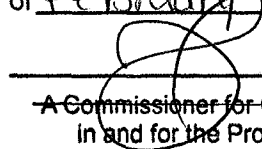


This is Exhibit " KK " referred to in the  
Affidavit of Keith McMahon  
SWORN before me this 21<sup>st</sup> day  
of February, A.D. 20 12

**SEARCH REPORT**

DATE: February 16, 2012  
SUBJECT: Canadian Real Property Search Results

  
~~A Commissioner for Oaths / Notary Public  
in and for the Province of Manitoba  
My Commission expires:~~

**PART I - OWNED PROPERTY**

The following searches have been conducted with regard to the following locations:

1. 12132 & 12136 - 121 A Street, Edmonton, Alberta, T5L 0A4
2. 412 - 41 Avenue N.E. Calgary, Alberta, T2E 2N3
3. Orton, Alberta (no civic address)
4. 625 Henry Avenue, Winnipeg, Manitoba, R3A 0B1
5. 200 Statesman Drive, Mississauga, Ontario, L5S 1X7
6. 6 McKinstry Street, Hamilton, Ontario, L8L 6C1
7. 745 Park Avenue W., Chatham, Ontario, N7M 1X3
8. 2655 - 2675 Reading Street, Montreal, Quebec, H3K 1P6
9. 2760 Reading Street, Montreal, Quebec, H3K 1P6

In connection with the search results listed below, we have relied upon the accuracy and completeness of the information maintained and provided by the offices noted below.

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**1. 12132 & 12136 - 121 A Street, Edmonton, Alberta, T5L 0A4**

Land Title Certificate issued by the Registrar of Land Titles on February 14, 2012 disclosed the following:

**Title No.:** 012 170 358

**Legal Description:** Plan RN64, Block 24, Lot 8 excepting thereout the Westerly 10 feet throughout of the said lot, excepting thereout all mines and minerals.

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
992 255 839	27/08/1999	Mortgage	Montreal Trust Company

Land Title Certificate issued by the Registrar of Land Titles on February 14, 2012 disclosed the following:

**Title No.:** 012 170 700

**Legal Description:** Plan RN64, Block 24, Lots 9 and 10 excepting thereout the most Westerly 10 feet in uniform width throughout said lots, taken for lane, as shown on Road Plan 2199NY excepting thereout all mines and minerals.

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
992 255 839	27/08/1999	Mortgage	Montreal Trust Company

**2. 412 - 41 Avenue N.E. Calgary, Alberta, T2E 2N3**

Land Title Certificate issued by the Registrar of Land Titles on February 14, 2012 disclosed the following:

**Title No.:** 981 406 325

**Legal Description:** Plan Calgary 7410938, Block 13, that portion of Lot "A", which lies to the west of the easterly Fifty Four and Thirty Hundredths (54.30) metres in perpendicular width throughout containing 0.203 hectare more or less, excepting thereout all mines and minerals

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
8896IE	18/01/1962	Utility Right of Way	The City of Calgary
741 102 966	20/10/1974	Utility Right of Way	The City of Calgary
771 147 064	20/10/1977	Zoning Regulations	Subject to Calgary International Airport Zoning Regulations
861 065 383	22/04/1986	Easement	

991 250 891	31/08/1999	Mortgage	Montreal Trust Company
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### 3. Orton, Alberta (no civic address)

Land Title Certificate issued by the Registrar of Land Titles on February 14, 2012 disclosed the following:

**Title No.:** 101 113 318 and 101 113 318 +1

**Legal Description:** Plan 3691DI, Block 11, Lot 7 excepting thereout all mines and minerals and the right to work the same; Plan 3691DI, Block 11, Lot 8 excepting thereout all mines and minerals and the right to work the same

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:** None

### 4. 625 Henry Avenue, Winnipeg, Manitoba, R3A 0B1

Certified Statuses of Title issued by the District Registrar of the Land Titles District of Winnipeg on February 15, 2012 disclosed the following:

**Title No.:** 2028565/1

**Legal Description:** Parcels A to E Plan 42917 WLTO

Said Parcel A being together with a right-of-way for all purposes and as appurtenant to the land above described over and upon Parcel 2 Plan 2547 WLTO in RL 35 Parish of St. John.

