficiencies related to the construction of the Condominium Unit, the Plan or the Highbury Project (except only defects or deficiencies that are covered by any Warranty) or for changing, modifying, or refusing to complete the Vendor's Constructions Plans.

- 8.4 The Purchaser acknowledges and agrees that the Vendor shall be entitled to make changes and modifications to any of the Schedules that the Vendor deems are necessary or advisable, as determined by the Vendor at its sole discretion, at any time before or after the execution of this Agreement. The Purchaser further acknowledges and agrees that the Purchaser shall have no recourse against the Vendor for, and the Vendor shall not be liable to the Purchaser for any changes made to the Schedules in accordance with this Article 8.4.

9. **Further Assurances**

- 9.1 The Parties hereto agree to execute such further documents, conveyances and assurances as may be necessary in order to give full force and effect to the true intent and meaning of this Agreement.

10. **Entire Agreement**

- 10.1 The Parties confirm that this Agreement and the annexed Schedules constitute the entire agreement and that there are no further or other conditions, representations, warranties, undertakings, guarantees, promises or agreements either expressed or implied either by law or custom save those mentioned in this Agreement and the annexed Schedules, and that no oral or written agreements, representations, promises or any warranty made by any person shall be binding upon the Vendor unless made in writing and signed on behalf of the Vendor by its duly authorized officers.

11. **Termination and Breach**

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11.1 The Vendor is hereby granted the unrestricted right at its option to cancel and terminate this Agreement upon written notice to that effect to the Purchaser in the following circumstances:

- (a) the Purchaser makes an assignment of this Agreement without first obtaining the consent of the Vendor;
- (b) the Purchaser become insolvent or bankrupt;
- (c) the Purchaser fails to pay the Purchaser's Deposit or the Balance of the Purchase Price on the dates specified herein; or
- (d) the Purchaser fails to comply with any of the terms of this Agreement or shall fail to complete or execute or deliver any document or instrument herein required or provided for.

11.2 If the Vendor cancels or terminates this Agreement in accordance with Article 11.1 or if the Purchaser attempts to cancel or terminate this Agreement other than in accordance with the terms hereof, then, without limitation or prejudice to any of the rights of the Vendor hereunder, at law, or in equity:

- (a) all amounts paid by the Purchaser to the Vendor including, without limitation, the Purchaser's Deposit and the Balance of the Purchase Price, shall be absolutely forfeited to the Vendor as liquidated damages and not as a penalty;
- (b) the Vendor shall be reimbursed by the Purchaser for the cost of paying out any lien, execution or encumbrance, the source of which is attributable to the Purchaser, or the cost of any extras, options, modifications or improvements requested by the Purchaser; and
- (c) the Vendor shall be entitled to costs on a full-indemnity, solicitor and his own client basis for any action or legal proceeding commenced by the Vendor relating to the breach of this Agreement.

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12. Unit Factor

- 12.1 The Unit Factor for the Suite is 48. The total unit factors have been apportioned and computed substantially on the basis of the square footage of the Suites in proportion to the total square footage of all suites in the Highbury Project.
- 12.2 Minor adjustments may have been made to the unit factors for all of the units as may be necessary to make the unit factors for all the units total 10,000 as required by law.

13. Notices

- 13.1 All notices required herein shall be in writing and shall be delivered by electronic mail:
- (a) to the Purchaser at the e-mail address shown on the first page of this Agreement;
and
 - (b) to the Vendor at the address shown on the first page of this Agreement.
- 13.2 Any notices shall be deemed to be received twenty-four (24) hours after sending the e-mail.

14. Time

- 14.1 Time shall be of the essence in this Agreement.

15. Purchaser Caveat Restrictions

- 15.1 The Purchaser acknowledges that registration of a caveat or other instrument respecting this Agreement or any secondary financing may affect construction of the Project and the Purchaser therefore covenants that he/she will not register such a caveat or instrument against the title to all or any portion of the land comprising the Condominium Unit.

16. Title, Encumbrances and By-Laws



- 16.1 The Condominium Unit is sold subject to the Act, as amended, and the implied easements thereunder, any City of Calgary, private or other utility right of way and any other registered or to be registered caveats, private easements, encroachment agreements, restrictive covenants, normal City of Calgary development condition charges and encumbrances and any other easements in favour of utility companies or public authorities, and any Purchaser mortgage to be registered against title and any other charges or encumbrances the source of which is attributable to the Purchaser (collectively, the "Permitted Encumbrances"). The Vendor will, after receipt and release of the full sale proceeds, cause any of its mortgage encumbrances to be discharged insofar as they are registered against title to the Condominium Unit. The Purchaser also agrees to comply with its obligations under the Restrictive Covenants identified in the Schedules to this Agreement.
- 16.2 The Purchaser acknowledges that he/she is fully aware of the permitted and conditional uses of the Condominium Unit and real property within the surrounding area under the by-laws of the City of Calgary and all applicable statutes, rules and regulations of any competent authority and agrees to accept the Condominium Unit subject to the risks incidental to such uses. The Purchaser further acknowledges that he/she is acquainted with the duties and obligations of an owner of a Condominium Unit and the Purchaser understands that upon registration of the Condominium Plan, the Corporation will be created and the Purchaser will be a member of such Corporation subject to all the benefits and obligations inherent in such membership. The Purchaser agrees to be bound by the by-laws set forth in the Act or any by-laws duly brought into force in substitution and replacement therefore. The Vendor agrees to register substitutional or replacement by-laws which shall be substantially in the form annexed hereto as Schedule G.
17. **Display Units and Dwellings**
- 17.1 The Purchaser agrees that notwithstanding the provisions of the by-laws of the Condominium Plan, the Vendor shall have the right to maintain and use a reasonable number of suites and a portion of any common property for display and sale purposes and

exhibit a sign or signs advertising the location of such display suites on or about the display suites or common property until all the Condominium Units in the project are sold and that any provisions of the by-laws which might restrict the Vendor in this respect, if any, are hereby waived by the Purchaser.

18. Unit Damage

18.1 The Condominium Unit shall be at the risk of the Vendor until title is conveyed to the Purchaser and in the event of substantial or total loss or damage to the Condominium Unit or the project occurring before such time by reason of fire, lightning, tempest, earthquake, flood, riot, civil commotion, insurrection or other acts of God, either the Vendor or the Purchaser may, at its option, cancel this Agreement within thirty (30) days of the date of the said loss or damage and thereupon the Purchaser shall be entitled to the return of any monies paid as deposits hereunder without interest and the Vendor shall have no further liability hereunder. All proceeds of any insurance policies in force shall belong to the Vendor, however, if neither party elects to cancel this Agreement, the Purchaser shall be entitled to an assignment of insurance proceeds in respect of the material loss or damage to the Condominium Unit, if any. All other remedies and claims of the Purchaser in the event of such damage are hereby waived. The Condominium Unit shall be at the risk of the Purchaser after title is conveyed to the Purchaser.

19. Assignment Restriction and Enurement

19.1 This Agreement shall not be assigned by the Purchaser before final closing without the prior consent of the Vendor which consent may not be arbitrarily withheld. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and permitted assigns of the Parties hereto.

19.2 The Vendor will be entitled to sell and/or assign its rights, benefits and/or obligations under this Agreement without the consent of the Purchaser.

20. Force Majeure



20.1 The Vendor shall not be or be deemed to be in default hereunder for any delay due to strikes, acts of God, or other force majeure or any cause whatsoever beyond the Vendor's control.

21. **Non-Merger**

21.1 All the covenants and obligations contained in this Agreement to be performed or observed by the Purchaser shall in no way merge with the transfer of the Condominium Unit hereunder and shall in all respects remain in full force and effect notwithstanding conveyance of the Condominium Unit to the Purchaser and the payment of the Purchase Price.

22. **Applicable Law**

22.1 This offer to purchase, and any contract constituted on acceptance hereof, shall be governed under and by the laws of the Province of Alberta.

23. **Headings**

23.1 The headings throughout this Agreement are inserted for convenience or reference only and shall not affect the construction of or be used in the interpretation of this Agreement or any provision thereof.

24. **Singular / Plural**

24.1 This Agreement constituted by its acceptance by the Vendor is to be read with all changes of number or gender required by the context and where this Agreement is executed by more than one person or party as Purchaser, all covenants, conditions and agreements herein contained shall be construed and taken as against all executing Purchasers as joint and several.

25. **Vendor's Right to Cancel and Terminate**



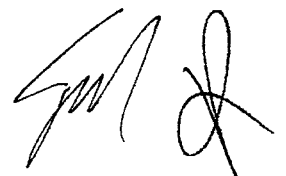
25.1 The Vendor is hereby granted the unrestricted right at its option to cancel and terminate this Agreement for any reason the Vendor deems appropriate, as determined by the Vendor in its sole discretion.

25.2 In the event that the Vendor cancels and terminates this Agreement in accordance with Article 25.1, this Agreement shall terminate and be null, void and of no force or effect.

26. Privacy Consent

26.1 By entering into this Agreement, it is necessary for the Vendor to collect personal information from you. This information includes but is not limited to:

- (a) name, address, telephone number, fax number and e-mail address;
- (b) municipal and legal descriptions for the Condominium Unit;
- (c) the purchase agreement for the Condominium Unit including financial information, all plans, specifications, agreements, change orders, condominium disclosure documents or any other information related to the purchase of the Condominium Unit;
- (d) information about any remedial or other service work done to the Condominium Unit;
- (e) any information about a request for assistance or warranty claim about the Condominium Unit including information provided to a warranty provider;
- (f) insurance information;
- (g) information provided to or received from third party contractors, suppliers, consultants and lawyers who provide work or services to you or us with respect to the Condominium Unit; and
- (h) information from or to the Corporation for the Condominium Unit.

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26.2 The Purchaser consents to the collection, use and disclosure of the Purchaser's personal information by the Vendor for the purposes set out above.

27. Purchaser Acknowledgement

27.1 The Purchaser acknowledges that they have read and understand the terms, provisions, conditions and limits that are specified in Schedule J regarding the Warranty.

28. Amendment

28.1 Any amendments to this Agreement shall be made in writing, duly executed by both Parties.

DATED at the City of Calgary, in the Province of Alberta, this 18 day of March, 2011.

SIGNED in the presence of:

Witness

Purchaser's Signature

Additional Purchaser's Signature (if applicable)

Additional terms:

- 1) Unit is to include ~~3 tiled parking stalls~~ ^{2 tiled parking stalls} & A Storage Unit
- 2) ~~Seller warrants that A Hot tub removal in the Penthouse Suite will be installed prior to possession or agrees to hold back of \$20,000.00 cash job is installed~~
- 3) All minor defects in Suite will be repaired prior to possession
- 4) IF Available Seller to provide Environmental Report, Structural Report
- 5) Closing date shall be July 1/2011

Offer is Conditional for 14 days After acceptance for mortgage approval

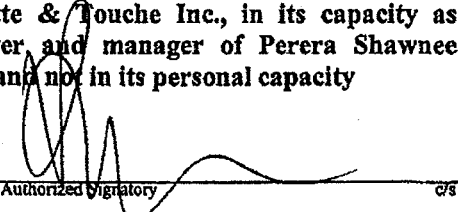
CALGARY: 2573426.9

ACCEPTANCE

The Vendor hereby accepts the Offer to Purchase.

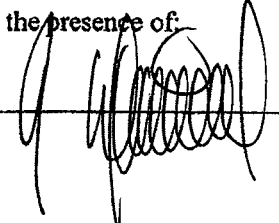
DATED at the City of Calgary, in the Province of Alberta, this 18th day of April, 2011.

