



LAND TITLE CERTIFICATE

S

LINC 0013 030 366 SHORT LEGAL RN64;24;8

TITLE NUMBER 012 170 358

LEGAL DESCRIPTION

PLAN RN64
BLOCK TWENTY FOUR (24)
LOT EIGHT (8)
EXCEPTING THEREOUT :
THE WESTERLY TEN (10) FEET THROUGHOUT OF THE SAID LOT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;18;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 872 079 030

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

[Signature]
A Commissioner for Oaths - Notary Public
in and for the Province of Manitoba
My Commission expires

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 012 170 358, 11/06/2001, TRANSFER OF LAND, \$333,334, SEE INSTRUMENT

OWNERS

ARCTIC GLACIER INC..
OF 625 HENRY AVE
WINNIPEG
MANITOBA R3A 0V1
(DATA UPDATED BY: CHANGE OF NAME 102051828)

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 992 255 839, 27/08/1999, MORTGAGE

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 012 170 358

REGISTRATION  
NUMBER            DATE (D/M/Y)            PARTICULARS

-----

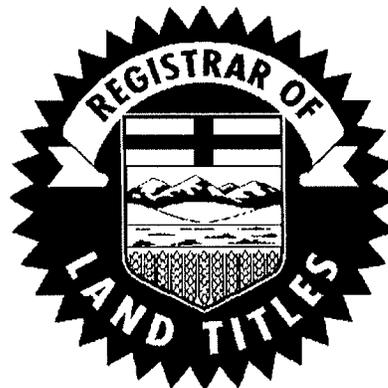
MORTGAGEE - MONTREAL TRUST COMPANY.  
151 FRONT ST WEST, SUITE 605  
TORONTO  
ONTARIO M5J2N1  
ORIGINAL PRINCIPAL AMOUNT: \$500,000,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER:20618253

CUSTOMER FILE NUMBER: 3-17550



\*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).





-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 012 170 700

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----

992 255 839 27/08/1999 MORTGAGE  
MORTGAGEE - MONTREAL TRUST COMPANY.  
151 FRONT ST WEST, SUITE 605  
TORONTO  
ONTARIO M5J2N1  
ORIGINAL PRINCIPAL AMOUNT: \$500,000,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER:20618253

CUSTOMER FILE NUMBER: 3-17550



\*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).





-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 981 406 325

REGISTRATION

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

8896IE .	18/01/1962	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:705JK "30 FT."
741 102 966	20/10/1974	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:7410939 "10 FT."
771 147 064	20/10/1977	ZONING REGULATIONS SUBJECT TO CALGARY INTERNATIONAL AIRPORT ZONING REGULATIONS
861 065 383	22/04/1986	EASEMENT "EXTENDED BY, OVER PORTION LOT 'A' (DESCRIBED IN INSTRUMENT)"
991 250 891	31/08/1999	MORTGAGE MORTGAGEE - MONTREAL TRUST COMPANY. 151 FRONT ST WEST, SUITE 605 TORONTO ONTARIO M5J2N1 ORIGINAL PRINCIPAL AMOUNT: \$500,000,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER:20618253

CUSTOMER FILE NUMBER: 3-17550



\*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.

( CONTINUED )

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).





TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER:20618253

CUSTOMER FILE NUMBER: 3-17550



\*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).





TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER:20618253

CUSTOMER FILE NUMBER: 3-17550



\*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).



DATE: 2012/02/15  
TIME: 09:06

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2028565/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2004/07/16		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2004/08/10	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

ARCTIC GLACIER INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

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

**ACTIVE TITLE NOTE(S):**

BY VIRTUE OF SECTION 142 OF CITY OF WINNIPEG CHARTER, MORTGAGE 2410597 WILL ALSO AFFECTS PARCELS B TO D PLAN 42917

**ACTIVE TITLE CHARGE(S):**

2410597/1	ACCEPTED	MORTGAGE	REG'D: 1999/08/25
	FROM/BY:	THE ARCTIC GROUP INC.	
	TO:	MONTREAL TRUST COMPANY	
	CONSIDERATION:	\$500,000,000.00	NOTES:
3009218/1	ACCEPTED	CAVEAT	REG'D: 2004/07/16
	DESCRIPTION:	EASEMENT AGREEMENT	
	FROM/BY:	THE CITY OF WINNIPEG	
	TO:	LEONARD EDWARD STRIJACK AS AGENT	
	CONSIDERATION:		NOTES: AFF: PARCEL C