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
2410597/1	1999/08/25	Mortgage	Montreal Trust Company
3009218/1	2004/07/16	Caveat - Easement Agreement	The City of Winnipeg

**Title No.:** 2030254/1

**Legal Description:** Firstly: Lot 3 and all those portions of Lots 1 and 2 Block 41 Plan No. 331 WLTO (W Div) lying to the NW of those portions of said Lots 1 and 2 shewn as Parcel 2 Plan No. 2547 WLTO Lot 35 Parish of St. John

Secondly: All those portions of said Lots 1 and 2 shewn as Parcel 2 on said Plan No. 2547 WLTO subject to a right-of-way for all purpose and as appurtenant to that portion of said Lot 1, lying to the SE

of said Parcel 2 and appurtenant to Block 7 Plan 94 WLTO (W Div) over and upon the whole of said Parcel 2.

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
3075752/1	2004/12/10	Mortgage	Computershare Trust Company of Canada

**Title No.:** 2030253/1

**Legal Description:** ELY 20 feet of Lot 4 Block 41 Plan 331 WLTO (W Div) in RL 35 Parish of St John.

**Registered Owner:** Arctic Glacier Inc.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
3075752/1	2004/12/10	Mortgage	Computershare Trust Company of Canada

**5. 200 Statesman Drive, Mississauga, Ontario, L5S 1X7**

Parcel Register obtained from ServiceOntario Land Registry Offices on February 14, 2012 disclosed the following:

**Title No.:** 14029-1139 (LT)

**Legal Description:** Parcel Block 33-1, Section 43M-957; Block 33, Plan 43M957, together with Part Lot 11, Concession 1, East of Hurontario Street, Part 4, Plan 43R16717 as in TT81032; subject to LT1098087 Mississauga

**Registered Owner:** Arctic Glacier Inc.

**Registrations:**

Registration No.	Date	Instrument Type	Description
VS248789	1973/02/12	Notice	Amendment of Toronto-Malton Airport Zoning Regulations LT248789
43R17489	1989/12/22	Plan Reference	
LT1095548	1990/02/01	Notice	The Corporation of the City of

			Mississauga The Regional Municipality of Peel
LT1098087	1990/02/12	Transfer Easement	Mississauga Hydro-Electric Commission Bell Canada
LT1098091Z	1990/02/12	APL Annex Rest Cov	This instrument was deleted in error and was re-instated
LT1979090	1999/08/23	Charge	From 1179554 Ontario Inc. to Montreal Trust Company
LT2057426	2000/03/27	Notice (Pearson Airport Zoning Regulation)	Her Majesty the Queen in Right of the Department of Transport Canada
PR180019	2001/12/14	Transfer	From 1394332 Ontario Inc. to The Arctic Group Inc.
PR255417	2002/06/04	APL Ch Name Owner	From The Arctic Group Inc. to Arctic Glacier Inc.

#### 6. 6 McKinstry Street, Hamilton, Ontario, L8L 6C1

Parcel Register obtained from ServiceOntario Land Registry Offices on February 14, 2012 disclosed the following:

**Title No.:** 17192-0005 (LT)

**Legal Description:** Part Reserve 3, Survey 32, as in AB319283; Part Reserve 3, Survey 32, Part 1, 62R9795; Part Reserve 3, Survey 32, Part 2, 62R7060, except Part 1, 62R7413; Reserving Minerals in CD306923; together with access over Part 1 ON 62R7413, as in CD305159; Hamilton

**Registered Owner:** Arctic Glacier Inc.

#### Registrations:

Registration No.	Date	Instrument Type	Description
62R7060	1984/02/27	Plan Reference	
62R9795	1988/09/06	Plan Reference	
LT566928	1999/08/23	Deed Trust Mort	From 1334202 Ontario Inc. to Montreal Trust Company
WE70318	2001/12/13	Transfer	From 1394332 Ontario Inc. to The Arctic Group Inc.
WE98279	2002/06/04	APL Ch Name Owner	From The Arctic Group Inc. to Arctic Glacier Inc.

