

COURT FILE NUMBER 1901-17453
COURT COURT OF QUEEN'S BENCH OF
ALBERTA
JUDICIAL CENTRE CALGARY

Clerk's Stamp

APPLICANTS IN THE MATTER OF THE *COMPANIES'*
CREDITORS ARRANGEMENT ACT, R.S.C.
1985, c. C-36, AS AMENDED
AND IN THE MATTER OF THE *BUSINESS*
CORPORATIONS ACT, R.S.A., 2000, c. B-9,
AS AMENDED
AND IN THE MATTER OF THE
COMPROMISE OR ARRANGEMENT OF
IEC LTD., AUDEAMUS CAPITAL CORP.,
AND THOSE OTHER APPLICANTS SET
OUT ON THE ATTACHED SCHEDULE "A"

DOCUMENT **AFFIDAVIT**
ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS
DOCUMENT LAWSON LUNDELL LLP
Barristers and Solicitors
Suite 1100, 225 – 6th Avenue SW
Brookfield Place
Calgary AB T2G 4Y8

Tel: (403) 269-6900
Fax: (403) 269-9494
File No. 14134-134461

Attention: William L. Roberts

AFFIDAVIT OF GREGORY ASAI

I, Gregory Asai, Manager, Special Accounts, of 183 Terminal Avenue in the City of Vancouver, in the Province of British Columbia, SWEAR THAT:

1. I am a Manager, Special Accounts – Risk Division, with Vancouver City Savings Credit Union. In that capacity, I am authorized to act on behalf of Vancity Community Investment Bank ("VCIB") in relation to this matter and as such have personal knowledge of the matters herein deposed to, save and except where stated to be on information and belief, and in such cases I verily believe same to be true.
2. I make this affidavit in opposition to the applicants' application for relief under the *Companies Creditors Arrangement Act*.

3. Given the volume of materials expected to be filed with the Court in relation to this hearing, I have not attached copies of the security documents referred to in this affidavit as they would comprise many hundreds (if not thousands) of pages. Copies of these documents are available upon request, and can be filed with a subsequent affidavit if needed.
4. Though details are set out below, the following chart is a summary of the VCIB borrowers and the properties that are subject to VCIB security;

Borrower/General Partner	Civic Address	Amount Owing
Sundance Place II Ltd.	6000, 15 Sunpark Plaza SE, Calgary, Alberta	\$7,531,840.86
First Street Plaza GP Ltd.	138 – 4 th Avenue SE, Calgary, Alberta	\$13,119,480.60
Mission Centre Inc.	2303 – 4 th Street SW, Calgary, Alberta	\$20,704,790.97
Louise Block Capital Corp.	1018 Macleod Trail SE, Calgary, Alberta	\$2,913,414.12
Macleod Place Ltd.	5920 and 5940 Macleod Trail SW, Calgary, Alberta	\$19,897,909.65

THE PARTIES

5. Vancity Community Investment Bank, formerly known as Citizens Bank of Canada (“**VCIB**”) is a national chartered bank of Canada, having an address for service for the purpose of this proceeding c/o Lawson Lundell LLP, 225 - 6th Avenue SW, Suite 1100, Calgary, AB T2P 4Y8.
6. The applicants who are also VCIB borrowers are:
 - (a) Sundance Place II Ltd. (“**Sundance**”) is an Alberta Company having its Registered Office at 400, 630 – 8 Avenue SW, Calgary, AB, T2P 1G6.
 - (b) First Street Plaza GP Ltd. (“**First Street**”) is an Alberta Company having its Registered Office at 400, 630 – 8 Avenue SW, Calgary, AB, T2P 1G6.
 - (c) Mission Centre Inc. (“**Mission Centre**”) is an Alberta Company having its Registered Office at 400, 630 – 8 Avenue SW, Calgary, AB, T2P 1G6.
 - (d) Louise Block Capital Corp. (“**Louise Block**”) is an Alberta Company having its Registered Office at 400, 630 – 8 Avenue SW, Calgary, AB, T2P 1G6.
 - (e) Macleod Place Ltd. (“**Macleod**”) is an Alberta Company having its Registered Office at 400, 630 – 8 Avenue SW, Calgary, AB, T2P 1G6.

THE SUNDANCE LANDS, LOAN AND SECURITY

7. Sundance is the registered owner of lands and premises including a three-storey mixed office and retail building of approximately 32,013 square feet located at 6000, 15 Sunpark Plaza SE, Calgary, Alberta, legally described as:

Title #: 071392495005

Legal Description:

CONDOMINIUM PLAN 0713860

UNIT 6

AND 1343 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE
COMMON PROPERTY

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 6000, 15 Sunpark Plaza SE, Calgary, Alberta

Titleholder: Sundance Place II Ltd.

(the "**Sundance Lands**").

Attached hereto as **Exhibit "1"** is a copy of the certificate of title in respect of the Sundance Lands.

8. By a mortgage dated November 26, 2010 between VCIB as Mortgagee and Sundance as Mortgagor (the "**Sundance Mortgage**"), Sundance mortgaged the Sundance Lands to VCIB, which mortgage was registered against the certificate of title to the Sundance Lands as instrument number 101 348 851, as amended by instrument number 111 185 676.
9. By an Assignment of Rents and Leases dated November 26, 2010 (the "**Sundance Assignment**"), granted by Sundance to VCIB, and registered against the certificate of title to the Sundance Lands as instrument number 101 348 852, Sundance assigned and transferred to VCIB, a security interest in all rents and the benefit of all covenants and agreements included in any lease.
10. By a General Security Agreement dated November 26, 2010 (the "**Sundance GSA**"), granted by Sundance to VCIB, together with various other related security agreements (collectively with the Sundance Mortgage, the "**Sundance Security Agreements**"), Sundance granted a charge, lien and security interest in and to all of its presently owned and after acquired personal property (the "**Sundance Personal Property**") in favour of VCIB.
11. Notice of the Sundance GSA was registered in the Alberta Personal Property Registry on July 17, 2007 under base registration No. 07071733989, as amended.
12. Pursuant to written guarantees, these credit facilities were guaranteed by Mr. Mamdani.

