

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

AND BETWEEN:

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

Plaintiffs by Counterclaim

and

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

Defendants by Counterclaim

**COPY OF CERTIFICATE OF TITLE (October 26, 2010)
(Re: Legal Unit 42 – Spring Advertising Ltd.)**

**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

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 |

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ENCUMBRANCES, LIENS & INTERESTS

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

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 ENCUMBRANCES, LIENS & INTERESTS

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|------------------------|--------------|---|
| | | SUITE 301, 522 - 11 AVE SW CALGARY ALBERTA T2R0C8 AGENT - TIRO CLARKE AMOUNT: \$11,597 |
| 101 072 839 | 11/03/2010 | BUILDER'S LIEN LIENOR - UNITED RENTALS OF CANADA, INC.. C/O SMITH MACK LAMARSH 450, 808-4 AVE SW CALGARY ALBERTA T2P3E8 AGENT - KAREN D JACOBSON AMOUNT: \$34,255 |
| 101 075 229 | 15/03/2010 | BUILDER'S LIEN LIENOR - 1412705 ALBERTA LIMITED. C/O MCLENNAN ROSS LLP ATTENTION: JAMIE P. FLANAGAN 1600, 300-5 AVENUE SW CALGARY ALBERTA T2P3C4 AGENT - JAMIE P FLANAGAN AMOUNT: \$838,069 |
| 101 075 230 | 15/03/2010 | BUILDER'S LIEN LIENOR - JMMK PLUMBING & HEATING INC.. C/O WARREN TETTENSOR AMANTEA LLP ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA 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.. |

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 ENCUMBRANCES, LIENS & INTERESTS

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|------------------------|--------------|---|
| | | C/O WARREN TETENSOR AMANTEA LLP ATTENTION: JOSEPH B AMANTEA 1413 - 2ND STREET SW CALGARY ALBERTA T2R0W7 AGENT - JACOB LAPID AMOUNT: \$8,269 |
| 101 081 785 | 22/03/2010 | BUILDER'S LIEN LIENOR - CANNEX CONTRACTING 2000 INC.. C/O THORNBOROUGH SMELTZ LLP 630 11012 MACLEOD TRAIL SOUTH CALGARY ALBERTA T2J6A5 AGENT - MORRIS H SMELTZ AMOUNT: \$297,931 |
| 101 085 868 | 24/03/2010 | BUILDER'S LIEN LIENOR - NORDSTAR KITCHENS LTD.. PEACOCK LINDER & HALT LLP ATTENTION: G. STEPHEN PANUNTO 850, 607-8 AVENUE SW CALGARY ALBERTA T2P0A7 AGENT - G STEPHEN PANUNTO AMOUNT: \$108,246 |
| 101 088 872 | 26/03/2010 | BUILDER'S LIEN LIENOR - DOMENICO FANELLI C/O BRYAN & COMPANY ATTENTION: RYAN J. LEE CHEE 1200, 645 - 7 AVENUE SW CALGARY ALBERTA T2P4G8 AGENT - RYAN J LEE CHEE AMOUNT: \$520,000 |
| 101 099 716 | 08/04/2010 | BUILDER'S LIEN LIENOR - DISTINCTIVE FLOORS LTD.. C/O PITTMAN MACISAAC & ROY 2600 WEST TOWER, SUN LIFE PLAZA 144-4 AVE SW CALGARY ALBERTA T2P3N4 AMOUNT: \$2,377 |
| 101 100 273 | 08/04/2010 | BUILDER'S LIEN |

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|------------------------|--------------|---|
| | | 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 |
| 101 232 253 | 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 |
| 101 243 273 | 17/08/2010 | CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099716 |
| 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 |

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

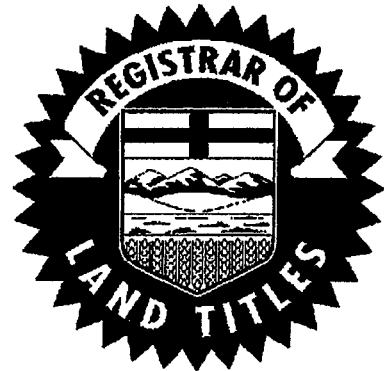
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 041

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF OCTOBER, 2010 AT 01:21 P.M.

ORDER NUMBER:17665978

CUSTOMER FILE NUMBER: 1121689



END OF CERTIFICATE

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THE BENEFIT OF CLIENT(S).

Action No.: 1001-03215

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JUDICIAL CENTRE OF CALGARY

FIRST CALGARY SAVINGS & CREDIT
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COPY OF CERTIFICATE OF TITLE
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(Re: Legal Unit 42 – Spring Advertising
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