#### 7. 745 Park Avenue W., Chatham, Ontario, N7M 1X3

Parcel Register obtained from ServiceOntario Land Registry Offices on February 14, 2012 disclosed the following:

**Title No.:** 00527-0044 (LT)

**Legal Description:** Part of Lot 20, Concession 1 Eastern Boundary Raleigh as in 590170, except Part 1, 24R6402; together with 590170; subject to 495938, 495939; Chatham-Kent

**Registered Owner:** Arctic Glacier Inc.

**Registrations:**

Registration No.	Date	Instrument Type	Description
171785	1966/05/13	Bylaw 5564	Subdivision Control, City of Chatham
203239	1969/03/26	Agreement	From Leslie L. Majthenyi to The Corporation of the City of Chatham
269050	1974/04/10	Agreement re Water Main	Maylez Construction Limited
386716	1982/12/31	Disclaimer	The Corporation of the City of Chatham
24R4351	1990/06/05	Plan Reference	
495938	1990/10/16	Transfer Easement	From Frank and Patricia Bonvarlez to The Corporation of the City of Chatham
495939	1990/10/16	Transfer Easement	From Frank and Patricia Bonvarlez to The Corporation of the City of Chatham
593547	1999/08/23	Deed Trust Mort	From 1334202 Ontario Inc. to Montreal Trust Company
595536	1999/11/04	Deed Trust Mort	From 1334202 Ontario Inc. to Montreal Trust Company
612238	2001/12/12	Transfer	From 1394332 Ontario Inc. to The Arctic Group Inc.
CK43065	2010/02/18	APL Ch Name Owner	From The Arctic Group Inc. to Arctic Glacier Inc.
CK43433	2010/03/03	APL (General)	Arctic Glacier Inc.

**8. 2655 – 2677 Reading Street, Montreal, Quebec, H3K 1P6**

Subsearch of title to the following property prepared by Gowling Lafleur Henderson LLP on February 15, 2012 disclosed the following:

**Registered Owner:** Arctic Glacier Inc. Deed of Transfer registered under number 5 293 999 on October 12, 2001.

**Description:** An immovable property fronting on Reading Street, in the City of Montreal, Province of Quebec, known and designated as lot number ONE MILLION THREE HUNDRED AND EIGHTY-TWO THOUSAND THREE HUNDRED AND FIFTY-FIVE (1 382 355) of the Cadastre of Quebec, Registration Division of Montreal.

With the building thereon erected bearing civic numbers 2655, 2675 and 2677 Reading Street, City of Montreal, Province of Quebec.

**Hypothecs and Encumbrances:**

There are no outstanding and unsatisfied hypothecary encumbrances or other charges which are registered against the Property, save and except for the following :

- a. Deed of Hypothec and Issue of Bonds executed before Mtre. Jean Mousseau, Notary, on August 19, 1999 and registered on August 20, 1999 under number 5 118 118 by 3149030 Canada Limited in favour of Montreal Trust Company for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum and an additional hypothec in the amount of \$100,000,000.  
**Note:** In the Deed of Sale registered under number 5 293 999 and hereinabove mentioned, the Purchaser assumed the payment of all sums due under said Deed of Hypothec.  
By Deed executed before Mtre. Pierre Lapointe, Notary, on September 3, 1999 and registered on September 7, 1999 under number 5 121 261, Montreal Trust Company corrected the registration number of its Notice of Address.
- b. Deed of Hypothec and Issue of Bonds executed before Mtre. Steve Collins, Notary, on March 22, 2002 and registered on the same day under number 5 331 878 by Arctic Glacier Inc. in favour of Computershare Trust Company of Canada for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum.
- c. Supplemental Deed of Hypothec executed before Me Tamar Chamelian, Notary, on February 8, 2010 and registered on the same day under number 16 919 886 by Arctic Glacier Inc. in favour of Computershare Trust Company of Canada for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum.

**Servitudes:**

Examination revealed no subsisting servitudes registered against or in favour of the Property, other than those established by law, and save and except for:

- a. Underground Rights of Way and Weight Limitation Servitudes expropriated by the Montreal Urban Community under the terms of the deeds registered on September 15, 1975 and on May 14, 1992, respectively under numbers 2 633 432 and 4 501 773. Said underground parcel of land is on the East part of the building bearing civic number 2655 Reading Street. These servitudes were acquired in order to run an underground subway line between elevations 3,05 meters and - 16,76 meters compared to the sea level. This servitude also limits the weight of any building to a maximum uniformed load of 10 000 pounds per square foot.

Note the following Deeds of Servitudes in the Deeds of Hypothec hereinabove mentioned but which are beyond the search period:

- b. Servitude of Right of Passage which may still affect the central part of the Property from Reading Street to the rear thereof on a width of approximately 60 feet over a strip of land formerly known as subdivision 3399-201 shown on cadastral plan deposited on March 14, 1891, creating the same as a street.
- c. Servitude of Right of Way and View and a restriction to build affecting part of former lot 3399-207 and situated at the South-West side of the Property under the terms of a Deed of Sale executed before Mtre. Julien J. Mackay, Notary, on October 18, 1968 and registered on October 24, 1968, under number 2 098 288 and extinguished by confusion.