13. Pursuant to a purchase and sale agreement dated May 29, 2017 as amended by a purchase agreement amendment dated June 12, 2017 (collectively, the "**Sundance Purchase Agreement**"), 10108014 Canada Inc. ("**101**") purchased a 65% beneficial interest in the Sundance Lands, with the remaining 35% beneficial interest in the Sundance Lands being retained by Sundance Place II 6000 Limited Partnership. I understand that 101 is directly or indirectly owned or controlled by Telus Pensions Master Trust.
14. In connection with the Sundance Purchase Agreement, VCIB and 101 entered into a beneficial owner consent dated November 16, 2017 whereby 101, inter alia, affirmed that it is subject to the Sundance Mortgage and whereby 101 covenanted and agreed that it will pay or cause to be paid to VanCity 65% of any indebtedness owing by Sundance to VanCity under the Sundance Security Agreements, and to otherwise be bound by such security (the "**101 Mortgage Consent**").
15. As at December 17, 2019 Sundance is indebted to VCIB pursuant to the Sundance Security Agreements in the amount of \$7,531,840.86 plus any accrued interest, all legal and other costs and expenses incurred by VCIB (both prior to and following the date of this Application).

THE FIRST STREET LANDS, LOAN AND SECURITY

16. First Street is the registered owner of lands and premises including an 8-storey commercial building of approximately 71,773 square feet located at 138 – 4th Avenue SE, Calgary, Alberta, legally described as:

Title #: 071146388

Legal Description:

PLAN C

BLOCK 16

LOTS 21 TO 24 INCLUSIVE

EXCEPTING THEREOUT A PORTION FOR STREET WIDENING ON PLAN
8310173

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 138 – 4th Avenue SE, Calgary, Alberta

Titleholder: First Street Plaza GP Ltd.

(the "**First Street Lands**").

Attached hereto as **Exhibit "2"** is a copy of the certificate of title in respect of the First Street Lands.

17. By a mortgage dated March 19, 2015 between VCIB as Mortgagee and First Street as Mortgagor (the "**First Street Mortgage**"), First Street mortgaged the First Street Lands to VCIB, which mortgage was registered against the certificate of title to the First Street Lands as instrument number 151 080 304.

18. By an Assignment of Rents and Leases dated March 19, 2015 (the “**First Street Assignment**”), granted by First Street to VCIB, and registered against the certificate of title to the First Street Lands as instrument number 151 080 305, First Street assigned and transferred to VCIB, a security interest in all rents and the benefit of all covenants and agreements included in any lease.
19. By a General Security Agreement dated March 19, 2015 (the “**First Street GSA**”), granted by First Street to VCIB, together with various other related security agreements (collectively with the First Street Mortgage, the “**First Street Security Agreements**”), First Street granted a charge, lien and security interest in and to all of its presently owned and after acquired personal property (the “**First Street Personal Property**”) in favour of VCIB.
20. Notice of the First Street GSA was registered in the Alberta Personal Property Registry on March 17, 2015 under base registration No. 15031734097, as amended.
21. Pursuant to written guarantees, these credit facilities were guaranteed by Mr. Mamdani and IEC Ltd.
22. As at December 17, 2019, First Street is indebted to VCIB pursuant to the First Street Security Agreements in the amount of \$13,119,480.60, plus any accrued interest, all legal and other costs and expenses incurred by VCIB (both prior to and following the date of this Application).
23. Pursuant to a participation agreement dated April 8, 2015, VCIB assigned a portion of its interest in these credit facilities and security to Connect First Credit Union.

THE MISSION CENTRE LANDS, LOAN AND SECURITY

24. Mission Centre is the registered owner of lands and premises including an 11-storey commercial building of approximately 76,657 square feet located at 2303 – 4th Street SW, Calgary, Alberta, legally described as:

Title #: 131055768

Legal Description:

PLAN 4553L

BLOCK 7

LOTS 6 TO 9 INCLUSIVE

EXCEPTING OUT OF LOT NINE (9), AS TO SURFACE ONLY THE
CORNER CUT OFF ON PLAN 6984JK

Civic Address: 2303 - 4th Street SW, Calgary, Alberta

Titleholder: Mission Centre Inc.

(the “**Mission Centre Lands**”).

Attached hereto as **Exhibit "3"** is a copy of the certificate of title in respect of the Mission Centre Lands.

25. By a mortgage dated March 28, 2018 between VCIB as Mortgagee and Mission Centre as Mortgagor (the "**Mission Centre Mortgage**"), Mission Centre mortgaged the Mission Centre Lands to the VCIB, which mortgage was registered against the certificate of title to the Mission Centre Lands as instrument number 181 090 939.
26. By an Assignment of Rents and Leases dated March 28, 2018 (the "**Mission Centre Assignment**"), granted by Mission Centre to VCIB, and registered against the certificate of title to the Mission Centre Lands as instrument number 181 090 940, Mission Centre assigned and transferred to VCIB, a security interest in all rents and the benefit of all covenants and agreements included in any lease.
27. By a General Security Agreement dated March 28, 2018 (the "**Mission Centre GSA**"), granted by Mission Centre to VCIB, together with various other related security agreements (collectively with the Mission Centre Mortgage, the "**Mission Centre Security Agreements**"), Mission Centre granted a charge, lien and security interest in and to all of its presently owned and after acquired personal property (the "**Mission Centre Personal Property**") in favour of VCIB.
28. Notice of the Mission Centre GSA was registered in the Alberta Personal Property Registry on March 4, 2013 under base registration No. 13030416553, as amended.
29. Pursuant to written guarantees, these credit facilities were guaranteed by Mr. Mamdani and IEC Ltd.
30. Pursuant to a purchase and sale agreement dated November 13, 2017 (the "**Mission Purchase Agreement**"), 10460010 Canada Inc. ("**104**") purchased a 35% beneficial interest in the Mission Centre Lands, with the remaining 65% beneficial interest in the Mission Lands being retained by Mission Centre Limited Partnership. I understand that 104 is directly or indirectly owned or controlled by Telus Pensions Master Trust. 104 is a party and direct covenantor under the Mission Centre Security Agreements.
31. As at December 17, 2019, Mission Centre is indebted to VCIB pursuant to the Mission Centre Security Agreements in the amount of \$20,704,790.97, plus any accrued interest, all legal and other costs and expenses incurred by VCIB (both prior to and following the date of this Application).

THE LOUISE BLOCK LANDS, LOAN AND SECURITY

32. Louise Block is the registered owner of lands and premises including a two-storey heritage commercial building of approximately 26,295 square feet located at 1018 Macleod Trail SE, Calgary, Alberta, legally described as:

Title #: 051392048

Legal Description:

PLAN "A"

BLOCK 72

LOTS 37 TO 40 INCLUSIVE

Civic Address: 1018 Macleod Trail SE, Calgary, Alberta

Titleholder: Louise Block Capital Corp.

