

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 20 – Perera)

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 151 985 0915321;20 091 368 709 +19

LEGAL DESCRIPTION
 CONDOMINIUM PLAN 0915321
 UNIT 20
 AND 37 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

PAGE 2
091 368 709 +19

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

PAGE 3
091 368 709 +19

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 & INTERESTS

PAGE 4
091 368 709 +19

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

PAGE 5
091 368 709 +19

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

PAGE 6
091 368 709 +19

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

PAGE 7
091 368 709 +19

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

AGENT - RYAN J LEE CHEE
AMOUNT: \$520,000

101 099 160 08/04/2010 BUILDER'S LIEN
LIENOR - DISTINCTIVE FLOORS LTD..
ATTN: SHAUN T MACISAAC
C/O PITTMAN MACISAAC & ROY
2600 WEST TOWER, SUN LIFE PLAZA
144-4TH AVE 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

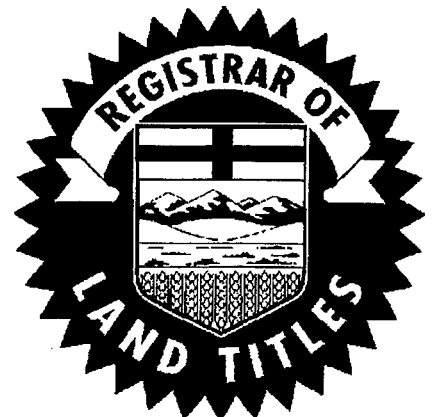
THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 29 DAY OF JULY, 2010 AT 08:21 A.M.

ORDER NUMBER:17073007

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**

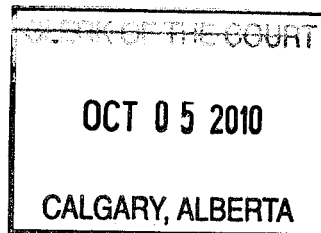
**FIRST CALGARY SAVINGS & CREDIT
UNION LTD.**

PLAINTIFF

and

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

DEFENDANTS



**COPY OF CERTIFICATE OF TITLE
(Re: Legal Unit 20 – Perera)**

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450 1st Street, S.W.
Calgary, Alberta T2P 5H1

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