

Action No. 1001-03215

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

BETWEEN:

FIRST CALGARY SAVINGS & CREDIT UNION LTD.

PLAINTIFF

and

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

DEFENDANTS

COPY OF CERTIFICATE OF TITLE
(Re: Legal Unit 26 – Jinah/Mohamed)

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

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

Christa Nicholson/Walker W. MacLeod



LAND TITLE CERTIFICATE

| | | |
|--------------|-------------|-----------------|
| S | | |
| LINC | SHORT LEGAL | TITLE NUMBER |
| 0034 152 041 | 0915321;26 | 091 368 709 +25 |

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

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

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 071 171 221

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

 091 368 709 07/12/2009 CONDOMINIUM PLAN

OWNERS

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

 ENCUMBRANCES, LIENS & INTERESTS

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

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ENCUMBRANCES, LIENS & INTERESTSPAGE 2
091 368 709 +25

| 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 |

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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 |

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ENCUMBRANCES, LIENS & INTERESTSPAGE 4
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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 |

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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 |

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ENCUMBRANCES, LIENS & INTERESTSPAGE 6
091 368 709 +25

| 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 |

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|---|
| | | AGENT - RYAN J LEE CHEE AMOUNT: \$520,000 |
| 101 099 937 | 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 |

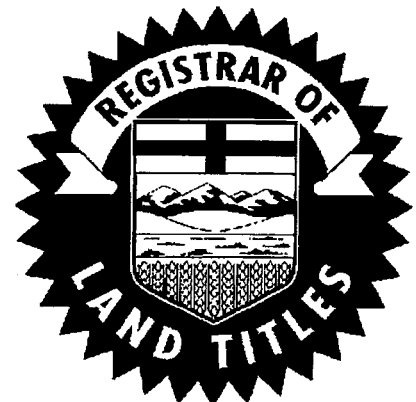
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 034

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 19 DAY OF JULY, 2010 AT 10:22 A.M.

ORDER NUMBER:17002063

CUSTOMER FILE NUMBER: 1121689



END OF CERTIFICATE

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Action No.: 1001-03215

IN THE COURT OF QUEEN'S BENCH
OF ALBERTA
JUDICIAL CENTRE OF CALGARY

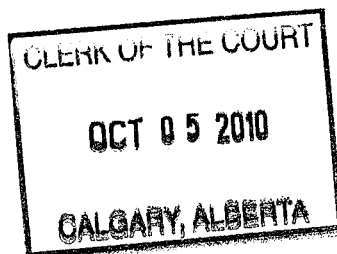
FIRST CALGARY SAVINGS & CREDIT
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PLAINTIFF

and

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

DEFENDANTS



COPY OF CERTIFICATE OF TITLE
(Re: Legal Unit 26 – Jinah/Mohamed)

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

Christa Nicholson/Walker W. MacLeod
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Facsimile: (403) 260-7024
File: 1121689