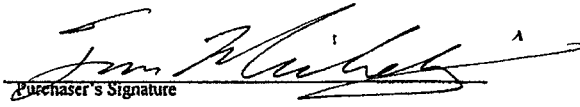
Deloitte & Touche Inc., in its capacity as receiver, and manager of Perera Shawnee Ltd., and not in its personal capacity

Per: 
Authorized Signatory c/s

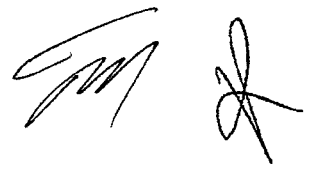
THE PURCHASER ACKNOWLEDGES RECEIPT OF A FULLY EXECUTED COPY OF THE WITHIN AGREEMENT INCLUDING ALL SCHEDULES AND ACKNOWLEDGES THAT THE PURCHASER HAS READ AND UNDERSTANDS THE TERMS, PROVISIONS, CONDITIONS AND LIMITS THAT ARE SPECIFIED IN ALL SCHEDULES AND ALL DOCUMENTS REFERRED TO HEREIN WHICH PERTAIN TO THE PROJECT THIS AGREEMENT.

1 DAY OF April 2011.

SIGNED in the presence of:

Witness


Purchaser's Signature

Additional Purchaser's Signature (if applicable)



**RESIDENTIAL REAL ESTATE PURCHASE CONTRACT
AMENDMENT**

This Amendment is attached to and forms part of the Residential Real Estate Purchase Contract # _____

Between

THE SELLER

and

THE BUYER

Name: Deloitte & Touche Inc. as Receiver and Manager of Perera Shawnee Ltd. and NOT IN ITS PERSONAL CAPACITY Name: Altus Environmental Eng. LTD.

With respect to the Property described as:

Municipal Address 803. 14619. Shawnee Gate SW.
Calgary ALTA

The following changes shall be made to the above Purchase Contract and, except for such changes noted below, all other terms and conditions in the Purchase Contract shall remain as stated therein.

DELETE:

INSERT:

Buyer agrees to not resell unit for minimum of 1 year after possession.

DATED at 10 m on March 30, 2011

Seller: Deloitte & Touche Inc. as Receiver and Manager of Perera Shawnee Ltd. and Perera Development Corp. and not in its personal capacity Witness: _____

DATED at 9A m on March in its personal 30 2011

Buyer: Jan Michalski Witness: _____
Buyer: _____ Witness: _____



Environmental Engineering Ltd.

Suite 830, 396 – 11 Ave. S.W., Calgary, Alberta T2R 0C5

Tel: (403) 201-5710, Fax: (403) 201-5712, Email: tm-altus@telus.net

To: Deloitte & Touche Inc.

April 13, 2011

Re: Deficiency List for Unit 70, Suite 803 14619 Shawnee Gate SW Calgary

I inspected the above condo unit on April 9, 2011 and have identified the following deficiencies that must be remedied prior to June 15, 2011. If these deficiencies have not been remedied by the pre-possession inspection date (June 16, 2011), then the closing date (July 1, 2011) will be extended until same deficiencies have been remedied. The deficiencies noted below are considered (by the Purchaser) to be requirements of "move-in" standards of quality and do not relieve the Vendor from any new deficiencies covered by the Alberta New Home Warranty Program.

If the Vendor does not agree to these conditions, the purchaser (Altus Environmental Engineering Ltd.) shall withdraw its Offer to Purchase and terminate the sales agreement.

Suite 803 Deficiency List

1.0 Kitchen Area:

1. Replace the broken light fixture above the breakfast island
2. Replace rusted/damaged waste disposal unit under sink
3. Replace all burned out light bulbs
4. Patch ceiling drywall around light fixture openings where voids are visible
5. Replace scratched cabinet handle on lower unit (in corner area)
6. Touch-up cabinet veneer on fridge door
7. Repair or replace wood floor planks where gouges/scratches are visible
8. Replace damaged weather strip on balcony door (bottom seal)
9. Replace cracked wood floor plank in front of breakfast island

2.0 Den:

1. Replace broken window
2. Repair or replace wood floor planks where gouges/scratches are visible

3.0 Utility Room:

1. Repair one inch hole in drywall (above communication panel)
2. Add backing to drywall beside electrical panel and repair/repaint cracked/broken drywall
3. Add electrical breakers for rooftop hot tub and install wiring for hot tub.

4.0 Master Bedroom:

1. Repair or replace wood floor planks where gouges/scratches are visible

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5.0 Master Bathroom:

- 2. Tighten loose faucet/plumbing fixture trims
- 3. Repair scratched cabinet door (right side)

6.0 Guest Bathroom:

- 1. Tighten loose faucet/plumbing fixture trims
- 2. Repair scratched vanity drawer face
- 3. Repair or sand chipped edge of backsplash
- 4. Adjust vanity drawer so that it shuts fully
- 5. Sand drywall filler on wall and prime/repaint
- 6. Repair/repaint the ceiling drywall around the light fixture opening

7.0 Small Bedroom:

- 1. Sand filler on entry door trim and prime/repaint
- 2. Repair closet door face and repaint
- 3. Repair or replace wood floor planks where gouges/scratches are visible
- 4. Sand drywall filler on wall (beside power outlet) and prime/repaint

8.0 General:

- 1. Replace all burned out light bulbs
- 2. Patch ceiling drywall around light fixture openings where voids are visible
- 3. Repair or replace wood floor planks where gouges/scratches are visible
- 4. Repair all nicks/scratches on closet doors and apply a finish paint coat to the visible face of all doors
- 5. Repair all gouges on walls and apply a finish paint coat to all walls and baseboards
- 6. Apply a finish paint coat to all ledges below windows.

9.0 Rooftop Patio Area:

- 1. Install hot tub electrical wiring.
- 2. Clean all construction debris from area.

If you have any questions on the above please contact me at (403) 201-5710 ext 226.

Sincerely,

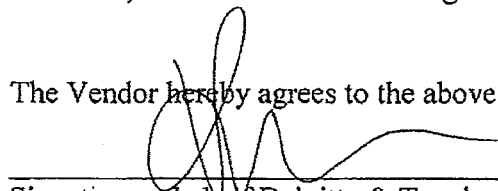


Tom Michelussi, P.Eng., M.Eng.

President, Altus Environmental Engineering Ltd.

The Vendor hereby agrees to the above conditions:

Date Agreed: April 19, 2011



Signature on behalf Deloitte & Touche Inc. the recipient
 Manager of PERERA SITHANEE LTD and NOT
 IN ITS PERSONAL CAPACITY.



Environmental Engineering Ltd.

Suite 830, 396 - 11 Ave. S.W., Calgary, Alberta T2R 0C5

Tel: (403) 201-5710, Fax: (403) 201-5712, Email: tm-altus@telus.net

To: Deloitte & Touche Inc.

April 14, 2011

Re: Extension of Condition Date: Unit 70, Suite 803 14619 Shawnee Gate SW Calgary

As I have not yet received a response to my memo dated April 13, 2011 with respect to construction deficiencies of the above unit, I request an extension of the condition date to April 19, 2011. As I stated in my April 13, 2011 memo, Altus does not wish to proceed with the Offer to Purchase unless the Vendor agrees to remedy all the deficiencies (prior to the closing date) outlined in the April 13, 2011 memo.

If I do not receive a favourable response from the Vendor (Deloitte & Touche Inc.) prior to 6:00 p.m. on April 14, 2011 with respect to the April 13, 2011 memo or an extension (of condition date) to April 19, 2011, Altus wishes to terminate its Offer to Purchase and requests that its deposit cheque be returned.

If you have any questions on the above please contact me at (403) 201-5710 ext 226.

Sincerely,

Tom Michelussi, P.Eng., M.Eng.

President, Altus Environmental Engineering Ltd.

The Vendor hereby agrees to an extension of the condition date to April 19, 2011:

DELOITTE + TOUCHE INC AS RECEIPT & MANAGER OF PERERA SHAWNEE LTD AND NOT IN ITS RETAINING CAPACITY

Date Agreed: April 14, 2011

Signature on behalf Deloitte & Touche Inc.

VICTOR P. KLOEBEN
SENIOR VICE PRESIDENT

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT

NOTICE

(Re: Waiver/Satisfaction of Conditions)

Notice to:

Debitte & Touche ASKRENER, MORGAN

Seller/Buy^{er} of the Property

PERCIVA SHAWNEE L.T.O.

Municipal Address

803. 14619. Shawnee Gate SW.

1. I am the Seller/Buyer of the Property in the Residential Real Estate Purchase Contract # _____ (the "Contract").

The condition(s) in that Contract that I now unilaterally waive or have satisfied is (are):

FINANCING

- 2. All other provisions in the Contract remain in full force and effect.
- 3. In this notice, the singular shall be constituted as the plural where the context so requires.
- 4. This notice shall enure to the benefit and be binding upon my heirs, executors, administrators, successors and assigns.
- 5. As per the Contract, if a notice has not been given to the other party before 9 p.m. on or before the stated Condition Day, then the transaction is ended.

SIGNED in the presence of a witness, and DATED at *Calgary*, Alberta
 at *5 P* m. on *April 19*, 20*11*

X [Signature]
 Seller/Buyer

Witness

Seller/Buyer

Witness

If needed for commercial transactions:

Per: _____
 Authorized Signing Officer(s)

Witness

Per: _____
 Authorized Signing Officer(s)

Witness

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT
AMENDMENT

This Amendment is attached to and forms part of the Residential Real Estate Purchase Contract # _____

Between

THE SELLER

and

THE BUYER

Name Deloitte & Touche AS Receiver &
Name Manager of Perera Shawnee
L.T.O.

Name ALTUS ENVIRONMENTAL
Eng. L.T.O.

With respect to the Property described as:

Municipal Address 803. 14619. Shawnee Gate. S.W.
Calgary AB

The following changes shall be made to the above Purchase Contract and, except for such changes noted below, all other terms and conditions in the Purchase Contract shall remain as stated therein.

DELETE:

All references to the address 803. 14619. Shawnee Gate S.W. Calgary

INSERT:

New Address 803. 10. Shawnee Hill S.W.
Calgary AB

DATED at 3:30pm on April 21, 2011

Seller [Signature] Deloitte & Touche Inc. as
Receiver and Manager of Witness
Perera Shawnee Ltd.

Seller [Signature] and Perera Development Witness
Corp.

DATED at 10 A.m on April 21 2011

Buyer [Signature] its personal Witness
capacity

Buyer Tom Michelassi for Altus Env. Eng. Ltd. Witness

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT
AMENDMENT

This Amendment is attached to and forms part of the Residential Real Estate Purchase Contract # _____

Between

THE SELLER

and

THE BUYER

Name Deloitte & Touche AS Receiver

Name Altus Environmental

Name Manager of Perera Shawnee
L.T.O.

Eng L.T.O.

With respect to the Property described as:

Municipal Address 303. 10. Shawnee Hill S.W.
Calgary

The following changes shall be made to the above Purchase Contract and, except for such changes noted below, all other terms and conditions in the Purchase Contract shall remain as stated therein.