(the "**Louise Block Lands**")

Attached hereto as **Exhibit "4"** is a copy of the certificate of title in respect of the Louise Block Lands.

33. By a mortgage dated November 2, 2007 between VCIB as Mortgagee and Louise Block as Mortgagor (the "**Louise Block Mortgage**"), Louise Block mortgaged the Louise Block Lands to VCIB, which mortgage was registered against the certificate of title to the Louise Block Lands as instrument number 071 548 218.
34. By an Assignment of Rents and Leases dated November 2, 2007 (the "**Louise Block Assignment**"), granted by Louise Block to VCIB, and registered against the certificate of title to the Louise Block Lands as instrument number 071 548 219, Louise Block assigned and transferred to VCIB, a security interest in all rents and the benefit of all covenants and agreements included in any lease.
35. By a General Security Agreement dated November 2, 2007 (the "**Louise Block GSA**"), granted by Louise Block to VCIB, together with various other related security agreements (collectively with the Louise Block Mortgage, the "**Louise Block Security Agreements**"), Louise Block granted a charge, lien and security interest in and to all of its presently owned and after acquired personal property (the "**Louise Block Personal Property**") in favour of VCIB.
36. Notice of the Louise Block GSA was registered in the Alberta Personal Property Registry on December 18, 2019 under registration No. 19121828236.
37. Pursuant to written guarantees, these credit facilities were guaranteed by Mr. Mamdani, to a limit of \$1.5 million.

38. As at December 17, 2019, Louise Block is indebted to VCIB pursuant to the Louise Block Security Agreements in the amount of \$2,913,414.12, plus any accrued interest, all legal and other costs and expenses incurred by VCIB (both prior to and following the date of this Application).

THE MACLEOD LANDS, LOAN AND SECURITY

39. MacLeod is the registered owner of lands and premises including two commercial towers forming part of the six-building Macleod Place complex, with Macleod Place I being 80,458 square feet and Macleod Place II being 102,866 square feet located at 5920 and 5940 Macleod Trail SW, Calgary, legally described as:

Title #: 131062248

Legal Description:

PLAN 4269HS

BLOCK 1

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

Civic Address: 5920 and 5940 Macleod Trail SW, Calgary

Titleholder: Macleod Place Ltd.

(the "**Macleod Place Lands**")

Attached hereto as **Exhibit "5"** is a copy of the certificate of title in respect of the Macleod Lands.

40. By a mortgage dated March 12, 2013 between VCIB as Mortgagee and Macleod as Mortgagor (the "**Macleod Mortgage**"), Macleod mortgaged the Macleod Lands to the VCIB, which mortgage was registered against the certificate of title to the Macleod Lands as instrument number 131 062 249, as amended by instrument number 191 109 177.
41. By an Assignment of Rents and Leases dated March 12, 2013 (the "**Macleod Assignment**"), granted by Macleod to VCIB, and registered against the certificate of title to the Macleod Lands as instrument number 131 062 250, Macleod assigned and transferred to VCIB, a security interest in all rents and the benefit of all covenants and agreements included in any lease.
42. By a General Security Agreement dated March 12, 2013 (the "**Macleod GSA**"), granted by Macleod to VCIB, together with various other related security agreements (collectively with the Macleod Mortgage, the "**Macleod Security Agreements**"), Macleod granted a charge, lien and security interest in and to all of its presently owned and after acquired personal property (the "**Macleod Personal Property**") in favour of VCIB.

43. Notice of the Macleod GSA was registered in the Alberta Personal Property Registry on March 11, 2013 under registration No. 13031125416.
44. Pursuant to written guarantees, these credit facilities were guaranteed by Mr. Mamdani and IEC Ltd.
45. As at December 17, 2019, Macleod is indebted to VCIB pursuant to the Macleod Security Agreements in the amount of \$19,897,909.65, plus any accrued interest, all legal and other costs and expenses incurred by VCIB (both prior to and following the date of this Application).
46. Pursuant to a participation agreement, VCIB assigned a portion of its interest in these credit facilities and security to Concentra Credit Union.

DEFAULT

47. In addition to other defaults under the loan and security agreements, VCIB has not received the required December mortgage payments from any of these borrowers.
48. Each of the mortgages referenced herein provides that upon the occurrence, and during the continuance of, an event of default, VCIB is entitled to, among other things, apply for the appointment of a receiver over the Lands and of the rents and profits thereof.

CASH FLOW

49. I have done a calculation of cash flow for each of the Properties along with an equity analysis. In making those calculations, I have used information provided by the Borrowers in relation to rent rolls, operational expenses and necessary capital expenses. I have also reviewed data and calculations contained in Exhibits to the Affidavit of Mr. Mamdani that sets out the Borrower's calculations. For confidentiality reasons, I have not included any of the underlying data or calculations in this Affidavit. I will, of course, provide that underlying data and those calculations to the Borrowers on request or as directed by the Court.
50. Each of Mission Centre, Macleod and Louise Block are cash-flow positive, meaning that they generate sufficient rent or revenue to meet operational expenses and debt servicing requirements. In addition, each of Mission Centre, Macleod and Louise Block have sufficient value to satisfy the financial charges registered against those properties. As such, I have trouble seeing how the entities that own these properties could be considered insolvent.
51. On the other hand, each of Sundance and First Street do not appear to generate sufficient cash flow through rent or revenue to satisfy operational expenses and debt serving requirements.

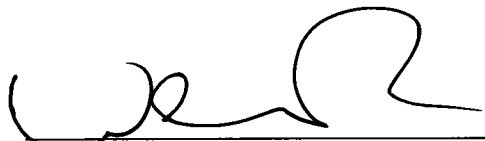
52. Each of the individual borrowers who own the Properties are separate legal entities. The VCIB loans to each of these entitles are not cross-guaranteed or cross-collateralized by any of the other VCIB borrowers. The only guarantees provided by the VCIB loans were, as noted above, granted by Mr. Mamdani personally and IEC Ltd.
53. I note that in the Borrower's calculations of value, they have utilized:
- (a) a stabilized net operating income that assumes a vacancy of 5%, which is not representative of the current vacancy levels for these properties, or similar properties. For example, the market vacancy for suburban office buildings in the Calgary area is estimated at 20%.
 - (b) a cap rate of 6.25% , in contrast to the CBRE reports Q3 2019 Calgary Cap Rates for Class B buildings as 7.5%-8.25%

As a result, it is my view that the Borrower's valuations are significantly above actual values.