**9. 2760 Reading Street, Montreal, Quebec, H3K 1P6**

Subsearch of title to the following property prepared by Gowling Lafleur Henderson LLP on February 15, 2012 disclosed the following:

**Registered Owner:** Arctic Glacier Inc. Deed of Transfer registered under number 5 293 999 on October 12, 2001.

**Description:** An immovable property fronting on Reading Street, in the City of Montreal, Province of Québec, known and designated as lot number ONE MILLION THREE HUNDRED AND EIGHTY-TWO THOUSAND THREE HUNDRED AND THIRTEEN (1 382 313) of the Cadastre of Québec, Registration Division of Montreal.

With a building thereon erected bearing civic number 2760 Reading Street, City of Montreal, Province of Québec.

**Hypothecs and Encumbrances:**

There are no outstanding and unsatisfied hypothecary encumbrances or other charges which are registered against the Property, save and except for the following :

- a. Deed of Hypothec and Issue of Bonds executed before Mtre. Jean Mousseau, Notary, on August 19, 1999 and registered on August 20, 1999 under number 5 118 118 by 3149030 Canada Limited in favour of Montreal Trust Company for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum and an additional hypothec in the amount of \$100,000,000.  
**Note:** In the Deed of Sale registered under number 5 293 999 and hereinabove mentioned, the Purchaser assumed the payment of all sums due under said Deed of Hypothec.  
By Deed executed before Mtre. Pierre Lapointe, Notary, on September 3, 1999 and registered on September 7, 1999 under number 5 121 261, Montreal Trust Company corrected the registration number of its Notice of Address.
- b. Deed of Hypothec and Issue of Bonds executed before Mtre. Steve Collins, Notary, on March 22, 2002 and registered on the same day under number 5 331 878 by Arctic Glacier Inc. in favour of Computershare Trust Company of Canada for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum.
- c. Supplemental Deed of Hypothec executed before Me Tamar Chamelian, Notary, on February 8, 2010 and registered on the same day under number 16 919 886 by Arctic Glacier Inc. in favour of Computershare Trust Company of Canada for an amount of \$ 500,000,000.00 bearing interest at the rate of 25% per annum.

**Servitudes:**

Examination revealed no subsisting servitudes registered against or in favour of the Property, other than those established by law.

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## PART II - LEASED PROPERTY

The following searches have been conducted with regard to the following locations:

1. 9679-186<sup>th</sup> Street, Surrey, British Columbia, V4N 3N8
2. Portion of Roadway at 122 Avenue and 121A Street, Edmonton, Alberta
3. 1625 McAra Street, Regina, Saskatchewan, S4N 6H4
4. 334 Main Street, Sauble Beach, Ontario, N0H 2G0
5. 41 Grenfell Crescent, Nepean, Ontario, K2G 0G3
6. 4000 St. Patrick Street, Montreal, Quebec, H4E 1A4
7. 248 Chemin Lamartine West, L'Islet, Quebec, G0R 1X0
8. 355 Portage Avenue, Winnipeg, Manitoba, R3B 3M6

In connection with the search results listed below, we have relied upon the accuracy and completeness of the information maintained and provided by the offices noted below.

### 1. 9679 (also known as 9669) 186<sup>th</sup> Street, Surrey, British Columbia, V4N 3N8

Title Search Print obtained from the New Westminister Land Office on February 14, 2012 disclosed the following:

**Title No.:** AA60615E

**Legal Description:** Parcel Identifier: 007-144-431. Lot A (AA60615) District Lot 99 Group 2 New Westminister District Plan 54762.