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	ARCTIC GLACIER INC. 625 HENRY AVE. WINNIPEG, MB.	R3A 0V1

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2028565/1

\*\*\*\*\* STATUS OF TITLE 2028565/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:06  
PSST

# MANITOBA

TITLE NO: 2028565/1

## STATUS OF TITLE

PAGE: 2

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... WINNIPEG  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE.... 2004/07/16  
COMPLETION DATE..... 2004/08/10

PRODUCED FOR.. AIKINS, MACAULAY & THORVALDSON  
ADDRESS..... 30TH FLOOR  
360 MAIN ST  
WINNIPEG MB R3C 4G1  
LTO BOX NO.... 3  
CLIENT FILE... 1103500  
PRODUCED BY... M.DERKSEN

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
3009217/1	T	2004/07/16	\$10,890.00	\$10,890.00

PRESENTED BY: TAPPER, CUDDY  
FROM: THE CITY OF WINNIPEG  
TO: ARCTIC GLACIER INC.

### FROM TITLE NUMBER(S):

2028532/1 ALL  
2028560/1 ALL  
2028555/1 ALL

### LAND INDEX:

LOT	BLOCK	SURVEY PLAN
A		42917
NOTE:		
B		42917
NOTE:		
C		42917
NOTE:		
D		42917
NOTE:		
E		42917
NOTE:		

ACCEPTED THIS 16TH DAY OF JULY, 2004  
BY D.THOMAS FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2028565/1.

\*\*\*\*\* END OF STATUS OF TITLE 2028565/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:06  
P33T

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2030254/1  
PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2004/07/14		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2004/07/23	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

ARCTIC GLACIER INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

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

**ACTIVE TITLE CHARGE(S):**

3075752/1	ACCEPTED	MORTGAGE	REG'D: 2004/12/10
FROM/BY:		ARCTIC GLACIER INC.	
TO:		COMPUTERSHARE TRUST COMPANY OF CANADA	
CONSIDERATION:		\$500,000,000.00	NOTES:

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	ARCTIC GLACIER INC. 625 HENRY AVENUE WINNIPEG MB	R3A 0V1

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
3008240/1	T	2004/07/14	\$300,000.00	\$300,000.00
PRESENTED BY:	TAPPER CUDDY			
FROM:	INDEPENDENT EQUIPMENT (1977) LTD.			
TO:	ARCTIC GLACIER INC.			

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2030254/1

\*\*\*\*\* STATUS OF TITLE 2030254/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:06  
PSST

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2030254/1

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2004/07/14		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2004/07/23	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

FROM TITLE NUMBER(S):

1920806/1 ALL

LAND INDEX:

LOT	BLOCK	SURVEY PLAN
1	41	331
NOTE:	RL 35 JO (W DIV)	
2	41	331
NOTE:	RL 35 JO (W DIV)	
3	41	331
NOTE:	RL 35 JO (W DIV)	

ACCEPTED THIS 14TH DAY OF JULY, 2004  
BY D.WILKEN FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2030254/1.

\*\*\*\*\* END OF STATUS OF TITLE 2030254/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:07  
P337

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2030253/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2004/07/14		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2004/07/23	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

ARCTIC GLACIER INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

ELY 20 FEET OF LOT 4 BLOCK 41 PLAN 331 WLTO (W DIV)  
IN RL 35 PRISH OF ST JOHN

**ACTIVE TITLE CHARGE(S):**

3075752/1	ACCEPTED	MORTGAGE	REG'D: 2004/12/10
FROM/BY:		ARCTIC GLACIER INC.	
TO:		COMPUTERSHARE TRUST COMPANY OF CANADA	
CONSIDERATION:		\$500,000.00	NOTES:

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	ARCTIC GLACIER INC. 625 HENRY AVENUE WINNIPEG MB	R3A 0V1

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
3008240/1	T	2004/07/14	\$300,000.00	\$300,000.00
PRESENTED BY:	TAPPER CUDDY			
FROM:	INDEPENDENT EQUIPMENT (1977) LTD.			
TO:	ARCTIC GLACIER INC.			

