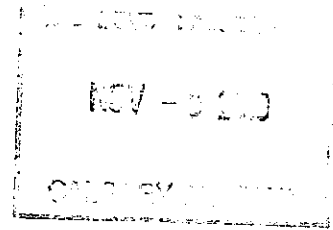


Clerk's stamp:



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: **COPY OF CERTIFICATE OF TITLE -- LEGAL UNIT 68
(NOVEMBER 5, 2010)**

(Re: Suite 801 - Geier)

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 152 462 0915321;68 091 368 709 +67

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 68
AND 53 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 071 171 221

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

091 368 709 07/12/2009 CONDOMINIUM PLAN

OWNERS

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

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

861 205 323 11/12/1986 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF CALGARY.
 AS TO PORTION OR PLAN:8611330
871 142 214 10/08/1987 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|--|
| | | RE : SEE CAVEAT CAVEATOR - FRANCES LORRAINE REHMAN 620-146 AVE SW CALGARY ALBERTA T2Y1N6 |
| 071 422 840 | 23/08/2007 | MORTGAGE MORTGAGEE - FIRST CALGARY SAVINGS & CREDIT UNION LTD. P.O. BOX 908, CALGARY ALBERTA T2P2J6 ORIGINAL PRINCIPAL AMOUNT: \$65,000,000 |
| 071 422 841 | 23/08/2007 | CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - FIRST CALGARY SAVINGS & CREDIT UNION LTD. #1100, 333-7 AVE SW CALGARY ALBERTA T2P2Z1 AGENT - LAWRENCE D LEON |
| 071 476 257 | 24/09/2007 | CAVEAT RE : RESTRICTIVE COVENANT |
| 091 088 418 | 02/04/2009 | UTILITY RIGHT OF WAY GRANTEE - ENMAX POWER CORPORATION. AS TO PORTION OR PLAN:0911884 THAT PORTION SHOWN AS R/W "B" |
| 091 368 708 | 07/12/2009 | CAVEAT RE : RESTRICTIVE COVENANT |
| 091 374 432 | 10/12/2009 | RESTRICTIVE COVENANT |
| 091 374 433 | 10/12/2009 | RESTRICTIVE COVENANT |
| 101 063 343 | 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 & INTERESTSPAGE 3
091 368 709 +67

| 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 |

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ENCUMBRANCES, LIENS & INTERESTSPAGE 6
091 368 709 +67

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 |
| 101 099 600 | 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 |
| 101 246 798 | 19/08/2010 | CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099600 |
| 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 COORPORATION NO. 0915321.

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

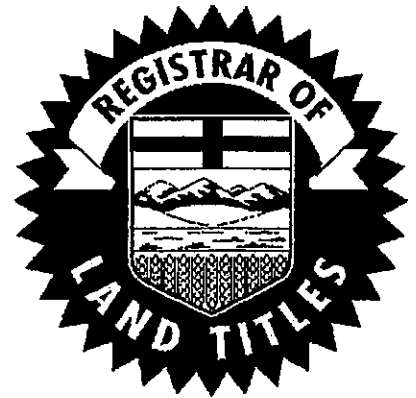
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 052

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 5 DAY OF NOVEMBER, 2010 AT 09:47 A.M.

ORDER NUMBER: 17740420

CUSTOMER FILE NUMBER: 1121689



END OF CERTIFICATE

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