**Registered Owner:** Shogun Compu-Time Ltd.

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
BT97363	2002-03-25	Lease	Arctic Glacier Inc.
BT97364	2002-03-25	Mortgage	Computershare Trust Company of Canada
BV174883	2003-05-15	Mortgage	ING Bank of Canada
BV174884	2003-05-15	Assignment of Rents	ING Bank of Canada
BV174885	2003-05-15	Priority Agreement	Granting BV174883 priority over BT97363

BV174886	2003-05-15	Priority Agreement	Granting BV174884 priority over BT97363
BV174887	2003-05-15	Priority Agreement	Granting BV174883 priority over BT97364
BV174888	2003-05-15	Priority Agreement	Granting B V174884 priority over BT97364
BB914281	2008-11-25	Modification	Modification of BV174883
BB914282	2008-11-25	Modification	Modification of BV174884

## 2. Portion of Roadway at 122 Avenue and 121A Street, Edmonton, Alberta

Land Title Certificate issued by the Registrar of Land Titles on February 14, 2012 disclosed the following:

**Title No.:** 912 344 937

**Legal Description:** Plan RN64 (LXIV) All that portion of Alice Avenue (122 Avenue) which lies between the productions Northerly across said Avenue of the East boundary of Lot 10, Block 24, Plan LXIV and the East limit of Road Plan 2199NY excepting thereout all mines and minerals.

**Registered Owner:** The City of Edmonton

### Encumbrances:

Registration No.	Date	Instrument Type/ Description	From/By
912 344 964	16/12/1991	Utility Right of Way	The City of Edmonton

## 3. 1625 McAra Street, Regina, Saskatchewan, S4N 6H4

Province of Saskatchewan Land Titles Registry Title obtained on February 14, 2012 disclosed the following:

**Title No.:** 139229321

**Legal Description:** Lot K Blk/Par 96 Plan No. 87R08061 Extension 0.

**Registered Owners:** Cynthia Hughes, James Hughes, Darlene Panchuk and Clayton Panchuk

### Encumbrances:

Registration No.	Date	Instrument Type/ Description	From/By
151304183	26 May 1998	Personal Property Security Interest	RoyNat

151304172	26 Aug 1999	Personal Property Security Interest	Montreal Trust Company
151304307	04 May 2010	Miscellaneous Interest	James Hughes, Cynthia Hughes, Darlene Panchuk, Clayton Panchuk
153713718	17 Dec 2010	Mortgage of Lease	Arctic Glacier Inc. to Computershare Trust Company of Canada
153713842	17 Dec 2010	Lease	Arctic Glacier Inc.
153736768	21 Dec 2010	Mortgage of Lease	Arctic Glacier Inc. to Computershare Trust Company of Canada

Province of Saskatchewan Land Titles Registry Uncertified Mineral Title obtained on February 14, 2012 disclosed the following:

**Title No.:** 139229376

**Legal Description:** Lot K Blk/Par 96 Plan No. 87R08061 Extension 0.

**Registered Owners:** Cynthia Hughes, James Hughes, Darlene Panchuk and Clayton Panchuk

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
151304251	26 May 1998	Personal Property Security Interest	RoyNat
151304240	26 Aug 1999	Personal Property Security Interest	Montreal Trust Company
151304318	04 May 2010	Miscellaneous Interest	James Hughes, Cynthia Hughes, Darlene Panchuk, Clayton Panchuk
153713729	17 Dec 2010	Mortgage of Lease	Arctic Glacier Inc. to Computershare Trust Company of Canada
153713853	17 Dec 2010	Lease	Arctic Glacier Inc.
153736779	21 Dec 2010	Mortgage of Lease	Arctic Glacier Inc. to Computershare Trust Company of Canada

#### 4. 334 Main Street, Sauble Beach, Ontario, N0H 2G0

Parcel Register obtained from ServiceOntario Land Registry Offices on February 14, 2012 disclosed the following:

**Title No.:** 33162-0156 (LT)

**Legal Description:** Lot 15 Plan 435 Town of South Bruce Peninsula

**Registered Owner:** Giggles Inc.

**Registrations:**

Registration No.	Date	Instrument Type	Description
BR36335	2009/12/24	Transfer	Burnt Coast Inc. to Giggles Inc.
BR36336	2009/12/24	Notice	Michael Derek Robinson to Giggles Inc.