NECESSITY OF THE APPOINTMENT OF A RECEIVER

54. VCIB has lost confidence in its borrowers' ability to manage these properties, which may result in the deterioration of the properties and the loss of the tenants and any future rents or rental income.
55. As a result of the foregoing, I believe that the appointment of a receiver over the properties is necessary and appropriate in order to protect the interests of VCIB in the properties and to preserve and realize on the Lands in an orderly fashion.
56. I swear this Affidavit in opposition to the applicant's application for relief under the *Companies Creditors Arrangement Act*.

SWORN BEFORE ME at the City of)
 Vancouver, in the Province of British)
 Columbia, on December 18, 2019)
)
)
)
)
)
)
)



 A Commissioner for taking Affidavits within
 British Columbia

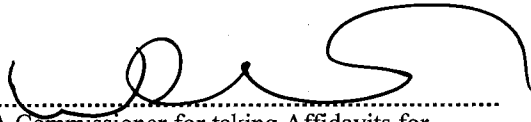


GREGORY ASAI

Gregory J. Asai
 Manager, Special Accounts - Business
 Vancity Group of Companies

WILLIAM L. ROBERTS
Barrister & Solicitor
 1600 - 925 WEST GEORGIA ST.
 VANCOUVER, B.C. V6C 3L2
 (604) 685-3456

This is Exhibit "1" referred to in the
affidavit of Gregory Asai sworn before me
this ^{18th} day of December, 2019.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a dotted line.

.....
A Commissioner for taking Affidavits for
British Columbia.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 591 795 0713860;6 071 392 495 +5

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0713860
UNIT 6
AND 1343 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;22;27;N

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 061 218 314

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

071 392 495 07/08/2007 CONDOMINIUM PLAN

OWNERS

SUNDANCE PLACE II LTD.
OF 400, 630- 8TH AVENUE SW
CALGARY
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

991 221 933 04/08/1999 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF CALGARY.
 AS TO PORTION OR PLAN: 9912292

991 221 935 04/08/1999 CAVEAT
 RE : RESTRICTIVE COVENANT

991 221 944 04/08/1999 RESTRICTIVE COVENANT

991 332 707 15/11/1999 ENCUMBRANCE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 392 495 +5

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ENCUMBRANCEE - SUNDANCE PLACE BUSINESS PARK OWNERS
ASSOCIATION LTD.
55 SUNPARK PLAZA SE
CALGARY
ALBERTA T2X2R4

(DATA UPDATED BY: TRANSFER OF ENCUMBRANCE
051290248)

071 392 499 07/08/2007 EASEMENT
AS TO PORTION OR PLAN:0713862
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

101 348 851 30/11/2010 MORTGAGE
MORTGAGEE - CITIZENS BANK OF CANADA.
710, 815 WEST HASTINGS STREET
VANCOUVER
BRITISH COLUMBIA V6C1B4
ORIGINAL PRINCIPAL AMOUNT: \$11,250,000

101 348 852 30/11/2010 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CITIZENS BANK OF CANADA.
700, 815 WEST HASTINGS STREET
VANCOUVER
BRITISH COLUMBIA V6C1B4
AGENT - TERENCE G LIDSTER

111 185 676 22/07/2011 CAVEAT
RE : AMENDING AGREEMENT
CAVEATOR - CITIZENS BANK OF CANADA.
700, 815 WEST HASTINGS STREET
VANCOUVER
BRITISH COLUMBIA V6C1B4
AGENT - TERENCE G LIDSTER

111 317 246 06/12/2011 UTILITY RIGHT OF WAY
GRANTEE - ENMAX POWER CORPORATION.
AS TO PORTION OR PLAN:1113562

141 303 997 08/11/2014 CAVEAT
RE : AGREEMENT CHARGING LAND , ETC.
CAVEATOR - SUN LIFE ASSURANCE COMPANY OF CANADA.
227 KING ST SOUTH
P.O. BOX 1601, STN. WATERLOO
WATERLOO
ONTARIO N2J4C5
AGENT - EMMANUEL MIRTH

141 346 823 19/12/2014 CAVEAT
RE : EASEMENT
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
071 392 495 +5

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

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

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2019 AT 01:31 P.M.

ORDER NUMBER: 38502477

CUSTOMER FILE NUMBER: 000900LJFDMR

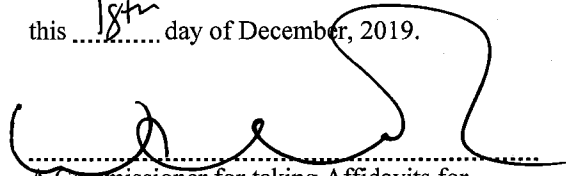


END OF CERTIFICATE

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).

This is Exhibit "2" referred to in the
affidavit of Gregory Asai sworn before me
this ^{18th}..... day of December, 2019.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a dotted line.

.....
A Commissioner for taking Affidavits for
British Columbia.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 848 510 SC;16;21-24 071 146 388

LEGAL DESCRIPTION

PLAN C
BLOCK 16
LOTS 21 TO 24 INCLUSIVE
EXCEPTING THEREOUT A PORTION FOR STREET WIDENING
ON PLAN 8310173
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;15
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 051 136 403

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 146 388	27/03/2007	TRANSFER OF LAND	\$15,000,000	\$15,000,000

OWNERS

FIRST STREET PLAZA GP LTD.
OF 400,630 8 AVE SW
CALGARY
ALBERTA T2P 1G6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
791 094 859	18/06/1979	CAVEAT CAVEATOR - THE CITY OF CALGARY.
871 069 076	30/04/1987	CAVEAT RE : ASSUMPTION AGREEMENT CAVEATOR - THE CITY OF CALGARY.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
071 146 388