**FROM TITLE NUMBER(S):**

1920813/1 ALL

**LAND INDEX:**

LOT	BLOCK	SURVEY PLAN
4	41	331
NOTE:	RL 35 JO (W DIV)	E20'

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2030253/1

\*\*\*\*\* STATUS OF TITLE 2030253/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:07  
PSSY

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2030253/1

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2004/07/14		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2004/07/23	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

---

ACCEPTED THIS 14TH DAY OF JULY, 2004  
BY D.WILKEN FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 2030253/1.

\*\*\*\*\* END OF STATUS OF TITLE 2030253/1 \*\*\*\*\*



PROPERTY DESCRIPTION: PCL BLOCK 33-1, SEC 43M957 ; BLK 33, PL 43M957 , T/W PT LT 11, CON 1, E HURONTARIO ST. PT 4, 43R16717 AS IN T181032 ; S/T LT1098087 MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
ABSOLUTE

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1996/04/11

OWNERS' NAMES  
ARCTIC GLACIER INC.

CAPACITY SHARE  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/04/11 ON THIS PIN**						
**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/04/11**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
VS248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R17489	1989/12/22	PLAN REFERENCE				C
LT1095548	1990/02/01	NOTICE			THE CORPORATION OF THE CITY OF MISSISSAUGA THE REGIONAL MUNICIPALITY OF PEEL	C
LT1098087	1990/02/12	TRANSFER EASEMENT			MISSISSAUGA HYDRO-ELECTRIC COMMISSION BELL CANADA	C
LT1098091Z	1990/02/12	APL ANNEX REST COV				C
CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 14029-1198 IN ERROR AND WAS RE-INSTATED ON 2004/05/17 BY CLAIRE COOPER.						
LT1979090	1999/08/23	CHARGE	\$50,000,000	1179554 ONTARIO INC.	MONTREAL TRUST COMPANY	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR180019	2001/12/14	TRANSFER	\$1,550,000	1394332 ONTARIO INC.	THE ARCTIC GROUP INC.	C
PR255417	2002/06/04	APL CH NAME OWNER		THE ARCTIC GROUP INC.	ARCTIC GLACIER INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND  
REGISTRY  
OFFICE #62

17192-0005 (LT)

PAGE 1 OF 1  
PREPARED FOR CPartridge  
ON 2012/02/14 AT 14:14:28

\* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT RESERVE 3, SURVEY 32, AS IN AB319263; PT RESERVE 3, SURVEY 32, PART 1, 62R9795; PT RESERVE 3, SURVEY 32, PART 2, 62R7060, EXCEPT PT 1, 62R7413; RESERVING MINERALS IN CD306923; T/W ACCESS OVER PART 1 ON 62R7413, AS IN CD305159; HAMILTON.

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:  
1996/09/23

OWNERS' NAMES:  
ARCTIC GLACIER INC.

CAPACITY SHARE:  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/23 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/09/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1996/09/23 **</p>						
62R7060	1984/02/27	PLAN REFERENCE				C
62R9795	1988/09/06	PLAN REFERENCE				C
LT566928	1999/08/23	DEED TRUST MORT		1334202 ONTARIO INC.	MONTREAL TRUST COMPANY	C
WE70318	2001/12/13	TRANSFER	\$258,000	1394332 ONTARIO INC.	THE ARCTIC GROUP INC.	C
WE98279	2002/06/04	APL CH NAME OWNER		THE ARCTIC GROUP INC.	ARCTIC GLACIER INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



**PROPERTY DESCRIPTION:** PT LT 20 CON 1 EASTERN BOUNDARY RALEIGH AS IN 590170 EXCEPT PT 1, 24R6402; T/W 590170; S/T 495938, 495939; CHATHAM-KENT

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**  
RE-ENTRY FROM 00527-0078