**5. 41 Grenfell Crescent, Nepean, Ontario, K2G 0G3**

Parcel Register obtained from ServiceOntario Land Registry Offices on February 14, 2012 disclosed the following:

**Title No.:** 04619-0159 (LT)

**Legal Description:** Lot 6 Plan 402691 Nepean

**Registered Owner:** CIPF IX GP Inc.

**Registrations:**

Registration No.	Date	Instrument Type	Description
CR605954	1972/02/09	Lease	
CR666182	1975/02/03	Lease	
OC847537	2008/05/01	Transfer	Uniform Developments & Leasing Limited to CIPF IX GP Inc.
OC847543	2008/05/01	Notice of Lease	CIPF IX GP Inc. to CCRE GP Inc.
OC847544	2008/05/01	No Charge Lease	CCRE GP Inc. to CIPF IX GP Inc. Remarks: OC847543
OC847545	2008/05/01	No Assgn Rent Gen	CCRE GP Inc. to CIPF IX GP Inc. Remarks: Rents-OC847544
OC847596	2008/05/01	Charge	CIPF IX GP Inc. to First National Financial GP Corporation
OC847597	2008/05/01	No Assgn Rent Gen	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847596
OC847598	2008/05/01	No Assgn Rent Spec	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847596 & OC847543
OC847599	2008/05/01	Notice	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847596 & OC847544
OC847600	2008/05/01	Notice	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847596 & OC847545
OC847939	2008/05/01	Charge	CIPF IX GP Inc. to First National Financial GP Corporation

OC974211	2009/05/01	Notice	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847939
OC990542	2009/06/17	Notice	CIPF IX GP Inc. to First National Financial GP Corporation Remarks: OC847596
OC1135995	2010/07/16	Notice – Airport zoning Regulation	Her Majesty the Queen in Right of Canada
OC1220478	2011/03/31	Charge	CIPF IX GP Inc. to Computershare Trust Company of Canada
OC1220479	2011/03/31	No Assgn Rent Gen	CIPF IX GP Inc. to Computershare Trust Company of Canada Remarks: OC1220478
OC1220498	2011/03/31	No Assg Lessor Int	CIPF IX GP Inc. to Computershare Trust Company of Canada Remarks: OC847543 & OC1220478
OC1220499	2011/03/31	Notice	CIPF IX GP Inc. to Computershare Trust Company of Canada Remarks: OC847544 & OC1220478
OC1220500	2011/03/31	Notice	CIPF IX GP Inc. to Computershare Trust Company of Canada Remarks: OC847545 & OC1220478
OC1220517	2011/03/31	Postponement	First National Financial GP Corporation to Computershare Trust Company of Canada Remarks: OC847939 & OC1220478

#### 6. 4000 St. Patrick Street, Montreal, Quebec, H4E 1A4

Subsearch of title to the following property prepared by Gowling Lafleur Henderson LLP on February 14, 2012 disclosed the following:

**Registered Owner:** Les Industries 4000 St-Patrick Inc. By Deed of Sale registered on January 10, 1974 at the registration division of Montreal under number 2 485 945 pursuant to which Saul Goldberg and Bernard Goldberg conveyed the said lot unto Quebec Lead Refiners Inc now known as Les Industries 4000 St.-Patrick Inc.

**Description:** *An immovable property known and designated as being composed of the lot number ONE MILLION FIVE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED AND SIXTY-FIVE (lot 1 573 765) and lot number FOUR MILLION ONE HUNDRED SEVENTY-SEVEN THOUSAND SEVEN HUNDRED AND THIRTY-THREE (lot 4 177 733) all of the Cadastre of Québec, Registration Division of Montreal.*

With the building thereon erected bearing civic number 4000 St-Patrick Street, Montreal, Quebec, H4E 1A4.

**Hypothecs and Encumbrances:**

There are no hypothecary encumbrances or other charges which are registered against the Property save and except the following:

- **A notice of reservation for public purposes** registered on September 11, 2008 at the registration division of Montreal under number **15 576 447** further to which Ville de Montreal ordered for a two (2) years period, the reservation for public purposes (re: street opening purposes) of a part of lot 1 575 139 and a part of lot 1 573 528, the latter is now a part of lot 4 177 733.

Please note the said reservation for public purposes has been registered on lot 4 177 729 by Cadastral notice registered under number 15 592 688.

- **A notice of reservation for public purposes** registered on November 7, 2008 at the registration division of Montreal under number **15 740 422** further to which Ville de Montreal ordered for a two (2) years period, the reservation for public purposes (re: street opening purposes) of a part of lot 4 177 729 which is now a part of lot 4 177 733.

- **A notice of renewal of reservation for public purposes** registered on October 27, 2010 at the registration division of Montreal under number **17 662 196** further to which Ville de Montreal renewed for an additional two (2) years period, the reservation for public purposes previously registered under number 15 740 422 (with respect to a part of lot 4 177 733 re: street opening purposes).