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CITY SOLICITOR, CITY HALL BOX 2100, STATION "M" CALGARY ALBERTA T2P2M5 AGENT - CRAIG R MEYERS
891 132 626	13/07/1989	CAVEAT RE : ENCROACHMENT AGREEMENT CAVEATOR - THE CITY OF CALGARY. C/O CITY SOLICITOR, CITY HALL, 800 MACLEOD TRAIL S.E., CALGARY ALBERTA AGENT - LARRY R BROWN
891 224 177	28/10/1989	CAVEAT RE : ASSUMPTION AGREEMENT CAVEATOR - THE CITY OF CALGARY. CITY SOLICITOR, CITY HALL, 12TH FLOOR, 800 MACLEOD TRAIL S.E., CALGARY ALBERTA AGENT - RICHARD W VERDEC
891 224 598	30/10/1989	CAVEAT RE : ASSUMPTION AGREEMENT CAVEATOR - THE CITY OF CALGARY. CITY SOLICITOR, CITY HALL, 12TH FLOOR, 800 MACLEOD TRAIL S.E., CALGARY ALBERTA AGENT - RICHARD W VERDEC
981 264 347	28/08/1998	CAVEAT RE : ASSUMPTION AGREEMENT , ETC. CAVEATOR - THE CITY OF CALGARY. OFFICE OF THE CITY SOLICITOR, 12 FLR MUNICIPAL BLDG 800 MACLEOD TR SE, PO BOX 2100, STN M CALGARY ALBERTA T2P2M5 AGENT - LINDA C FRENCH
981 264 354	28/08/1998	CAVEAT RE : ASSUMPTION AGREEMENT , ETC. CAVEATOR - THE CITY OF CALGARY. OFFICE OF THE CITY SOLICITOR, 12 FLR MUNICIPAL BLDG 800 MACLEOD TR SE, PO BOX 2100, STN M CALGARY ALBERTA T2P2M5 AGENT - LINDA C FRENCH

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

071 146 388

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
981 264 355	28/08/1998	CAVEAT RE : ASSUMPTION AGREEMENT , ETC. CAVEATOR - THE CITY OF CALGARY. OFFICE OF THE CITY SOLICITOR, 12 FLR MUNICIPAL BLDG 800 MACLEOD TR SE, PO BOX 2100, STN M CALGARY ALBERTA T2P2M5 AGENT - LINDA C FRENCH
981 264 398	28/08/1998	CAVEAT RE : ASSUMPTION AGREEMENT , ETC. CAVEATOR - THE CITY OF CALGARY. OFFICE OF THE CITY SOLICITOR, 12 FLR MUNICIPAL BLDG 800 MACLEOD TR SE, PO BOX 2100, STN M CALGARY ALBERTA T2P2M5 AGENT - LINDA C FRENCH
011 227 507	10/08/2001	CAVEAT RE : ASSIGNMENT OF LEASE CAVEATOR - THE CHASE MANHATTAN BANK OF CANADA. 1 FIRST CANADIAN PLACE, SUITE 6900 TORONTO ONTARIO M5X1A4 AGENT - RICHARD L DAWSON.
111 089 050	12/04/2011	CAVEAT RE : LEASE INTEREST CAVEATOR - TM MOBILE INC. C/O TELUS 200 CONSILIIUM PLACE SUITE 1600 SCARBOROUGH ONTARIO M1H3J3
151 080 304	24/03/2015	MORTGAGE MORTGAGEE - VANCITY COMMUNITY INVESTMENT BANK. 183 TERMINAL AVE, 5 FLR VANCOUVER BRITISH COLUMBIA V6A4G2 ORIGINAL PRINCIPAL AMOUNT: \$15,850,000 (DATA UPDATED BY: CHANGE OF NAME 171191759)
151 080 305	24/03/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - VANCITY COMMUNITY INVESTMENT BANK. 183 TERMINAL AVE, 5 FLR VANCOUVER

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

BRITISH COLUMBIA V6A4G2
AGENT - TERENCE G LIDSTER
(DATA UPDATED BY: CHANGE OF NAME 171191761)

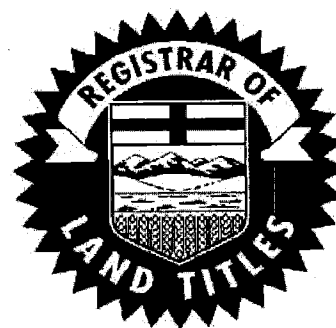
191 185 069 10/09/2019 CERTIFICATE OF LIS PENDENS

TOTAL INSTRUMENTS: 014

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2019 AT 12:19 P.M.

ORDER NUMBER: 38501594

CUSTOMER FILE NUMBER: 000900LJFDMR

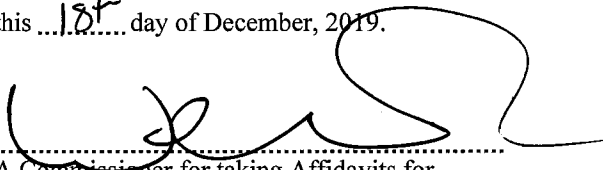


END OF CERTIFICATE

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).

This is Exhibit "3" referred to in the
affidavit of Gregory Asai sworn before me
this ...18th... day of December, 2019.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

A Commissioner for taking Affidavits for
British Columbia.



LAND TITLE CERTIFICATE

B
LINC SHORT LEGAL TITLE NUMBER
0012 014 403 4453L;7;6-9 131 055 768

LEGAL DESCRIPTION

PLAN 4453L
BLOCK 7
LOTS 6 TO 9 INCLUSIVE
EXCEPTING OUT OF LOT NINE (9), AS TO SURFACE
ONLY THE CORNER CUT OFF ON PLAN 6984JK

ATS REFERENCE: 5;1;24;9;N
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 021 363 432

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 055 768	07/03/2013	TRANSFER OF LAND	\$33,150,000	SEE INSTRUMENT

OWNERS

MISSION CENTRE INC.
OF 400, 630-8 AVE SW
CALGARY
ALBERTA T2P 1G6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
6618LO	08/12/1972	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. "EAST 7 FEET OF SOUTH 40 FEET OF LOT 9 EXCEPT MINES AND MINERALS"
971 365 608	08/12/1997	CAVEAT RE : LEASE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

131 055 768

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - MERVYN RABINOVITZ MANAGEMENT CORPORATION. C/O HOFFMAN DORCHIK 600, 5920 MACLEOD TR S CALGARY ALBERTA T2H0K2 AGENT - GORDON HOFFMAN
981 080 432	19/03/1998	CAVEAT RE : LEASE CAVEATOR - TERRY J. SMORANG PROFESSIONAL CORPORATION. C/O ZENITH HOOKENSON VOGEL 1050, 10201 SOUTHPORT RD SW CALGARY ALBERTA T2W4X9 AGENT - TERRY J SMORANG
981 083 565	23/03/1998	CAVEAT RE : LEASE CAVEATOR - HIGH LEVEL CERAMICS LTD. 703, 2303-4TH STREET SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 083 566	23/03/1998	CAVEAT RE : LEASE CAVEATOR - JOHN CANNIFF PROFESSIONAL CORPORATION. 406, 2303-4TH STREET SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 086 874	25/03/1998	CAVEAT RE : LEASE CAVEATOR - DIETER EINSPOHN SUITE 604, 2303 - 4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 086 875	25/03/1998	CAVEAT RE : LEASE CAVEATOR - DAVID KAO PROFESSIONAL CORPORATION. SUITE 503, 2303 - 4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

