

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 (October 2010)
(Re: Legal Unit 51 – Robertson)**

**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 152 298 0915321;51 091 368 709 +50

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0915321
UNIT 51
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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
091 368 709 +50

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 +50

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

PAGE 4
091 368 709 +50

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 & INTERESTSPAGE 5
091 368 709 +50

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 & INTERESTSPAGE 6
091 368 709 +50

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 +50

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

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

101 099 050 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

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

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 8
091 368 709 +50

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
101 243 365	17/08/2010	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 101099050
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
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. AGAINST - CONDOMINIUM COORPORATION NO. 0915321.

(CONTINUED)

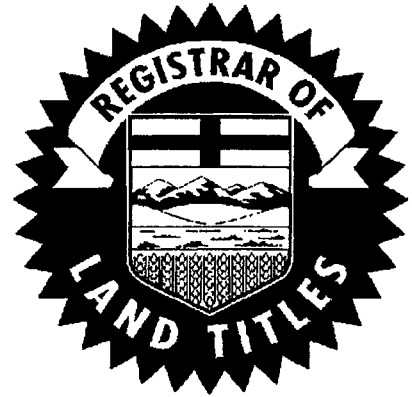
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 049

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 5 DAY OF OCTOBER, 2010 AT 11:18 A.M.

ORDER NUMBER:17527046

CUSTOMER FILE NUMBER: 1121689



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
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
DEVELOPMENT CORPORATION, DON
L. PERERA and SHIRANIE M. PERERA**

DEFENDANTS

**COPY OF CERTIFICATE OF TITLE
(October 2010)
(Re: Legal Unit 51 – Robertson)**

OSLER, HOSKIN & HARCOURT LLP

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

Christa Nicholson
Telephone: (403) 260-7025
Facsimile: (403) 260-7024
File: 1121689