DELETE:

INSERT:

- ① Seller agrees to sell storage locker (titled) Unit 84 for the price of \$10,000.00 + G.S.T.
- ② Seller confirms the 2nd parking stall to be included in the purchase price is Unit # 129. (legal description)

DATED at 3:30 p.m on April 21, 2011

Seller [Signature] Deloitte & Touche Inc., as Receiver and Manager of Perera Shawnee Ltd. Witness _____

Seller [Signature] and Perera Development Corp. and not in its personal capacity Witness _____

DATED at 11 A.m on (APR) 21 2011

Buyer [Signature] Witness _____

Buyer Tom Michelussi / Altus Env. Eng. Ltd. Witness _____

End of Schedule A to the Amendment dated September 16, 2011



RESIDENTIAL REAL ESTATE PURCHASE CONTRACT ADDENDUM

This Addendum is attached to and forms part of the Residential Real Estate Purchase Contract # _____

Between

THE SELLER

and

THE BUYER

Name Deloitte & Touche Inc in its
Capacity as Receiver; Manager
Name of Perera Shauwe L.T.O.

Name Altus Environmental
Engineering L.T.O.

With respect to the Property described as:

Municipal Address Unit 803 10 Shawnee Hill Sw.
Calgary AB.

The buyer acknowledges that ^{A)} any and all deficiencies set out in the purchaser's letter to the Vendor dated April 13, 2011 and April 14, 2011 and in additional term No 3" on page 18 of the offer to purchase have been repaired or completed and b) the receiver has met any and all requirements related to 11 additional term No. 4" on page 18 of the offer to purchase.

A-1 The closing date is amended to ~~Oct 7/2011~~

Note: This form must be signed by all parties to the Residential Real Estate Purchase Contract.

DATED at 7:10 m on Sept 27 2011

Seller Deloitte & Touche Inc. as Receiver and Manager of Perera Shauwe Ltd. and Perera Development Corp. and

Witness

Seller Erin Nicholas not in its personal capacity

Witness

Buyer

Witness

Buyer

Witness

SCHEDULE "4"

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
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN MCLENNAN ROSS LLP 1600, 300-5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$45,130

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.. C/O BENNETT JONES LLP ATTENTION: LAWRENCE ATOR 4500 BANKERS HALL EAST 855-2 STREET SW CALGARY ALBERTA T2P4K7 AGENT - HEATHER FARYNA AMOUNT: \$66,717
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 071 143	10/03/2010	BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD.. 2719-5TH AVE NE CALGARY 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
101 072 840	11/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD.. C/O 3408- 114 AVENUE SE CALGARY ALBERTA T2Z3V6 AGENT - JASON TALMAN AMOUNT: \$401,859
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA T2R0W7 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 CALGARY ALBERTA T2R0W7 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 T2R0W7 AGENT - JACOB LAPID AMOUNT: \$8,269
101 076 429	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES LTD.. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$21,200
101 076 430	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$20,687

(CONTINUED)

 ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 076 431	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$6,848
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 ST EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$1,452
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - RYAN J LEE CHEE AMOUNT: \$520,000
101 095 266	06/04/2010	BUILDER'S LIEN LIENOR - 1165767 ALBERTA LTD.. 212, 339-50 AVE SE CALGARY ALBERTA T2G2B3 AGENT - HAROLD COATES AMOUNT: \$21,861
101 099 602	08/04/2010	BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD.. ATTN: SHAUN T MACISAAC PITTMAN MACISAAC & ROY 2600 WEST TOWER, SUN LIFE PLAZA 144-4TH AVENUE SW CALGARY ALBERTA T2P3N4 AMOUNT: \$2,377
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC.. C/O ROBERT SCHUETT PROFESSIONAL CORPORATION 200, 602 11 AVE SW CALGARY ALBERTA T2R1J8 AMOUNT: \$530,250
101 100 274	08/04/2010	ORDER IN FAVOUR OF - DELOITTE & TOUCHE INC.. 3000 SCOTIA CENTRE 700-2 ST SW CALGARY ALBERTA T2P0S7 RECEIVERSHIP ORDER
101 100 635	09/04/2010	BUILDER'S LIEN LIENOR - FLASHINGS PLUS LTD.. 14856 DEER RUN DR SE CALGARY ALBERTA T2V5V3 AGENT - CLIVE SCOTT AMOUNT: \$38,220
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072840
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 236 589	10/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101066488
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 246 800	19/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099602
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 269 084	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075230
101 269 130	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075236
101 269 242	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075235
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872
101 288 123	28/09/2010	CERTIFICATE OF LIS PENDENS BY - ON TRACK EXCAVATING LTD.. AGAINST - PERERA SHAWNEE LTD.. AGAINST - PERERA DEVELOPMENT CORPORATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

AGAINST - CONDOMINIUM COOPERATION NO. 0915321.

101 295 723 05/10/2010 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 101100273

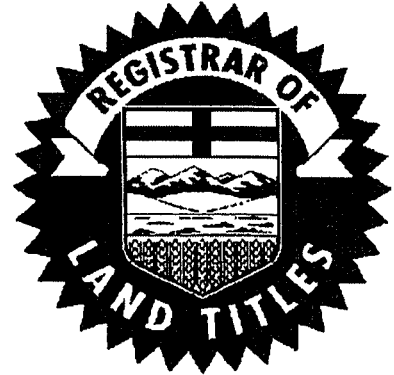
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 052

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 28 DAY OF SEPTEMBER, 2011 AT 09:59 A.M.

ORDER NUMBER:19802082

CUSTOMER FILE NUMBER: 1121689



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 0034 153 072 SHORT LEGAL 0915321;129 TITLE NUMBER 091 368 709 +128

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 129
AND 2 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

Table with columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row: 091 368 709, 07/12/2009, CONDOMINIUM PLAN

OWNERS

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

ENCUMBRANCES, LIENS & INTERESTS

Table with columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Rows: 861 205 323 (UTILITY RIGHT OF WAY), 871 142 214 (CAVEAT)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
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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
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN 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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		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.. ATTN: JAMES 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 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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		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 1500, 300-5 AVENUE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$838,069
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		CALGARY ALBERTA T2P4G8 AGENT - RYAN J LEE CHEE AMOUNT: \$520,000
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC.. C/O ROBERT SCHUETT PROFESSIONAL CORPORATION 200, 602 11 AVE SW CALGARY ALBERTA T2R1J8 AMOUNT: \$530,250
101 100 274	08/04/2010	ORDER IN FAVOUR OF - DELOITTE & TOUCHE INC.. 3000 SCOTIA CENTRE 700-2 ST SW CALGARY ALBERTA T2POS7 RECEIVERSHIP ORDER
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 6
091 368 709 +128

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

101 295 723 05/10/2010 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 101100273

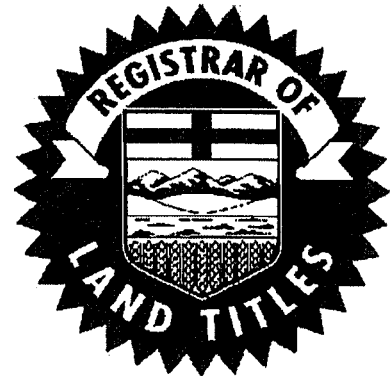
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 032

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 28 DAY OF SEPTEMBER, 2011 AT 09:59 A.M.

ORDER NUMBER:19802082

CUSTOMER FILE NUMBER: 1121689



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
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THE BENEFIT OF CLIENT(S).



CONDOMINIUM ADDITIONAL PLAN SHEET CERTIFICATE

SHORT LEGAL 0915321;CS
(PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION)
SHEET NUMBER : 05.
NUMBER OF UNITS : 141
DATED 07/12/2009

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
ADDRESS: 425 - 78 AVENUE S.W.
CALGARY
ALBERTA T2V5K5

THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
091 372 552	10/12/2009	CHANGE OF DIRECTORS
091 372 553	10/12/2009	CHANGE OF BY-LAWS
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN MCLENNAN ROSS LLP 1600, 300-5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$45,130
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.. C/O BENNETT JONES LLP ATTENTION: LAWRENCE ATOR 4500 BANKERS HALL EAST 855-2 STREET SW CALGARY ALBERTA T2P4K7 AGENT - HEATHER FARYNA AMOUNT: \$66,717
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		1421, 151 COUNTRY VILLAGE RD NE CALGARY ALBERTA T3K5X5 AGENT - BERNARD BUGEAUD AMOUNT: \$49,853
101 067 937	08/03/2010	BUILDER'S LIEN LIENOR - FIRST CHOICE POST CONSTRUCTION CLEANING. 216 STANLEY AVENUE OKOTOKS ALBERTA T1S1M4 AGENT - DEBBIE LORENZ AMOUNT: \$8,000 WAGES
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
101 069 579	09/03/2010	BUILDER'S LIEN LIENOR - ALCON ELECTRICAL CORP.. 1250, 639 FIFTH AVENUE SW CALGARY ALBERTA T2P0M9 AGENT - DOUGLAS V ALLISON AMOUNT: \$74,738
101 070 642	10/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD.. C/O 3408- 114 AVENUE SE CALGARY ALBERTA T2Z3V6

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - JASON TALMAN AMOUNT: \$401,859
101 070 970	10/03/2010	BUILDER'S LIEN LIENOR - ALADEN PAINTING LTD.. 311 CANTEBURY DR SW CALGARY ALBERTA T2W1H7 AGENT - MAZEN SANAOUBAR AMOUNT: \$32,944
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
101 073 253	12/03/2010	BUILDER'S LIEN LIENOR - INLAND PIPE A DIVISION OF LEHIGH HANSON MATERIALS LTD. 12640 INLAND WAY EDMONTON ALBERTA T5V5K5 AGENT - DENNIS ODDING AMOUNT: \$25,767

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 073 697	12/03/2010	BUILDER'S LIEN LIENOR - WENDY BOHN 23 SUSSEX CR SW CALGARY ALBERTA T2W0L4 AMOUNT: \$4,000 WAGES
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 CALGARY ALBERTA T2ROW7 AGENT - JACOB LAPID AMOUNT: \$41,995

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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 T2R0W7 AGENT - JACOB LAPID AMOUNT: \$8,269
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 ST EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$1,452 "ENDORSED BY 101080530 ON 20100322"
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
101 083 554	23/03/2010	BUILDER'S LIEN LIENOR - GREAT SHADES LTD.. C/O DAVISON WORDEN LLP 1710,540 5TH AVE S.W. CALGARY ALBERTA T2P0M2 AGENT - CARL HALL AMOUNT: \$53,562

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 083 849	23/03/2010	BUILDER'S LIEN LIENOR - COONEY'S TRUCKING LTD.. 409 LAKESIDE GREENS PLACE CHESTERMERE ALBERTA T1X1C6 AGENT - CHRIS COONEY AMOUNT: \$53,589
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
101 088 800	26/03/2010	BUILDER'S LIEN LIENOR - MACS LANDSCAPING & CONCRETE. 194 CRYSTAL SHORES DR OKOTOKS ALBERTA T1S2L1 AGENT - CHRIS MAKOWSKY AMOUNT: \$87,586
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
101 089 785	29/03/2010	BUILDER'S LIEN