131 055 768

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
981 086 877	25/03/1998	CAVEAT RE : LEASE CAVEATOR - SIDNEY L. SECTER PROFESSIONAL CORPORATION. SUITE 1000, 2303 - 4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 086 878	25/03/1998	CAVEAT RE : LEASE CAVEATOR - 636587 ALBERTA LIMITED. MAIN FLR, 2303 - 4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 086 879	25/03/1998	CAVEAT RE : LEASE CAVEATOR - ANTHONY TERENCE KNIGHT PROFESSIONAL CORPORATION. SUITE 805, 2303 - 4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 088 226	26/03/1998	CAVEAT RE : LEASE CAVEATOR - RICHARD W. EDWARDS PROFESSIONAL CORPORATION. 502, 2303-4 ST SW CALGARY ALBERTA T2S2S7 AGENT - DEAN ALLATT
981 228 656	31/07/1998	CAVEAT RE : SEE CAVEAT CAVEATOR - ROGERS CANTEL INC. ONE MOUNT PLEASANT 11TH FLOOR TORONTO ONTARIO M4Y2Y5 AGENT - ANDREA D ESSERY
991 146 254	27/05/1999	CAVEAT RE : LEASE CAVEATOR - APEX HEARING SYSTEMS LTD. ATTENTION: PAUL MARSONETTE 605, 2303-4 ST SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

131 055 768

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CALGARY ALBERTA T2S2S7 AGENT - ROBERT T HOUSMAN
021 220 764	25/06/2002	CAVEAT RE : LEASE CAVEATOR - PHILLIP VAN DER MERWE PROFESSIONAL CORPORATION. CAVEATOR - M. L. MCLEAN PROFESSIONAL CORPORATION. CAVEATOR - MARTIN C. HARVEY PROFESSIONAL CORPORATION. ALL OF : COURTNEY SEBREE 1138 KENSINGTON RD NW CALGARY ALBERTA T2N3P3 AGENT - GARY COURTNEY
021 276 989	10/08/2002	CAVEAT RE : LEASE CAVEATOR - LEXMARK CANADA INC. C/O GOWLING LAFLEUR HENDERSON 1400, 700-2 ST SW CALGARY ALBERTA T2P4V5 AGENT - ROBERT T HOUSMAN
091 102 784	20/04/2009	CAVEAT RE : LEASE INTEREST CAVEATOR - M.A.J. LUETHY PROFESSIONAL CORPORATION. #406, 2303 - 4 STREET SW CALGARY ALBERTA T2S2S7 AGENT - GORDON R PENNELL
101 298 223	07/10/2010	CAVEAT RE : LEASE INTEREST CAVEATOR - RYAN GOOS PROFESSIONAL CORPORATION. C/O GOWLING LAFLEUR HENDERSON ATTENTION LISA A. BURIAK 1400, 700-2ND STREET SW CALGARY ALBERTA T2P4V5 AGENT - LISA A BURIAK
121 057 572	08/03/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - BELL MOBILITY INC. P.O. BOX 50030

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

131 055 768

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

CALGARY
ALBERTA T2A7P1
AGENT - AMANDA SYME

121 148 693 15/06/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - BELTERRA LAND COMPANY LTD.
ATTN CHRIS ARTIBELLO
404, 2303 - 4 ST SW
CALGARY
ALBERTA T2S2S7
AGENT - RYAN M DOIG

121 193 073 30/07/2012 CAVEAT
RE : LEASE INTEREST
CAVEATOR - BELL MOBILITY INC.
P.O. BOX 50030
CALGARY
ALBERTA T2A7P1
AGENT - AMANDA SYME

131 042 872 20/02/2013 CAVEAT
RE : LEASE INTEREST
CAVEATOR - MEDICINE SHOPPE CANADA REAL ESTATE
CORPORATION.
1600 BELL TOWER, 10104-103 AVENUE
EDMONTON
ALBERTA T5J0H8
AGENT - SUSAN D CLAPP

131 200 144 14/08/2013 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ROGERS COMMUNICATIONS INC.
ATTENTION: MANAGER, REAL ESTATE
ONE MOUNT PLEASANT ROAD, 2ND FLOOR
TORONTO
ONTARIO M4Y2Y5
AGENT - WARD MORISON

181 090 939 04/05/2018 MORTGAGE
MORTGAGEE - VANCITY COMMUNITY INVESTMENT BANK.
401-815 W. HASTINGS STREET
VANCOUVER
BRITISH COLUMBIA V6A1B4
ORIGINAL PRINCIPAL AMOUNT: \$21,800,000

181 090 940 04/05/2018 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - VANCITY COMMUNITY INVESTMENT BANK.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 6
131 055 768

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

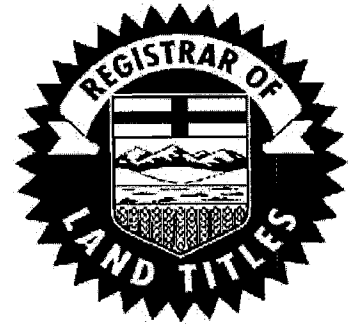
401-815 W.HASTINGS STREET
VANCOUVER
ALBERTA V6A1B4
AGENT - TERENCE G LIDSTER

TOTAL INSTRUMENTS: 024

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2019 AT 12:19 P.M.

ORDER NUMBER: 38501594

CUSTOMER FILE NUMBER: 000900LJFDMR

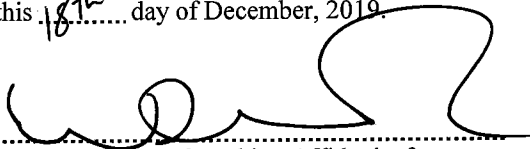


END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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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).

This is Exhibit "4" referred to in the
affidavit of Gregory Asai sworn before me
this 18th day of December, 2019.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a dotted line.

.....
A Commissioner for taking Affidavits for
British Columbia.