- **A notice of reservation for public purposes** registered on May 3, 2011 at the registration division of Montreal under number **18 089 972** further to which Ville de Montreal ordered for a two (2) years period, the reservation for public purposes (re: municipal services courtyard purposes) of a part of lots 1 573 765 and 4 177 733.

- **A notice of expropriation** registered on January 13, 2012 at the registration division of Montreal under number **18 768 244** further to which Ville de Montreal expropriated the Property, namely lot 1 573 765 and part of lot 4 177 733.

**Servitudes:**

No searches have been made with respect to registered servitudes (easements).

**Leases:**

There are several leases registered against the Property.

However we have noted that no lease in favour of Artic Glacier Inc. (or any other registered names used by Artic Glacier Inc.) was registered against the Property.

**7. 248 Chemin Lamartine West, L'Islet, Quebec, G0R 1X0**

Subsearch of title to the following property prepared by Gowling Lafleur Henderson LLP on February 14, 2012 disclosed the following:

**Registered Owner:** 2740-5364 Quebec Inc. By Deed of Sale registered on November 27<sup>th</sup>, 1992 at the registration division of L'Islet under number **144 244** pursuant to which Sylvain Cloutier conveyed the said lot unto 2740-5364 Quebec Inc. (hereinafter the "Property Title"). **NOTE:** According to the cadastral renovation document annexed at the index of the immovables for the lot 2 938 646, the said lot, prior to its cadastral renovation dated February 2<sup>nd</sup>, 2005, was known as part of lot 228, Parish of Saint-Eugène and part of lot 229, Parish of Saint-Eugène. However we noted that the Property Title of 2740-5364 Quebec Inc. only mentioned the transfer of property for part of lot 228 of the Parish of Saint-Eugène.

**Description:** *An immovable property known and designated as being composed of the lot number **TWO MILLION NINE HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED AND FORTY-SIX (lot 2 938 646)** of the Cadastre of Québec, Registration Division of L'Islet. With the building thereon erected bearing civic number 248 Chemin Lamartine West, L'Islet, Quebec, G0R 1X0.*

**Hypothecs and Encumbrances:**

There are no hypothecary encumbrances or other charges which are registered against the Property save and except the followings:

- Deed of hypothec by 2740-5364 Quebec Inc. in favour of Caisse populaire de Saint-Eugène for an amount of \$30,000.00 executed before Mtre Pierre Boutin, notary on November 23<sup>rd</sup>, 1992 and registered on November 27<sup>th</sup>, 1992 at the registration division of L'Islet under number **144 245**.

**NOTE:** A deed of immovable hypothec granted by Alain Picard in favour of the National Bank of Canada, executed before Mtre Jean-Pierre Ouellet, notary on August 19<sup>th</sup>, 2004 and registered on August 20<sup>th</sup>, 2004 at the registration division of L'Islet under number **11 626 445** is currently registered against the whole lot 229, Parish of Saint-Eugène save and to be distract a parcel of land sold unto the Ministère des Transports du Québec (deed registered under number 109 700). As mentioned previously and in reason of the cadastral renovation, which concludes that the lot 2 938 646 is composed of parts of previous lots 228 and 229, Parish of Saint-Eugène, we are in the opinion that the said hypothec in favour of National Bank of Canada might affects part of the Property.

**Servitudes:**

No searches have been made with respect to registered servitudes (easements).

**Leases:**

There is no lease registered against the Property.

**8. 355 Portage Avenue, Winnipeg, Manitoba, R3B 3M6**

Certified Statuses of Title issued by the District Registrar of the Land Titles District of Winnipeg on February 15, 2012 disclosed the following:

**Title No.:** 1956264/1

**Legal Description:** LOT 2 PLAN 16936 WLTO EXC AIR SPACE PARCEL "A" PLAN 20425 WLTO IN RL 1 PARISH OF ST JOHN

**Registered Owner:** Air Canada

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
3047036/1	2004/10/07	Mortgage	Air Canada to Stonecrest Capital Inc.
3444855/1	2007/05/02	Caveat - Lease Agreement	Winnipeg Regional Health Authority

3814160/1	2009/08/11	Postponement of Rights	Stonecrest Capital Inc. to Bank of Montreal
3889751/1	2010/02/10	Caveat - Sublease	Ceridian Canada Ltd.
87-5182/1	1987/01/16	Lease	Air Canada to New GSM Holding Corporation