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		LIENOR - ALUMA SYSTEMS INC.. C/O WALSH WILKINS CREIGHTON 2800, 801-6 AVE SW CALGARY ALBERTA T2P4A3 AGENT - PAUL J PIDDE AMOUNT: \$65,224
101 090 065	29/03/2010	BUILDER'S LIEN LIENOR - ON TRACK EXCAVATING LTD.. 81 KIRBY PLACE SW CALGARY ALBERTA T2V2K7 AGENT - HUGH MARK BATES AMOUNT: \$212,646
101 104 779	13/04/2010	BUILDER'S LIEN LIENOR - OMC RENOVATIONS. 329-2ND AVE PO BOX 34 CLUNY ALBERTA T0J0S0 AGENT - OREL R MADDEN AMOUNT: \$9,115 WAGES
101 157 679	28/05/2010	INSTRUMENT PHASED DEVELOPMENT DISCLOSURE STATEMENT
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101070642
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 264 691	03/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069579
101 276 374	16/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101083554
101 281 854	22/09/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC.. C/O WALSH WILKINS CREIGHTON LLP 2800, 801-6TH AVENUE SW CALGARY ALBERTA T2P4A3 AGENT - PAUL J PIDDE AMOUNT: \$35,036
101 283 672	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101089785
101 283 673	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101281854
101 284 888	24/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101090065
101 330 017	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 UNITS 69 & 130 ONLY
101 330 033	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNITS 69 & 130 ONLY
101 330 059	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNITS 69 & 130 ONLY
101 330 078	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNITS 69 & 130 ONLY
101 330 081	09/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNITS 69 & 130 ONLY
101 337 346	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AS TO UNITS 71 & 133
101 337 353	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 AS TO UNITS 71 & 133
101 337 358	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 AS TO UNITS 71 & 133
101 337 364	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 AS TO UNITS 71 & 133
101 337 366	17/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 AS TO UNITS 71 & 133

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 341 095	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 AS TO UNITS 68 AND 132
101 341 097	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 AS TO UNITS 68 AND 132
101 341 102	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 AS TO UNITS 68 AND 132
101 341 104	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 AS TO UNITS 68 AND 132
101 341 110	22/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		AS TO UNITS 68 AND 132
111 148 825	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		AS TO UNIT 6
		"AS TO UNIT 6"
111 148 826	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		AS TO UNIT 6
		"AS TO UNIT 6"
111 148 827	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		AS TO UNIT 6
111 148 828	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 AS TO UNIT 6
111 148 829	15/06/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 AS TO UNIT 6
111 153 013	17/06/2011	DISCHARGE OF BUILDER'S LIEN 101067937 AS TO UNIT 6
111 159 672	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 AS TO UNIT 38
111 159 673	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 AS TO UNIT 38
111 159 674	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		AS TO UNIT 38
111 159 675	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		AS TO UNIT 38
111 159 676	24/06/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		AS TO UNIT 38
111 181 733	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 52
111 181 734	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 52
111 181 735	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		UNIT 52
111 181 736	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		UNIT 52
111 181 737	19/07/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 52
111 196 762	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101070642 UNIT 20
111 196 763	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNIT 20
111 196 764	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 20
111 196 765	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 20
111 196 766	04/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNIT 20

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.
 REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
111 200 775	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 AND BUILDER'S LIEN 101067937 UNIT 41
111 200 776	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNIT 41
111 200 777	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 41
111 200 778	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 41
111 200 779	09/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 41
111 201 470	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 46 ONLY
111 201 471	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 46 ONLY
111 201 472	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		UNIT 46 ONLY
111 201 473	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		UNIT 46 ONLY
111 201 474	10/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 46 ONLY
111 222 674	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 44 ONLY
111 222 675	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 44 ONLY
111 222 676	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.
 REGISTRATION

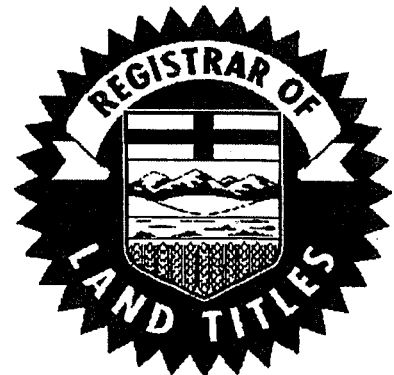
NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 44 ONLY
111 222 677	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 44 ONLY
111 222 678	30/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNIT 44 ONLY

TOTAL INSTRUMENTS: 089

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
 REPRODUCTION OF THE CONDOMINIUM ADDITIONAL PLAN SHEET
 REPRESENTED HEREIN THIS 28 DAY OF SEPTEMBER, 2011
 AT 09:59 A.M.

ORDER NUMBER:19802082

CUSTOMER FILE NUMBER: 1121689



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).

SCHEDULE "5"

OFFER TO PURCHASE

Legal Unit Number 53

(Suite Number 602)

10 Shawnee Hill S.W. in Calgary, Alberta

OR

Legal Unit Number _____

(Townhome Number _____)

146 Shawnee Gate, S.W. in Calgary, Alberta

THE PURCHASER MAY, WITHOUT INCURRING ANY LIABILITY FOR DOING SO, RESCIND THIS AGREEMENT WITHIN 10 DAYS OF ITS EXECUTION BY THE PARTIES TO IT UNLESS ALL OF THE DOCUMENTS REQUIRED TO BE DELIVERED TO THE PURCHASER UNDER SECTION 12 OF THE CONDOMINIUM PROPERTY ACT HAVE BEEN DELIVERED TO THE PURCHASER NOT LESS THAN 10 DAYS PRIOR TO THE EXECUTION OF THIS AGREEMENT BY THE PARTIES TO IT.

N.M.

January 21, 2011

DELOITTE & TOUCHE, INC.,
in its capacity as Court-appointed receiver and manager of Perera
Shawnee Ltd. ("PSL"), and not in its personal capacity

(the "Vendor")

-and-

Natalia Michelussi
(full name for title registration purposes)

[REDACTED]
(403) 201-3898
(phone number) (work number) (fax number)

tm-altus@telus.net
(e-mail address)

(the "Purchaser")

1. The Purchase

1.1 The Purchaser offers to purchase, from the Vendor, the Condominium Unit (as hereinafter defined) for the total price of \$ ~~325,000~~ ^{345,000} + GST (the "Purchase Price") and more particularly described as follows:

(a) Unit Number ~~53~~ Part 1 of 3 (Suite Number ~~602~~), Parking Unit Number ~~53~~ Part 2 of 3 and Storage Unit Number ~~53~~ Part 3 of 3 in Condominium Plan 0915321 (the "Condominium Plan") being constructed at 10 Shawnee Hill S.W. in Calgary, Alberta (Parts ~~1 to 3~~ are hereinafter collectively referred to as the "Suite"). A copy of the Condominium Plan, which was registered at the Land Titles Office (Alberta) (the "LTO") on December 7, 2009, is included in Schedule "A" to this Offer to Purchase; and

(b) The shares in the common property allocated to the purchaser's Suite, excepting thereout all mines and minerals (the "Unit Factor").

1.2 The Suite and the Unit Factor are collectively hereinafter referred to as the "Condominium Unit"

N.M.

January 21, 2011

- 1.3 This Offer to Purchase shall be open for acceptance by the Vendor until 4:30 pm (the "Deadline").
- 1.4 In the event that the Vendor accepts this Offer to Purchase prior to the Deadline, the Purchaser shall be obligated to purchase the Condominium Unit from the Vendor in accordance with the terms and conditions set out herein.
- 1.5 In the event that the Vendor does not accept this Offer to Purchase prior to the Deadline, this Offer to Purchase shall be null, void and of no force or effect.


2. Payment

2.1 The Purchase Price is more completely described as follows:

(a) Purchase Price for the Suite (not including GST)	\$	<u>345,000</u> 325,000	<u>W.M.</u>
(b) Additional Parking Stall Unit No. Legal Unit No. if applicable)	\$	<u>0</u>	
(c) Additional Storage Locker Unit No.	\$	<u>0</u>	
TOTAL PURCHASE PRICE (not including GST)	+	<u>345,000</u> 325,000	<u>W.M.</u>
(d) Plus 5% GST	+	<u>17,250</u> 16,250	<u>W.M.</u>
TOTAL PURCHASE PRICE (including GST)	\$	<u>362,250</u> 341,250	<u>W.M.</u>
(e) Less Purchaser's Deposit (as hereinafter defined)	\$	<u>17,000</u>	
BALANCE DUE ON CLOSING	\$	<u>345,250</u> 324,250	<u>W.M.</u>


3. Deposit

- 3.1 The Purchaser shall pay a deposit of \$ 17,000 (the "Purchaser's Deposit") to the Vendor upon the presentation of this Offer to Purchase to the Vendor.
- 3.2 The Purchaser's Deposit, will be promptly returned to the Purchaser without interest if and only if:

W.M. 

January 21, 2011

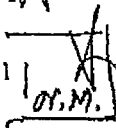
- (a) The Vendor does not accept this Offer to Purchase by the Deadline;
- (b) The Purchaser cancels the Agreement in writing within 10 days of receiving the documents required to be delivered to the Purchaser under section 12 and 13 of the *Condominium Property Act*, R.S.A. 2000, c. C-22 (the "Act"); or
- (c) The Agreement is rescinded, cancelled or terminated in accordance with Articles 5.2 or 25.1.

(d) See page 3a. O.M. 

- 3.3 Except as expressly outlined in this Agreement, the Purchaser's Deposit is non-refundable.
- 3.4 If Vendor returns the Purchaser's Deposit in accordance with the terms of this Agreement, neither the Purchaser nor the Vendor have any further recourse under this Agreement.
- 3.5 The Purchaser's Deposit will be held pursuant to the terms of this Agreement and section 14 of the Act.
- 3.6 Any interest earned upon funds held in trust pursuant to this Agreement shall accrue to the Vendor.
- 3.7 The Purchase Price includes the items, options or extras presently installed in the Condominium Unit. It is understood and agreed that the Vendor will not make any modification or supply any other item, option or extra to the Condominium Unit.

3.8. Additional Term - see page 3a O.M. 

4. Closing, Conveyance and Mortgage Financing

- 4.1 The closing date for the purchase of the Condominium Unit shall be ~~the date specified in~~ October 1, 2011  O.M.
- 4.2 ~~The Purchaser shall be provided with a minimum of 30 days written notice of the Closing Date (the "Closing Notice").~~ The Purchaser acknowledges and agrees that the Vendor may, in its sole discretion and for any reason, change the Closing Date to a new date other than the date specified ~~in the Closing Notice.~~

 O.M.



January 21, 2011

Page 3A.

3.2 (d) The Buyer does not obtain a new mortgage on or before 9 p.m. on August 22, 2011


3.8. Additional Term

All unit deficiencies to be repaired prior to possession date. Buyer and Construction Manager to do a walk through to identify the deficiencies a minimum of 10 days prior to possession.

O.M.



- 4.3 Vacant possession of the Condominium Unit shall be given at 12:00 noon on the Closing Date subject to the terms hereof being complied with.
- 4.4 The Purchaser shall pay any costs associated with the registration of the Approval and Vesting Order (as defined herein) at the LTO and the Purchaser's mortgage(s) (if any) on title to the Condominium Unit.
- 4.5 The Purchaser shall pay the Purchase Price, less the Purchaser's Deposit (the "Balance of the Purchase Price") to the Vendor on the Closing Date.
- 4.6 The Purchaser covenants to take possession of the Condominium Unit on the Closing Date, provided the interior of the Suite and the common property is substantially completed even though all exterior work on the Condominium Unit, the related common property, the landscaping, the fencing, exterior lighting and garbage pads or enclosures may not at such time be fully completed and other seasonal deficiencies may be outstanding.
- 4.7 The Vendor shall allow the Purchaser to make an inspection of the Condominium Unit prior to or on the Closing Date to verify that the Condominium Unit has been substantially completed. In the event of any items being incomplete at that time, they will be listed on an inspection sheet (the "Inspection Sheet"). Except as to the items specifically listed on the Inspection Sheet, the Purchaser shall be conclusively deemed to have accepted the Condominium Unit. PROVIDED HOWEVER that such acceptance shall not in any way affect the warranty given by the Alberta New Home Warranty Program (the "Program") as specified in Schedule "H" to this Offer to Purchase (the "Warranty").
- 4.8 The Purchaser further agrees that the Vendor, its agents, employees, mortgage inspectors, representatives of the Program and municipal employees, shall have the right of entry and access to the Condominium Unit and the common property after the Closing Date in order to complete any incomplete items, inspect the Condominium Unit and make any repairs or modifications to the Condominium Unit and the common property.


or, M. 