LAND TITLE CERTIFICATE

B
LINC SHORT LEGAL TITLE NUMBER
0017 480 344 SA;72;37-40 051 392 048

LEGAL DESCRIPTION

PLAN "A"
BLOCK 72
LOTS 37 TO 40 INCLUSIVE

ATS REFERENCE: 5;1;24;15
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 981 238 901

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
051 392 048	19/10/2005	TRANSFER OF LAND	\$3,977,000	CASH & MORTGAGE

OWNERS

LOUISE BLOCK CAPITAL CORP.
OF 400 630 8 AVE SW
CALGARY
ALBERTA T2P 1G6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 358 549	11/10/2002	ORDER "ORDER UNDER HISTORICAL RESOURCES ACT"
051 384 160	13/10/2005	CAVEAT RE : LEASE , ETC. CAVEATOR - FAIRLY VANILLA LTD. 1018 MACLEOD TRAIL SE CALGARY ALBERTA

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
051 392 048

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

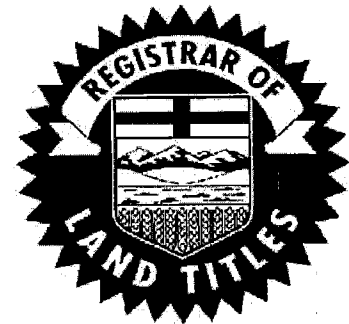
2145, 6027-79 AVE SE
CALGARY
ALBERTA T2C5P1
AMOUNT: \$32,605

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2019 AT 12:19 P.M.

ORDER NUMBER: 38501594

CUSTOMER FILE NUMBER: 000900LJFDMR

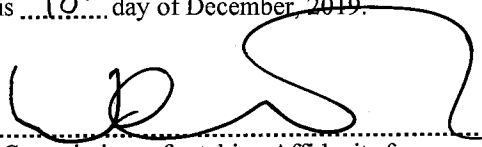


END OF CERTIFICATE

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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).

This is Exhibit "5" referred to in the
affidavit of Gregory Asai sworn before me
this 18th day of December, 2019.

A handwritten signature in black ink, consisting of a large, stylized 'W' followed by a large, looped 'S'.

.....
A Commissioner for taking Affidavits for
British Columbia.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 675 945 4269HS;1;2 131 062 248

LEGAL DESCRIPTION
PLAN 4269HS
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;23;34;SW

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 011 369 862

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
131 062 248	18/03/2013	TRANSFER OF LAND	\$47,000,000	SEE INSTRUMENT

OWNERS

MACLEOD PLACE LTD.
OF 400, 630-8TH AVE SW
CALGARY
ALBERTA T2P 1G6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7172KZ	30/08/1971	CAVEAT CAVEATOR - ATHENS RESTAURANTS LTD.
231LN	13/04/1972	CAVEAT CAVEATOR - BANK OF MONTREAL.
861 057 938	08/04/1986	CAVEAT RE : LEASE CAVEATOR - BANK OF MONTREAL. 2100, 300-5 AVE SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CALGARY ALBERTA T2P3C4 AGENT - K L MILANI
881 018 092	03/02/1988	CAVEAT RE : LEASE CAVEATOR - ROOZEN BAILIE CONSULTANTS LTD. ATTN: D.L. WOOD, SUITE 603, MACLEOD PLACE II 242 MACLEOD TRAIL SOUTH, CALGARY ALBERTA T2H2G4 AGENT - SUSAN L ROBINSON
891 049 893	21/03/1989	CAVEAT RE : RENEWAL AGREEMENT CAVEATOR - BANK OF MONTREAL. 55 BLOOR ST W, 3RD FLOOR TORONTO ONTARIO M4W3N5 AGENT - COLIN J WETTER
891 164 537	21/08/1989	CAVEAT RE : LEASE CAVEATOR - 321227 ALBERTA LTD. 401, 5940 MACLEOD TRAIL S CALGARY ALBERTA T2H2G4 AGENT - JOHN V MACKENZIE
901 210 087	15/08/1990	CAVEAT RE : RENEWAL AGREEMENT CAVEATOR - BANK OF MONTREAL. 55 BLOOR ST W, 3RD FLOOR TORONTO ONTARIO M4W3N5 AGENT - COLIN WETTER
911 050 509	11/03/1991	CAVEAT RE : LEASE CAVEATOR - CAMBRIDGE CONSTRUCTION LTD. C/O JAMILA PREMJI 503, 1300-8 ST SW CALGARY ALBERTA T2R1B2 AGENT - JAMILA PREMJI
921 001 645	03/01/1992	CAVEAT RE : LEASE , ETC. CAVEATOR - ROGERS CANTEL INC. C/O PARLEE MC LAWS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		ATTN: JOHN STEIN, Q.C. 3400, 707-8 AVE SW CALGARY ALBERTA T2P1H5 AGENT - JOHN STEIN
921 199 368	14/08/1992	CAVEAT RE : LEASE CAVEATOR - BRAD A. MILNE PROFESSIONAL CORPORATION. ATTN: BRAD. A. MILNE C/O MILNE & COMPANY 908, 5940 MACLEOD TR SW CALGARY ALBERTA T2H2H4 AGENT - BRAD A MILNE
951 006 674	09/01/1995	CAVEAT RE : LEASE CAVEATOR - PGE HOLDINGS LTD. C/O MCNIVEN KELLY ATTN: SUSAN L. ROBINSON BURNS 1400, 530-8 AVE SW CALGARY ALBERTA T2P3S8 AGENT - SUSAN L ROBINSON BURNS
971 019 384	20/01/1997	CAVEAT RE : LEASE CAVEATOR - INTER PLANT CONSULTING INC. 400, 5940 MACLOED TR SW CALGARY ALBERTA T2H2G4
981 130 848	07/05/1998	CAVEAT RE : LEASE , ETC. CAVEATOR - COMMONWEALTH GEOPHYSICAL DEVELOPMENT COMPANY, LTD. 200, 5920 MACLEOD TRAIL S CALGARY ALBERTA T2H0K2 AGENT - TERRY M MIVERMORE
991 037 383	09/02/1999	CAVEAT RE : LEASE CAVEATOR - GURR & COMPANY INSURANCE AGENCIES LTD. 708, 5920 MACLEOD TRAIL SW CALGARY ALBERTA T2H0K2 AGENT - BRIAN O'LEARY

(CONTINUED)

 ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
 # 131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
991 214 198	28/07/1999	CAVEAT RE : LEASE CAVEATOR - 827924 ALBERTA LTD. C/O ALBERT F PEARCE 6012 CENTRE ST SE CALGARY ALBERTA T2H0C3 AGENT - ALBERT F PEARCE C/O ALBERT F PEARCE 6012 CENTRE ST SE CALGARY ALBERTA T2H0C3 (DATA UPDATED BY: CHANGE OF ADDRESS 011058719)
001 222 604	10/08/2000	CAVEAT RE : LEASE CAVEATOR - WESTCAN EQUITIES CORPORATION. 600,5920 MACLEOD TRL. SOUTH CALGARY ALBERTA T2H0K2 AGENT - GORDON J HOFFMAN
021 373 711	25/10/2002	CAVEAT RE : LEASE CAVEATOR - TM MOBILE INC. C/O TELUS MOBILITY 1600, 1600 CONSILIUM PLACE SCARBOROUGH ONTARIO M1H3J3 AGENT - KEVIN HICKMAN
061 190 210	15/05/2006	CAVEAT RE : LEASE , ETC. CAVEATOR - INFUSE CAPITAL CORPORATION. 103 MACLEOD PLACE I 5920 MACLEOD TRAIL S CALGARY ALBERTA T2H0K2 AGENT - DAVIN C MACINTOSH
091 152 576	02/06/2009	CAVEAT RE : LEASE INTEREST CAVEATOR - GAUCHO CATERING LIMITED. 100, MACLEOD PLACE I 5920 MACLEOD TRAIL SW ATTN: EDMILSON RODRIGUES CALGARY ALBERTA T2H0K2 AGENT - MICHAEL C BOLITHO

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
101 242 370	16/08/2010	CAVEAT RE : LEASE INTEREST CAVEATOR - ROGERS COMMUNICATIONS INC. ATTN MANAGER REAL ESTATE ONE MOUNT PLEASANT RD 2ND FLOOR TORONTO ONTARIO M4Y2Y5 AGENT - GARY REEVE
101 318 261	28/10/2010	CAVEAT RE : LEASE INTEREST CAVEATOR - PROCALL MARKETING INC. 720 MACLEOD PLACE I 5920 MACLEOD TRAIL S CALGARY ALBERTA T2H0K2 AGENT - TRENT DICKSON
121 139 872	07/06/2012	CAVEAT RE : LEASE INTEREST CAVEATOR - GEOTRAC SYSTEMS INC. 400 MACLEOD PLACE II 5940 MACLEOD TR SW CALGARY ALBERTA T2H2G4 AGENT - DARREN TAYLOR.
131 062 249	18/03/2013	MORTGAGE MORTGAGEE - VANCITY COMMUNITY INVESTMENT BANK. 183 TERMINAL AVE, 5 FLR VANCOUVER BRITISH COLUMBIA V6A4G2 ORIGINAL PRINCIPAL AMOUNT: \$32,000,000 (DATA UPDATED BY: CHANGE OF NAME 171191759)
131 062 250	18/03/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - VANCITY COMMUNITY INVESTMENT BANK. 183 TERMINAL AVE, 5 FLR VANCOUVER BRITISH COLUMBIA V6A4G2 AGENT - TERENCE G LIDSTER (DATA UPDATED BY: CHANGE OF NAME 171191762)
141 102 294	01/05/2014	CAVEAT RE : LEASE INTEREST CAVEATOR - CANADIAN WOMEN'S FOUNDATION FONDATION CANADIENNE DES FEMMES SUITE 503, MACLEOD PLACE I

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 6
131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		5920 MACLEOD TRAIL SW CALGARY ALBERTA
141 191 275	24/07/2014	CAVEAT RE : LEASE INTEREST CAVEATOR - CAMBRIDGE MERCANTILE CORP. SUITE 400, 212 KING STREET WEST TORONTO ONTARIO M5H1K5 AGENT - RANDY S SHAPIRO
191 071 357	11/04/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - INTERCARE CORPORATE GROUP INC. 501, 5920 MACLEOD TRAIL SW CALGARY ALBERTA T2H0K2 AGENT - IMMO D SENTENIS
191 109 177	10/06/2019	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - VANCITY COMMUNITY INVESTMENT BANK. 401-815 WEST HASTINGS ST VANCOUVER BRITISH COLUMBIA V6A4G2 AGENT - TERENCE G LIDSTER
191 109 178	10/06/2019	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. 9 FLR, 100 UNIVERSITY AVE TORONTO ONTARIO M5J2Y1 ORIGINAL PRINCIPAL AMOUNT: \$4,650,000
191 109 179	10/06/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O MLT AIKINS LLP 2200, 10235-101 ST EDMONTON ALBERTA T5J3G1 AGENT - ADAM D MERRICK
191 109 180	10/06/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O MLT AIKINS LLP 2200, 10235-101 ST

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 7

131 062 248

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		EDMONTON ALBERTA T5J3G1 AGENT - ADAM D MERRICK
191 173 051	26/08/2019	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - TELUS COMMUNICATIONS INC. C/O TELUS 200 CONSILIUM PLACE SUITE 1600 SCARBOROUGH ONTARIO M1H3J3
191 180 629	04/09/2019	BUILDER'S LIEN LIENOR - 1514012 ALBERTA LTD. ATTENTION: SUSANNA GAFAROVA C/O CARSCALLEN LLP 900, 332-6TH AVENUE SW CALGARY ALBERTA T2P0B2 AGENT - ADNAN IMAMOVIC AMOUNT: \$178,011
191 180 630	04/09/2019	BUILDER'S LIEN LIENOR - 1514012 ALBERTA LTD. ATTENTION: SUSANNA GAFAROVA C/O CARSCALLEN LLP 900, 332-6TH AVENUE SW CALGARY ALBERTA T2P0B2 AGENT - ADNAN IMAMOVIC AMOUNT: \$178,011 AS TO A LEASEHOLD INTEREST
191 180 631	04/09/2019	BUILDER'S LIEN LIENOR - 1514012 ALBERTA LTD. ATTENTION: SUSANNA GAFAROVA C/O CARSCALLEN LLP 900, 332-6TH AVENUE SW CALGARY ALBERTA T2P0B2 AGENT - ADNAN IMAMOVIC AMOUNT: \$178,011 SEE INSTRUMENT FOR INTEREST
191 243 247	28/11/2019	BUILDER'S LIEN LIENOR - 7 CONSTRUCTION INC. 2145, 6027-79 AVE SE CALGARY ALBERTA T2C5P1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 8
131 062 248

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

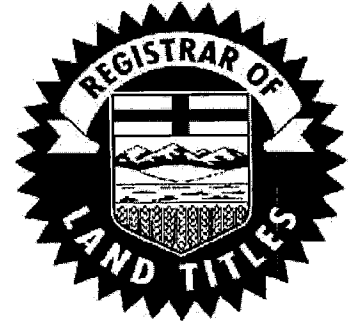
AMOUNT: \$18,990

TOTAL INSTRUMENTS: 036

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 10 DAY OF
DECEMBER, 2019 AT 12:19 P.M.

ORDER NUMBER: 38501594

CUSTOMER FILE NUMBER: 000900LJFDMR



END OF CERTIFICATE

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