**Title No.:** 1956334/1

**Legal Description:** LOT 3 PLAN 16936 WLTO IN RL 1 PARISH OF ST. JOHN

**Registered Owner:** Air Canada

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
2480974/1	2000/04/20	Caveat - Specific Assignment of Lease	CDPQ Mortgage Corporation & Royal Trust Corp. of Canada
2480975/1	2000/04/20	Caveat - Specific Assignment of Lease	CDPQ Mortgage Corporation & Royal Trust Corp. of Canada
2482178/1	2000/04/27	Personal Property Security Notice	CDPQ Mortgage Corporation & Royal Trust Corp. of Canada to Carlton Call Centre Inc.
2713893/1	2002/04/29	Caveat - Specific Assignment of Leases	Sun Mortgage Corporation
2957236/1	2004/03/04	Change of Address	CDPQ Mortgage Corporation
3047036/1	2004/10/07	Mortgage	Air Canada to Stonecrest Capital Inc.
3179141/1	2005/08/25	Personal Property Security Notice	CDPQ Mortgage Corporation & Royal Trust Corp. of Canada to CDPQ Mortgage Corp. and Frontwood Mortgage Holding Corp.
3814160/1	2009/08/11	Postponement of Rights	Stonecrest Capital Inc. to Bank of Montreal

**Title No.:** 1050257/1

**Legal Description:** LOT 2 PLAN 16936 WLTO EXC AIR SPACE PARCEL "A" PLAN 20425 WLTO IN RL 1 PARISH OF ST JOHN

**Registered Owner of a Leasehold Estate for Twenty-seven years from December 31, 1986:** New GSM Holding Corporation

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
2865986/1	2003/07/07	Request Correction	



3047037/1	2004/10/07	Caveat - Sublease and Charge	Stonecrest Capital Inc.
3191125/1	2005/09/20	Caveat - Sublease	The Great West Life Assurance Company
3814159/1	2009/08/11	Postponement of Rights	Stonecrest Capital Inc. to Bank of Montreal
3889751/1	2010/02/10	Caveat - Sublease	Ceridian Canada Ltd.
87-10672/1	1987/02/03	Caveat	Montreal Trust Company of Canada
87-5187/1	1987/01/16	Caveat	Air Canada
87-5188/1	1987/01/16	Mortgage	Montreal Trust Company of Canada
87-5189/1	1987/01/16	Caveat	Montreal Trust Company of Canada

**Title No.:** 1050260/1

**Legal Description:** AIRSPACE PARCEL A PLAN 20425 WLTO IN RL 1 PARISH OF ST JOHN

**Registered Owner:** New GSM Holding Corporation

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
3047037/1	2004/10/07	Caveat - Sublease and Charge	Stonecrest Capital Inc.
3191125/1	2005/09/20	Caveat - Sublease	The Great West Life Assurance Company
3814159/1	2009/08/11	Postponement of Rights	Stonecrest Capital Inc. to Bank of Montreal
3889751/1	2010/02/10	Caveat - Sublease	Ceridian Canada Ltd.
87-10672/1	1987/02/03	Caveat	Montreal Trust Company of Canada
87-5187/1	1987/01/16	Caveat	Air Canada
87-5188/1	1987/01/16	Mortgage	Montreal Trust Company of Canada
87-5189/1	1987/01/16	Caveat	Montreal Trust Company of Canada

**Title No.:** 1569764/1

**Legal Description:** LOT 1 PLAN 16936 WLTO IN RL 1 PARISH OF ST JOHN

**Registered Owner:** The City of Winnipeg

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
82-86654/1	1982/12/01	Caveat	Air Canada
87-5184/1	1987/01/16	Assignment of Caveat	Assignment of Caveat 82-86654 to New

			GSM Holding Corporation
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**Title No.:** 1762306/1

**Legal Description:** PARCEL "A" PLAN 17820 WLTO IN RL 1 PARISH OF ST JOHN

**Registered Owner:** The City of Winnipeg

**Encumbrances:**

Registration No.	Date	Instrument Type/ Description	From/By
83-84860/1	1983/09/08	Caveat	Air Canada
84-60953/1	1984/07/09	Postponement of Rights	
84-6519/1	1984/01/23	Caveat	Manitoba Telephone System
87-5185/1	1987/01/16	Assignment of Caveat	To New GSM Holding Corporation