January 21, 2011

- 4.9 The Purchaser acknowledges that the area of the Condominium Unit has been determined on the basis described on the Condominium Plan and accepts the same.
- 4.10 The Purchaser shall not enter the Suite or the common property other than the Vendor's sales office, without the Vendor's express permission. The Purchaser hereby releases the Vendor, its servants and agents from all liability or claims whatsoever for personal injury or property damage to the Purchaser or anyone accompanying, sent or invited by the Purchaser (hereinafter called a "Trespasser") resulting from their entry into the Suite or the common property without permission, whether arising from the negligence of the Vendor or otherwise. The Purchaser hereby further agrees to indemnify and hold harmless the Vendor from and against any and all actions, causes of action, suits, proceedings, fines, costs (including legal costs on a solicitor and his own client basis), expenses and damages whatsoever, arising by virtue of a Trespasser's entry into the Suite or the common property without permission and, in particular, without limiting the generality of the foregoing, agrees to reimburse the Vendor, forthwith, for any fines or penalties imposed upon the Vendor by the municipality or by any other governmental or other authority, as a consequence of the said unauthorized entry.
- 4.11 The Purchaser shall not display "For Sale" signs within its Suite or anywhere in the Condominium Unit or on the Common Property until such time that the Vendor has sold all Condominium Units within the Highbury Project. The Purchaser hereby authorizes the Vendor or Condominium Corporation No. 0915321 (that was created pursuant to the Act (the "Corporation")) to remove such signs in the event the Purchaser is in breach of this obligation. This section shall survive the transfer of title to the Condominium Unit and the closing of this transaction.

5. Conditions Precedent

- 5.1 The obligation of the Parties pursuant to this Agreement are subject to the satisfaction of the following conditions precedent on or before the Closing Date:
- (a) the issuance of an Order by the Court of Queen's Bench of Alberta (the "Court") authorizing the Receiver to enter into this Agreement and approving the transfer of the Condominium Unit to the Purchaser free and clear of all encumbrances

M.M. 

January 21, 2011

other than Permitted Encumbrances (as defined herein) (the "Approval and Vesting Order"); and

~~(c) compliance to the reasonable satisfaction of the Vendor with the requirements of the City of Calgary (Alberta) and regulations thereunder, including but not limited to the issuance of an occupancy permit by the City of Calgary or permission in writing to occupy the Condominium Unit pursuant to the regulations under the City of Calgary (Alberta) (the "Occupancy Permit").~~

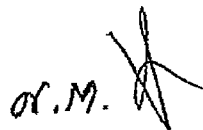


5.2 If the foregoing condition precedents have not been satisfied, complied with or waived, in whole or in part, by the Closing Date, either the Purchaser or the Vendor may rescind this Agreement by written notice to the other Party. In the event that such notice is given by either Party, this Agreement shall terminate and be null, void and of no force or effect.

6. Adjustments and Payments

6.1 The Purchase Price shall be adjusted as at the Closing Date as to prepaid and accrued expenses and other matters usually subject to adjustment which shall include, without limiting the generality of the foregoing, the following:

- (a) the Condominium Unit's share of any operating and maintenance expenses and expenses for utilities such as gas, electricity, water or other utilities and insurance costs borne by the Vendor as determined by the Unit Factor of the Condominium Unit;
- (b) any contributions prepaid or owing for administrative expenses (as defined in section 39 of the Act); and
- (c) the realty taxes, school taxes and local improvement charges, including supplementary assessments, which may be levied by the taxing authority, as determined by the Unit Factor if not separately assessed.




January 21, 2011

7. Condominium Corporation

- 7.1 The Purchaser is aware that the Corporation was, by virtue of the Act, established upon registration of the Condominium Plan. The Purchaser agrees to observe and perform the terms and provisions of the Act, the By-laws and regulations of the Corporation and any management agreement entered into by the Corporation.
- 7.2 The Vendor estimates, but does not represent or warrant, that the initial amount of the monthly common expenses contribution for the Condominium Unit to be \$ 331.10 , which sum is an estimate only and is subject to change by the Corporation. The said contribution comprises the Purchaser's proportionate share of the estimated monthly property and management expenses of the Highbury Project and is determined by applying the Unit Factor for the Condominium Unit to the total of such expenses. Any estimated budget which is presented to the Purchaser is for informational purposes only.
- 7.3 The Vendor will have the right to arrange for management of the Condominium Plan on fundamentally those terms and conditions as set out in the management agreement referred to in Schedule "C" and the Purchaser acknowledges that management costs for the project shall be included in common expenses.
- 7.4 The Vendor shall be maintaining and operating show units in the Highbury Project and any by-law which might restrict the Vendor in this respect, if any, is hereby waived by the Purchaser.

8. Disclosure

- 8.1 The Purchaser acknowledges that the Condominium Unit is or will be a unit in the Condominium Plan and the Purchaser further acknowledges that the Purchaser has, with or before the submission herof, received a copy of this Agreement and copies of the following:
- (i) Schedule "A": The Condominium Plan as registered with LTO on December 7, 2009, including the Phased Development Disclosure Statement;


M.M. 

January 21, 2011

- (b) Schedule "B": Site plan and landscaping plan being drawings showing the location of fences, roadways walkways, parking areas and landscaping;
- (c) Schedule "C": Proposed Management Agreement;
- (d) Schedule "D": Proposed Condominium Operating Budget and the estimated amount of the monthly contributions of each unit in the project;
- (e) Schedule "E": Registered By-laws;
- (f) Schedule "F": Registered Restrictive Covenant (Parking);
- (g) Schedule "G": Registered Restrictive Covenant (Storage Lockers); and
- (h) Schedule "H": Alberta New Home Warranty Program Warranty.

8.2 The Vendor hereby advises the Purchaser that, and the Purchaser acknowledges and agrees that:

- (a) The Vendor was appointed as receiver and manager of PSI, pursuant to an Order issued by the Court on March 3, 2010 (the "Receivership Order").
- (b) At the time that the Receivership Order was issued:
 - (i) PSI, was constructing a three-phase condominium development in southwestern Calgary that was commonly known as the Highbury (the "Highbury Project"); and
 - (ii) construction on the first phase of the Highbury Project ("Phase One") was substantially complete, and preliminary construction on the second phase ("Phase Two") and the third phase ("Phase Three") has been commenced.
- (c) The Condominium Unit is in Phase One.
- (d) Certain information schedules were prepared by PSI, and provided to persons who entered into purchase agreements with PSI, for the purchase of a

or. M. 

January 21, 2011

condominium unit in the Highbury Project prior to the issuance of the Receivership Order. The Vendor does not intend to complete or construct the Highbury Project in the manner that was originally contemplated by Perera Shawnee Ltd. and does not represent, warrant or otherwise agree to complete or construct the Highbury Project in the manner originally contemplated by Perera Shawnee Ltd. Schedule "B" attached shows the roadways, walkways, fences, parking areas and landscaping that the Vendor intends to construct or complete.

(e) Pursuant to the Receivership Order the Vendor is at liberty and is empowered and has arranged to borrow funds not exceeding the principal amount of \$7,500,000 (or such greater amount as the Court may by further Order authorize). The Vendor has completed a budget (the "Budget") for the cost to complete the Vendor's Construction Plans (as hereinafter defined) and currently plans to:

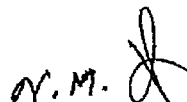
- (i) complete the construction of Phase One of the Highbury Project; and
- (ii) construct Phase Two and Phase Three of the Highbury Project to the P1 level.

(collectively, the "Vendor's Construction Plans").

(f) The Vendor will complete the Vendor's Construction Plans, provided that the cost to complete the Vendor's Construction Plans does not exceed the Budget.

(g) The Vendor intends to sell Phase Two and Phase Three and possibly any unsold units on an en bloc basis in Phase One of the Highbury Project to a third-party (the "Transaction"), provided that a satisfactory purchase price (as determined by the Vendor in its sole discretion) is obtained for the Transaction and the Transaction is approved and authorized by the Court.

8.3 The Purchaser acknowledges and agrees that he/she is purchasing the interior and exterior finishing of the Condominium Unit and all of the common property associated with the Condominium Unit, the Plan and the Highbury Project on an "as is, where is" basis and that the Vendor makes no representations or warranties other than outlined in Schedule

 January 21, 2011

"B" with respect to the Condominium Unit, the Plan and the Highbury Project. The Purchaser further acknowledges and agrees that he/she has relied entirely upon his own inspection and investigation with respect to the quantity, quality, and value of the Condominium Unit, the Plan and the Highbury Project. As the Interior/ Exterior finishing of the Unit and the Building are substantially complete, no further description of the same is provided herein.

8.4 The Purchaser acknowledges and agrees that the Vendor shall be entitled to make changes and modifications to any of the Schedules that the Vendor deems are necessary or advisable, as determined by the Vendor at its sole discretion acting reasonably, at any time before or after the execution of this Agreement provided that the changes will not materially alter or affect the value, amenities, appearance or marketability of the property purchased by the Purchaser. The Purchaser acknowledges and agrees that the Vendor shall be at liberty to make such changes in any document as may be (and to the extent) required by any mortgagee providing interim or permanent financing for the Project or its mortgage insurer or by any government agency.


8.5 The Purchaser acknowledges and agrees that they are aware and have been informed by the Vendor that as at January 13, 2011 all of the following lawsuits that were commenced against the Corporation in the Court, have been discontinued as against the Corporation: Action No. 1001-11316, Action No. 1001-13363, Action Number 1001-13364, Action No. 1001-13365, Action No. 1001-13738 and Action No. 1001-14166, and that the Vendor is not aware of any other lawsuits naming the Corporation in Alberta.

9. Further Assurances

9.1 The Parties hereto agree to execute such further documents, conveyances and assurances as may be necessary in order to give full force and effect to the true intent and meaning of this Agreement

10. Entire Agreement

10.1 The Parties confirm that this Agreement and the annexed Schedules constitute the entire agreement and that there are no further or other conditions, representations, warranties,

or. M. 

January 21, 2011

undertakings, guarantees, promises or agreements either expressed or implied either by law or custom save those mentioned in this Agreement and the annexed Schedules, and that no oral or written agreements, representations, promises or any warranty made by any person shall be binding upon the Vendor unless made in writing and signed on behalf of the Vendor by its duly authorized officers.

11. Termination and Breach

11.1 The Vendor is hereby granted the unrestricted right at its option to cancel and terminate this Agreement upon written notice to that effect to the Purchaser in the following circumstances:

- (a) the Purchaser makes an assignment of this Agreement without first obtaining the consent of the Vendor;
- (b) the Purchaser become insolvent or bankrupt;
- (c) the Purchaser fails to pay the Purchaser's Deposit or the Balance of the Purchase Price on the dates specified herein; or
- (d) the Purchaser fails to comply with any of the terms of this Agreement or shall fail to complete or execute or deliver any document or instrument herein required or provided for.

