

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 37 – Yaletown Investments)**

**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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 152 158 0915321;37 091 368 709 +36

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 37
AND 35 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 |
| 101 062 566 | 03/03/2010 | BUILDER'S LIEN LIENOR - PRECISION ALUMINUM MANUFACTURING INC.. 402-53 AVE SE CALGARY ALBERTA T2H0N4 AMOUNT: \$4,000 |
| 101 063 343 | 03/03/2010 | BUILDER'S LIEN LIENOR - EMCO CORPORATION. ATTN: JAMIE P FLANAGAN |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|--|
| | | 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 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 |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 4
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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|---|
| | | 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 |
| 101 075 229 | 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 |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 5
091 368 709 +36

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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

101 081 785 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

101 099 543 08/04/2010 BUILDER'S LIEN
LIENOR - DISTINCTIVE FLOORS LTD..
ATTN: SHAUN T. MACLSAAC, PITTMAN MACLSAAC & ROY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

| NUMBER | DATE (D/M/Y) | PARTICULARS |
|-------------|--------------|---|
| | | 2600 WEST TOWER, SUNLIFE 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 |
| 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 |
| 101 244 688 | 17/08/2010 | CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099543 |
| 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 |

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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

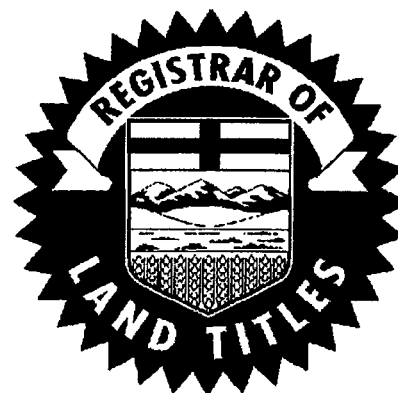
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 042

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 11:49 A.M.

ORDER NUMBER:17664811

CUSTOMER FILE NUMBER: 1121689



END OF CERTIFICATE

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THE BENEFIT OF CLIENT(S).

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
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PERERA and SHIRANIE M. PERERA

Defendants

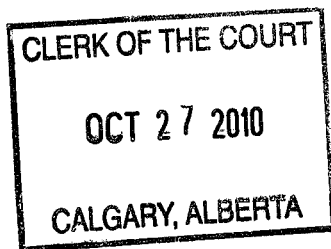
AND BETWEEN:

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 37 – Yaletown Investments)

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Suite 2500, TransCanada Tower
450 1st Street, S.W.
Calgary, Alberta T2P 5H1

Christa Nicholson
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Facsimile: (403) 260-7024
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