11.2 If the Vendor cancels or terminates this Agreement in accordance with Article 11.1 or if the Purchaser attempts to cancel or terminate this Agreement other than in accordance with the terms hereof, then, without limitation or prejudice to any of the rights of the Vendor hereunder, at law, or in equity:

- (a) all amounts paid by the Purchaser to the Vendor including, without limitation, the Purchaser's Deposit and the Balance of the Purchase Price, shall be absolutely forfeited to the Vendor as liquidated damages and not as a penalty;
- (b) the Vendor shall be reimbursed by the Purchaser for the cost of paying out any lien, execution or encumbrance, the source of which is attributable to the

N.M.



January 21, 2011

Purchaser, or the cost of any extras, options, modifications or improvements requested by the Purchaser; and

- (c) the Vendor shall be entitled to costs on a full-indemnity, solicitor and his own client basis for any action or legal proceeding commenced by the Vendor relating to the breach of this Agreement.

12. Unit Factor

- 12.1 The Unit Factor for the Suite is 35. The total unit factors have been apportioned and computed substantially on the basis of the square footage of the Suites in proportion to the total square footage of all intended suites in the Highbury Project.
- 12.2 Minor adjustments may have been made to the unit factors for all of the units as may be necessary to make the unit factors for all the units total 10,000 as required by law.

13. Notices


- 13.1 All notices required herein shall be in writing and shall be delivered by electronic mail:
 - (a) to the Purchaser at the e-mail address shown on the first page of this Agreement; and
 - (b) to the Vendor at the address shown on the first page of this Agreement.
- 13.2 Any notices shall be deemed to be received twenty-four (24) hours after sending the e-mail.

14. Time

- 14.1 Time shall be of the essence in this Agreement.

15. Purchaser Caven Restritions

- 15.1 The Purchaser acknowledges that registration of a caveat or other instrument respecting this Agreement or any secondary financing may affect construction of the Project and the

or.M. 

January 21, 2011

Purchaser therefore covenants that he/she will not register such a caveat or instrument against the title to all or any portion of the land comprising the Condominium Unit.

16. Title, Encumbrances and By-Laws

16.1 The Condominium Unit is sold subject to the Act, as amended, and the implied easements thereunder, any City of Calgary, private or other utility right of way and any other registered or to be registered caveats, private easements, encroachment agreements, restrictive covenants, normal City of Calgary development condition charges and encumbrances and any other easements in favour of utility companies or public authorities, and any Purchaser mortgage to be registered against title and any other charges or encumbrances the source of which is attributable to the Purchaser (collectively, the "Permitted Encumbrances"). The Vendor will, after receipt and release of the full sale proceeds, cause any of its mortgage encumbrances to be discharged insofar as they are registered against title to the Condominium Unit. The Purchaser also agrees to comply with its obligations under the Restrictive Covenants identified in the Schedules to this Agreement.

16.2 The Purchaser acknowledges that he/she is fully aware of the permitted and conditional uses of the Condominium Unit and real property within the surrounding area under the by-laws of the City of Calgary and all applicable statutes, rules and regulations of any competent authority and agrees to accept the Condominium Unit subject to the risks incidental to such uses. The Purchaser further acknowledges that he/she is acquainted with the duties and obligations of an owner of a Condominium Unit and the Purchaser understands that upon registration of the Condominium Plan, the Corporation has been created and the Purchaser will be a member of such Corporation subject to all the benefits and obligations inherent in such membership. The Purchaser agrees to be bound by the Registered By-laws annexed hereto as Schedule "E".

17. Display Units and Dwellings

17.1 The Purchaser agrees that notwithstanding the provisions of the by-laws of the Condominium Plan, the Vendor shall have the right to maintain and use a reasonable number of suites and a portion of any common property for display and sale purposes and

A.M.



January 21, 2011

exhibit a sign or signs advertising the location of such display suites on or about the display suites or common property until all the Condominium Units in the project are sold and that any provisions of the by-laws which might restrict the Vendor in this respect, if any, are hereby waived by the Purchaser.

18. Unit Damage

18.1 The Condominium Unit shall be at the risk of the Vendor until title is conveyed to the Purchaser and in the event of substantial or total loss or damage to the Condominium Unit or the project occurring before such time by reason of fire, lightning, tempest, earthquake, flood, riot, civil commotion, insurrection or other acts of God, either the Vendor or the Purchaser may, at its option, cancel this Agreement within thirty (30) days of the date of the said loss or damage and thereupon the Purchaser shall be entitled to the return of any monies paid as deposits hereunder without interest and the Vendor shall have no further liability hereunder. All proceeds of any insurance policies in force shall belong to the Vendor, however, if neither party elects to cancel this Agreement, the Purchaser shall be entitled to an assignment of insurance proceeds in respect of the material loss or damage to the Condominium Unit, if any. All other remedies and claims of the Purchaser in the event of such damage are hereby waived. The Condominium Unit shall be at the risk of the Purchaser after title is conveyed to the Purchaser.

19. Assignment, Restriction and Enurement

19.1 This Agreement shall not be assigned by the Purchaser before final closing without the prior consent of the Vendor which consent may not be arbitrarily withheld. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators and permitted assigns of the Parties hereto.

19.2 The Vendor will be entitled to sell and/or assign its rights, benefits and/or obligations under this Agreement without the consent of the Purchaser.

O.M.



January 21, 2011

20. Force Majeure

20.1 The Vendor shall not be or be deemed to be in default hereunder for any delay due to strikes, acts of God, or other force majeure or any cause whatsoever beyond the Vendor's control.

21. Non-Merger

21.1 All the covenants and obligations contained in this Agreement to be performed or observed by the Purchaser shall in no way merge with the transfer of the Condominium Unit hereunder and shall in all respects remain in full force and effect notwithstanding conveyance of the Condominium Unit to the Purchaser and the payment of the Purchase Price.

22. Applicable Law


22.1 This offer to purchase, and any contract constituted on acceptance hereof, shall be governed under and by the laws of the Province of Alberta.

23. Headings

23.1 The headings throughout this Agreement are inserted for convenience or reference only and shall not affect the construction of or be used in the interpretation of this Agreement or any provision thereof.

24. Singular/Plural

24.1 This Agreement constituted by its acceptance by the Vendor is to be read with all changes of number or gender required by the context and where this Agreement is executed by more than one person or party as Purchaser, all covenants, conditions and agreements herein contained shall be construed and taken as against all executing Purchasers as joint and several.

or.M. 

January 21, 2011

25. Vendor's Right to Cancel and Terminate


25.1 The Vendor is hereby granted the unrestricted right at its option to cancel and terminate this Agreement for any reason the Vendor deems appropriate, as determined by the Vendor in its sole discretion.

25.2 In the event that the Vendor cancels and terminates this Agreement in accordance with Article 25.1, this Agreement shall terminate and be null, void and of no force or effect.

26. Privacy Consent

26.1 By entering into this Agreement, it is necessary for the Vendor to collect personal information from you. This information includes but is not limited to:

- (a) name, address, telephone number, fax number and e-mail address;
- (b) information as required by the Canadian Government *Proceeds of Crime (Money Laundering) and Terrorist Financing Act (FINTRAC)*, which include date of birth, occupation and proof of identity documentation.
- (c) municipal and legal descriptions for the Condominium Unit;
- (d) the purchase agreement for the Condominium Unit including financial information, all plans, specifications, agreements, change orders, condominium disclosure documents or any other information related to the purchase of the Condominium Unit;
- (e) information about any remedial or other service work done to the Condominium Unit;
- (f) any information about a request for assistance or warranty claim about the Condominium Unit including information provided to a warranty provider;
- (g) insurance information;

M.M. 

January 21, 2011

- (h) information provided to or received from third party contractors, suppliers, consultants and lawyers who provide work or services to you or us with respect to the Condominium Unit; and
- (i) information from or to the Corporation for the Condominium Unit.

26.2 The Purchaser consents to the collection, use and disclosure of the Purchaser's personal information by the Vendor for the purposes set out above.

27. Amendment

27.1 Any amendments to this Agreement shall be made in writing, duly executed by both Parties.

DATED at the City of Calgary, in the Province of Alberta, this 26th day of July, 2011.

SIGNED in the presence of:

 witness

Purchaser's Signature



Additional Purchaser's Signature (if applicable)



January 21, 2011

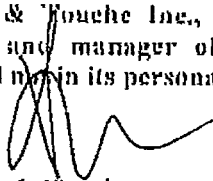
ACCEPTANCE

The Vendor hereby accepts the Offer to Purchase.

DATED at the City of Calgary, in the Province of Alberta, this 29th day of JULY 2011.

Deloitte & Touche Inc., in its capacity as receiver and manager of Perera Shawnee Ltd., and ~~me~~ in its personal capacity

Per:

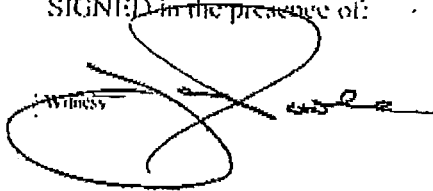

Authorized Signatory

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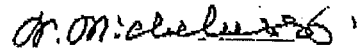
THE PURCHASER ACKNOWLEDGES RECEIPT OF A FULLY EXECUTED COPY OF THE WITHIN AGREEMENT INCLUDING ALL SCHEDULES AND ACKNOWLEDGES THAT THE PURCHASER HAS READ AND UNDERSTANDS THE TERMS, PROVISIONS, CONDITIONS AND LIMITS THAT ARE SPECIFIED IN ALL SCHEDULES AND ALL DOCUMENTS REFERRED TO HEREIN WHICH PERTAIN TO THE PROJECT AND THIS AGREEMENT.

26th DAY OF July 2011.

SIGNED in the presence of:

Witness 

Purchaser's Signature



Additional Purchaser's Signature (if applicable)



January 21, 2011

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT
ADDENDUM

N.M.

This Addendum is attached to and forms part of the Residential Real Estate Purchase Contract # ~~226449~~ 226449 JUL 26, 2011

Between

THE SELLER

and

THE BUYER

Name Deloitte & Touche Inc. in its capacity of Receiver/

Name Natalia Michelussi

Name Manager of Perem Shawnee

With respect to the Property described as;

Municipal Address Unit 602, 10 Shawnee Hill, SW

CALGARY

Delete: 3.2(d) The Buyer does not obtain a new mortgage on or before 9 p.m. on August 22, 2011.

Add: 3.2(d) The Buyer does not obtain a new mortgage on or before 9 p.m. on August 24, 2011

Note: This form must be signed by all parties to the Residential Real Estate Purchase Contract.

DATED at 7:00 p.m. on August 24, 2011

DELOITTE TOUCHE INC AS
RECEIVER & MANAGER OF
Seller PEREM SHAWNEE LTD + NOT IN ITS
PERSONAL CAPACITY.

Witness [Signature]

Seller [Signature]

Witness [Signature]

Buyer VICTOR PEREMBSKI
SENIOR VICE PRESIDENT

Witness [Signature]

Buyer Natalia Michelussi

Witness [Signature]

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT

NOTICE

(Re: Waiver/Satisfaction of Conditions)

Notice to:

Deloitte & Touche Inc. in its capacity as Receiver/Manag of Perera Shawnee Ltd. and not in its personal capacity

Seller of the Property

Municipal Address Unit 602, 10 Shawnee Hill, SW

CALGARY

1. I am the Seller/Buyer of the Property in the Residential Real Estate Purchase Contract # ~~2264895~~ ^{DATED} JUL26, 2011 M.M.
(the "Contract").

The condition(s) in that Contract that I now unilaterally waive or have satisfied is (are):

3.2(d) The Buyer does not obtain a new mortgage on or before 9 p.m. on August 24, 2011.

2. All other provisions in the Contract remain in full force and effect.
3. In this notice, the singular shall be constituted as the plural where the context so requires.
4. This notice shall enure to the benefit and be binding upon my heirs, executors, administrators, successors and assigns.
5. **As per the Contract, if a notice has not been given to the other party before 9 p.m. on or before the stated Condition Day, then the transaction is ended.**

SIGNED in the presence of a witness, and DATED at Calgary, Alberta
at 7:30 p.m. on August 24, 2011.

M. Michalek
Buyer

[Signature]
Witness

Buyer

Witness

If needed for commercial transactions:

Per: _____
Authorized Signing Officer(s)

Witness _____

Per: _____
Authorized Signing Officer(s)

Witness _____

**RESIDENTIAL REAL ESTATE PURCHASE CONTRACT
ADDENDUM**

This Addendum is attached to and forms part of the Residential Real Estate Purchase Contract # _____

Between

THE SELLER

and

THE BUYER

Name Deloitte & Touche Inc. in its capacity as Receiver

Name Natalia Michelussi

Name & Manager of Perera Shawnee Ltd.

With respect to the Property described as:

Municipal Address Unit 602 10 Shawnee Hill, SW

The Buyer acknowledges that all unit deficiencies that were to be repaired prior to possession, (as defined in 3.8 Additional Term of the contract dated July 26, 2011) have been completed.

4.1 The closing Date is amended to October 7th, 2011

Note: This form must be signed by all parties to the Residential Real Estate Purchase Contract.

DATED at 7:00 p.m on September 21, 2011

<p>Seller <u>Deloitte & Touche Inc. as Receiver and Manager of Perera Shawnee Ltd. and Perera Development Corp. and not in its personal capacity</u></p> <p>Seller <u>N. Michelussi</u></p> <p>Buyer _____</p> <p>Buyer _____</p>	<p>Witness _____</p> <p>Witness _____</p> <p>Witness _____</p> <p>Witness _____</p>
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SCHEDULE "6"

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
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN MCLENNAN ROSS LLP 1600, 300-5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$45,130

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.. C/O BENNETT JONES LLP ATTENTION: LAWRENCE ATOR 4500 BANKERS HALL EAST 855-2 STREET SW CALGARY ALBERTA T2P4K7 AGENT - HEATHER FARYNA AMOUNT: \$66,717
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.. ATTN: JAMES 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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 071 143	10/03/2010	BUILDER'S LIEN LIENOR - THE FINISHING CENTRE LTD.. 2719-5TH AVE NE CALGARY 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
101 072 840	11/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD.. C/O 3408- 114 AVENUE SE CALGARY ALBERTA T2Z3V6 AGENT - JASON TALMAN AMOUNT: \$401,859
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA T2R0W7 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 CALGARY ALBERTA T2R0W7 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 T2R0W7 AGENT - JACOB LAPID AMOUNT: \$8,269
101 076 429	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES LTD.. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$21,200
101 076 430	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$20,687

(CONTINUED)

 ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 076 431	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 PLACE 10180-101 STREET EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$6,848
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 ST EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$1,452
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - RYAN J LEE CHEE AMOUNT: \$520,000
101 099 052	08/04/2010	BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD.. ATTN: SHAUN T MACISAAC PITTMAN MACISAAC & ROY 2600 WEST TOWER, SUN LIFE PLAZA 144-4TH AVENUE SW CALGARY ALBERTA T2P3N4 AMOUNT: \$2,377
101 100 273	08/04/2010	BUILDER'S LIEN LIENOR - RIDGELINE SHEET METAL INC.. C/O ROBERT SCHUETT PROFESSIONAL CORPORATION 200, 602 11 AVE SW CALGARY ALBERTA T2R1J8 AMOUNT: \$530,250
101 100 274	08/04/2010	ORDER IN FAVOUR OF - DELOITTE & TOUCHE INC.. 3000 SCOTIA CENTRE 700-2 ST SW CALGARY ALBERTA T2P0S7 RECEIVERSHIP ORDER
101 210 310	15/07/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069174
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072840
101 232 253	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075229
101 232 254	06/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101063343
101 235 115	09/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101085868
101 236 589	10/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101066488

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 8
091 368 709 +52

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 243 367	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099052
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 250 899	23/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067938
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936
101 261 640	01/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101081785
101 269 084	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075230
101 269 130	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075236
101 269 242	09/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101075235
101 281 039	21/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101088872
101 288 123	28/09/2010	CERTIFICATE OF LIS PENDENS BY - ON TRACK EXCAVATING LTD.. AGAINST - PERERA SHAWNEE LTD.. AGAINST - PERERA DEVELOPMENT CORPORATION. AGAINST - CONDOMINIUM COORPORATION NO. 0915321.
101 295 723	05/10/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101100273

(CONTINUED)

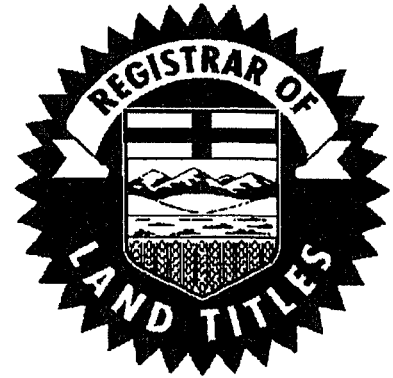
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 050

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 28 DAY OF SEPTEMBER, 2011 AT 09:59 A.M.

ORDER NUMBER:19802082

CUSTOMER FILE NUMBER: 1121689



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
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CONDOMINIUM ADDITIONAL PLAN SHEET CERTIFICATE

SHORT LEGAL 0915321;CS
(PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION)
SHEET NUMBER : 05.
NUMBER OF UNITS : 141
DATED 07/12/2009

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
ADDRESS: 425 - 78 AVENUE S.W.
CALGARY
ALBERTA T2V5K5

THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
091 372 552	10/12/2009	CHANGE OF DIRECTORS
091 372 553	10/12/2009	CHANGE OF BY-LAWS
101 063 343	03/03/2010	BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN MCLENNAN ROSS LLP 1600, 300-5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$45,130
101 066 488	05/03/2010	BUILDER'S LIEN LIENOR - MIRCOM DISTRIBUTION (BC) INC.. C/O BENNETT JONES LLP ATTENTION: LAWRENCE ATOR 4500 BANKERS HALL EAST 855-2 STREET SW CALGARY ALBERTA T2P4K7 AGENT - HEATHER FARYNA AMOUNT: \$66,717
101 067 936	08/03/2010	BUILDER'S LIEN LIENOR - 759450 ALBERTA LTD. O/A INTERIOR FINISHING.

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		1421, 151 COUNTRY VILLAGE RD NE CALGARY ALBERTA T3K5X5 AGENT - BERNARD BUGEAUD AMOUNT: \$49,853
101 067 937	08/03/2010	BUILDER'S LIEN LIENOR - FIRST CHOICE POST CONSTRUCTION CLEANING. 216 STANLEY AVENUE OKOTOKS ALBERTA T1S1M4 AGENT - DEBBIE LORENZ AMOUNT: \$8,000 WAGES
101 067 938	08/03/2010	BUILDER'S LIEN LIENOR - C. & T. REINFORCING STEEL CO. (ALBERTA) LTD.. ATTN: JAMES L LEBO, MCLENNAN ROSS LLP 1600, 300 - 5 AVE SW CALGARY ALBERTA T2P3C4 AGENT - JAMES L LEBO AMOUNT: \$502,689
101 069 579	09/03/2010	BUILDER'S LIEN LIENOR - ALCON ELECTRICAL CORP.. 1250, 639 FIFTH AVENUE SW CALGARY ALBERTA T2P0M9 AGENT - DOUGLAS V ALLISON AMOUNT: \$74,738
101 070 642	10/03/2010	BUILDER'S LIEN LIENOR - MORWEST CRANE & SERVICES LTD.. C/O 3408- 114 AVENUE SE CALGARY ALBERTA T2Z3V6

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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 CALGARY
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - JASON TALMAN AMOUNT: \$401,859
101 070 970	10/03/2010	BUILDER'S LIEN LIENOR - ALADEN PAINTING LTD.. 311 CANTEBURY DR SW CALGARY ALBERTA T2W1H7 AGENT - MAZEN SANAUBAR AMOUNT: \$32,944
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
101 073 253	12/03/2010	BUILDER'S LIEN LIENOR - INLAND PIPE A DIVISION OF LEHIGH HANSON MATERIALS LTD. 12640 INLAND WAY EDMONTON ALBERTA T5V5K5 AGENT - DENNIS ODDING AMOUNT: \$25,767

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 073 697	12/03/2010	BUILDER'S LIEN LIENOR - WENDY BOHN 23 SUSSEX CR SW CALGARY ALBERTA T2W0L4 AMOUNT: \$4,000 WAGES
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 T2R0W7 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 CALGARY ALBERTA T2R0W7 AGENT - JACOB LAPID AMOUNT: \$41,995

(CONTINUED)

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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 T2R0W7 AGENT - JACOB LAPID AMOUNT: \$8,269
101 076 432	16/03/2010	BUILDER'S LIEN LIENOR - KORDICK ENTERPRISES. C/O MESSRS KENNEDY AGRIOS LLP 1325 MANULIFE PLACE 10180-101 ST EDMONTON ALBERTA T5J3S4 AGENT - WILLIAM SUTHERLAND AMOUNT: \$1,452 "ENDORSED BY 101080530 ON 20100322"
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
101 083 554	23/03/2010	BUILDER'S LIEN LIENOR - GREAT SHADES LTD.. C/O DAVISON WORDEN LLP 1710,540 5TH AVE S.W. CALGARY ALBERTA T2P0M2 AGENT - CARL HALL AMOUNT: \$53,562

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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REGISTRATION

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 083 849	23/03/2010	BUILDER'S LIEN LIENOR - COONEY'S TRUCKING LTD.. 409 LAKESIDE GREENS PLACE CHESTERMERE ALBERTA T1X1C6 AGENT - CHRIS COONEY AMOUNT: \$53,589
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
101 088 800	26/03/2010	BUILDER'S LIEN LIENOR - MACS LANDSCAPING & CONCRETE. 194 CRYSTAL SHORES DR OKOTOKS ALBERTA T1S2L1 AGENT - CHRIS MAKOWSKY AMOUNT: \$87,586
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
101 089 785	29/03/2010	BUILDER'S LIEN

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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 ALBERTA T2V5K5

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		LIENOR - ALUMA SYSTEMS INC.. C/O WALSH WILKINS CREIGHTON 2800, 801-6 AVE SW CALGARY ALBERTA T2P4A3 AGENT - PAUL J PIDDE AMOUNT: \$65,224
101 090 065	29/03/2010	BUILDER'S LIEN LIENOR - ON TRACK EXCAVATING LTD.. 81 KIRBY PLACE SW CALGARY ALBERTA T2V2K7 AGENT - HUGH MARK BATES AMOUNT: \$212,646
101 104 779	13/04/2010	BUILDER'S LIEN LIENOR - OMC RENOVATIONS. 329-2ND AVE PO BOX 34 CLUNY ALBERTA T0J0S0 AGENT - OREL R MADDEN AMOUNT: \$9,115 WAGES
101 157 679	28/05/2010	INSTRUMENT PHASED DEVELOPMENT DISCLOSURE STATEMENT
101 230 491	04/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101070642
101 244 766	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101072839
101 256 920	27/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101067936

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
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 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 264 691	03/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101069579
101 276 374	16/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101083554
101 281 854	22/09/2010	BUILDER'S LIEN LIENOR - ALUMA SYSTEMS INC.. C/O WALSH WILKINS CREIGHTON LLP 2800, 801-6TH AVENUE SW CALGARY ALBERTA T2P4A3 AGENT - PAUL J PIDDE AMOUNT: \$35,036
101 283 672	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101089785
101 283 673	23/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101281854
101 284 888	24/09/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101090065
101 330 017	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 UNITS 69 & 130 ONLY
101 330 033	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNITS 69 & 130 ONLY
101 330 059	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNITS 69 & 130 ONLY
101 330 078	09/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNITS 69 & 130 ONLY
101 330 081	09/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNITS 69 & 130 ONLY
101 337 346	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS TO UNITS 71 & 133
101 337 353	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 AS TO UNITS 71 & 133
101 337 358	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 AS TO UNITS 71 & 133
101 337 364	17/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 AS TO UNITS 71 & 133
101 337 366	17/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 AS TO UNITS 71 & 133

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 341 095	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067937 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 AS TO UNITS 68 AND 132
101 341 097	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 AS TO UNITS 68 AND 132
101 341 102	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 AS TO UNITS 68 AND 132
101 341 104	22/11/2010	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 AS TO UNITS 68 AND 132
101 341 110	22/11/2010	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		AS TO UNITS 68 AND 132
111 148 825	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		AS TO UNIT 6
		"AS TO UNIT 6"
111 148 826	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		AS TO UNIT 6
		"AS TO UNIT 6"
111 148 827	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		AS TO UNIT 6
111 148 828	15/06/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
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 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		AS TO UNIT 6
111 148 829	15/06/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		AS TO UNIT 6
111 153 013	17/06/2011	DISCHARGE OF BUILDER'S LIEN 101067937
		AS TO UNIT 6
111 159 672	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		AS TO UNIT 38
111 159 673	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		AS TO UNIT 38
111 159 674	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		AS TO UNIT 38
111 159 675	24/06/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		AS TO UNIT 38
111 159 676	24/06/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		AS TO UNIT 38
111 181 733	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 52
111 181 734	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 52
111 181 735	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		UNIT 52
111 181 736	19/07/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		UNIT 52
111 181 737	19/07/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 52
111 196 762	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101070642 UNIT 20
111 196 763	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNIT 20
111 196 764	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 20
111 196 765	04/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 20
111 196 766	04/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNIT 20

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.
 REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
111 200 775	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343 AND BUILDER'S LIEN 101066488 AND BUILDER'S LIEN 101067936 AND BUILDER'S LIEN 101067938 AND BUILDER'S LIEN 101069579 AND BUILDER'S LIEN 101070642 AND BUILDER'S LIEN 101067937 UNIT 41
111 200 776	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970 AND BUILDER'S LIEN 101072838 AND BUILDER'S LIEN 101072839 AND BUILDER'S LIEN 101073253 AND BUILDER'S LIEN 101073697 AND BUILDER'S LIEN 101075229 AND BUILDER'S LIEN 101075230 UNIT 41
111 200 777	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235 AND BUILDER'S LIEN 101075236 AND BUILDER'S LIEN 101076432 AND BUILDER'S LIEN 101081785 AND BUILDER'S LIEN 101083554 AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 41
111 200 778	09/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 41
111 200 779	09/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 41
111 201 470	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 46 ONLY
111 201 471	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 46 ONLY
111 201 472	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554
		AND BUILDER'S LIEN 101083849
		AND BUILDER'S LIEN 101085868
		UNIT 46 ONLY
111 201 473	10/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800
		AND BUILDER'S LIEN 101088872
		AND BUILDER'S LIEN 101089785

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
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 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101090065
		AND BUILDER'S LIEN 101104779
		AND CERTIFICATE OF LIS PENDENS 101230491
		AND CERTIFICATE OF LIS PENDENS 101244766
		UNIT 46 ONLY
111 201 474	10/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920
		AND CERTIFICATE OF LIS PENDENS 101264691
		AND CERTIFICATE OF LIS PENDENS 101276374
		AND BUILDER'S LIEN 101281854
		AND CERTIFICATE OF LIS PENDENS 101283672
		AND CERTIFICATE OF LIS PENDENS 101283673
		AND CERTIFICATE OF LIS PENDENS 101284888
		UNIT 46 ONLY
111 222 674	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101063343
		AND BUILDER'S LIEN 101066488
		AND BUILDER'S LIEN 101067936
		AND BUILDER'S LIEN 101067937
		AND BUILDER'S LIEN 101067938
		AND BUILDER'S LIEN 101069579
		AND BUILDER'S LIEN 101070642
		UNIT 44 ONLY
111 222 675	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101070970
		AND BUILDER'S LIEN 101072838
		AND BUILDER'S LIEN 101072839
		AND BUILDER'S LIEN 101073253
		AND BUILDER'S LIEN 101073697
		AND BUILDER'S LIEN 101075229
		AND BUILDER'S LIEN 101075230
		UNIT 44 ONLY
111 222 676	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101075235
		AND BUILDER'S LIEN 101075236
		AND BUILDER'S LIEN 101076432
		AND BUILDER'S LIEN 101081785
		AND BUILDER'S LIEN 101083554

(CONTINUED)

CORPORATION NAME: CONDOMINIUM CORPORATION NO. 0915321
 ADDRESS: 425 - 78 AVENUE S.W.
 CALGARY
 ALBERTA T2V5K5

 THE FOLLOWING IS A LIST OF REGISTRATIONS MADE AGAINST THE CONDOMINIUM
 PLAN AND ANY REDIVISION THEREOF.
 REGISTRATION

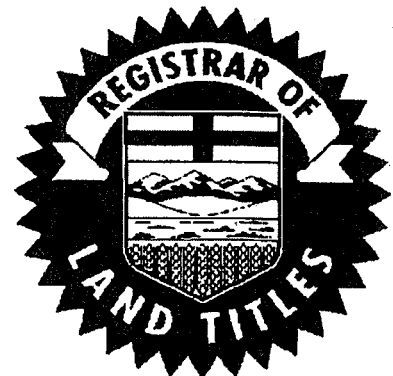
NUMBER	DATE (D/M/Y)	PARTICULARS
		AND BUILDER'S LIEN 101083849 AND BUILDER'S LIEN 101085868 UNIT 44 ONLY
111 222 677	30/08/2011	DISCHARGE OF BUILDER'S LIEN 101088800 AND BUILDER'S LIEN 101088872 AND BUILDER'S LIEN 101089785 AND BUILDER'S LIEN 101090065 AND BUILDER'S LIEN 101104779 AND CERTIFICATE OF LIS PENDENS 101230491 AND CERTIFICATE OF LIS PENDENS 101244766 UNIT 44 ONLY
111 222 678	30/08/2011	DISCHARGE OF CERTIFICATE OF LIS PENDENS 101256920 AND CERTIFICATE OF LIS PENDENS 101264691 AND CERTIFICATE OF LIS PENDENS 101276374 AND BUILDER'S LIEN 101281854 AND CERTIFICATE OF LIS PENDENS 101283672 AND CERTIFICATE OF LIS PENDENS 101283673 AND CERTIFICATE OF LIS PENDENS 101284888 UNIT 44 ONLY

TOTAL INSTRUMENTS: 089

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
 REPRODUCTION OF THE CONDOMINIUM ADDITIONAL PLAN SHEET
 REPRESENTED HEREIN THIS 28 DAY OF SEPTEMBER, 2011
 AT 09:59 A.M.

ORDER NUMBER:19802082

CUSTOMER FILE NUMBER: 1121689



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).

SCHEDULE "7"

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403.260.7024 FACSIMILE

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Calgary

September 28, 2011

Toronto

Christa Nicholson
Direct Dial: 403.260.7025
cnicholson@osler.com
Our Matter Number: 1121689

Montréal

Ottawa

HAND DELIVERED

New York

Commercial Duty Justice
Court of Queen's Bench of Alberta
Calgary Courts Centre,
601 - 5 Street SW,
Calgary, AB T2P 5P7

My Lord/Lady,

Re: Deloitte and Touche Inc. (the "Receiver"), Perera Shawnee Ltd. ("PSL") and Perera Development Corporation ("PDC", or when reference is being made to PSL and PDC collectively, the "Debtors")

Court of Queen's Bench (the "Court") Action No. 1001-03215 (the "Receivership Proceedings")

Purchase by Altus – Legal Units 70 and 129, Suite 803

Purchase by Michelussi – Legal Unit 53, Suite 602

We are the solicitors for the Receiver. The Receiver was appointed as receiver of the Debtors pursuant to an Order issued by Madam Justice Kent on March 3, 2010 that was amended and restated on January 31, 2011 (the "Receivership Order").

On November 29, 2010, the Honourable Madam Justice Streck issued in the Receivership Proceedings, a closing process order (the "Amended and Restated Closing Process Order"). A copy of the filed Amended and Restated Closing Process Order is enclosed with this correspondence (Tab 1).

On April 1, 2011, the Receiver entered into a purchase contract (the "Unit 803 Purchase Contract") with Altus Environmental Eng. L.T.D. (the "Unit 803 Purchaser") for the purchase of a unit in Condominium Plan 0915321 (the "Plan"). Pursuant to the Unit 803 Purchase Contract, October 7, 2011 is the closing date (the "Unit 803 Closing Date").

On July 29, 2011, the Receiver entered into a purchase contract (the "Unit 602 Purchase Contract") with Natalia Michelussi (the "Unit 602 Purchaser") for the purchase of a unit in the Plan. Pursuant to the Unit 602 Purchase Contract, October 7, 2011 is the closing date (the "Unit 602 Closing Date").

The Amended and Restated Closing Process Order provides (at para. 2) that, upon the receipt of this form of letter, the Court may grant a vesting order that is substantially in the form attached as Schedule “B” to the Amended and Restated Closing Process Order (the “Vesting Order”) (where details for the schedules are to be added).

We have enclosed a completed Unit 803 Vesting Order in respect of the Unit 803 Purchase Contract and a completed Unit 602 Vesting Order in respect of the Unit 602 Purchase Contract (collectively, the “Enclosed Orders”) (including the completed schedules thereto), and we confirm that the Enclosed Orders are substantially in the form of the Vesting Order.

Also enclosed in support of this *ex parte* application for the Enclosed Order is a copy of the:

- Third Sealing Order granted October 29, 2010 (the “Third Sealing Order”) (at Tab 2);
- Filed Confidential Fourth Report of the Receiver dated October 7, 2010 (the “Confidential Fourth Report”) (excluding schedules thereto, except for Schedule 4) and the Sealing Order granted October 12, 2010 pursuant to which the Confidential Fourth Report was filed (both at Tab 3);
- Filed Twenty-First Report of the Receiver dated September 28, 2011 (the “Twenty-First Receiver’s Report”);
- Confidential Twenty-Second Report of the Receiver dated September 28, 2011 (filed under seal pursuant to the Third Sealing Order); and
- Filed Fifteenth Report of the Receiver dated July 6, 2011 (excluding the schedules thereto, except for Schedule 4), which is referred to in the Twenty-First Receiver’s Report (at Tab 4).

We hereby apply on behalf of the Receiver for the Enclosed Orders in accordance with the Amended and Restated Closing Process Order.

Yours very truly,


Christa Nicholson

c: *Deloitte & Touche Inc.*
Josef Kruger, Borden Ladner Gervais LLP
Jeff Poole, Poole Lawyer
Chris Simard, Bennett Jones LLP