**PIN CREATION DATE:**  
2005/11/21

**OWNERS' NAMES**  
ARCTIC GLACIER INC.

**CAPACITY SHARE**  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2005/11/21 **						
171785	1966/05/13	BYLAW		CITY OF CHATHAM		C
REMARKS: BYLAW 5564, SUBDIVISION CONTROL						
203239	1969/03/26	AGREEMENT		MAJTHENVI, LESLIE L.	THE CORPORATION OF THE CITY OF CHATHAM	C
269050	1974/04/10	AGREEMENT		MAYLEZ CONSTRUCTION LIMITED		C
REMARKS: RE:WATER MAIN						
386716	1982/12/31	DISCLAIMER		THE CORPORATION OF THE CITY OF CHATHAM		C
24R4351	1990/06/05	PLAN REFERENCE				C
495938	1990/10/16	TRANSFER EASEMENT	\$820	BONVARLEZ, FRANK BONVARLEZ, PATRICIA	THE CORPORATION OF THE CITY OF CHATHAM	C
495939	1990/10/16	TRANSFER EASEMENT	\$6,600	BONVARLEZ, FRANK BONVARLEZ, PATRICIA	THE CORPORATION OF THE CITY OF CHATHAM	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
593547	1999/08/23	DEED TRUST MORT		1334202 ONTARIO LIMITED	MONTREAL TRUST COMPANY	C
595536	1999/11/04	DEED TRUST MORT		1334202 ONTARIO INC.	MONTREAL TRUST COMPANY	C
612238	2001/12/12	TRANSFER	\$747,000	1394332 ONTARIO INC.	THE ARCTIC GROUP INC.	C
CK43065	2010/02/18	APL CH NAME OWNER		THE ARCTIC GROUP INC.	ARTIC GLACIER INC.	C
CK43433	2010/03/03	APL (GENERAL)		ARCTIC GLACIER INC.		C

REMARKS: CK43065

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



## Memorandum

To Dale R. Melanson  
Date February 15, 2012  
Re 2655-2677 Reading Street, Montreal, Québec  
(the "**Property**")  
File Number L59830002

As requested, we have conducted a subsearch of title to the Property and we are submitting our report. Our examination of index to immoveable is limited to a period of 30 years.

### 1. DESCRIPTION

The Property is described as follows:

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 FIFTY-FIVE (1 382 355) of the Cadastre of Québec, Registration Division of Montreal.

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

### 2. OWNER

2.1 The Property is registered under the name of **Arctic Glacier Inc.** under the terms of a Deed of Transfer by 3149030 Canada Limited executed under private signature on October 11, 2001 and registered on October 12, 2001 under number 5 293 999.

**Note:** The Arctic Group Inc. changed its name for Arctic Glacier Inc. following an amalgamation with Arctic Glacier Inc., on March 25, 2002.

### 3. HYPOTHECS AND ENCUMBRANCES

There are no outstanding and unsatisfied hypothecary encumbrances or other

[MTL\_LAW\1791936\1]

charges which are registered against the Property, save and except for the following :

- 3.1 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 under Paragraph 2.1, 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.

- 3.2 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.
- 3.3 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.

#### 4. SERVITUDES

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

- 4.1 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.

We have also noted the following Deeds of Servitudes in the Deeds of Hypothec hereinabove mentioned under Paragraphs 3.1 and 3.2 but which are beyond our search period:

- 4.2 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.

- 4.3 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.

**5. LEASES**

There are no leases registered against the Property and which have an outstanding term or which have not been radiated.

**6. TAXES**

We have been informed by the City of Montreal in a letter dated February 15, 2012 that the municipal taxes for calendar year 2012 in the amount of \$47,422.60 shall be paid in two instalments of \$ 23,711.30 each, which shall be due respectively on March 1, 2012 and June 1, 2012.

We have been informed by the Comité de Gestion de la Taxe Scolaire de l'Île de Montréal in a letter dated October 7, 2011 that the school taxes for the period from July 1, 2011 to June 30, 2012, in the amount of \$2,553.30 have been paid.

All the deeds hereinabove referred to are registered at the Registry Office for the Registration Division of Montreal. At the time and date of our last verification of the Indexes of Immovables relating to the Property the Indexes showed up-to-date registrations as of 11:05 hours, on February 14, 2012.

We have not conducted a full review of the title to the Property and, accordingly, this report should not be construed as our opinion on title to the Property.



## Memorandum

To Dale R. Melanson  
Date February 15, 2012  
Re 2760 Reading Street, Montreal, Québec  
(the "**Property**")  
File Number L59830002

As requested, we have conducted a subsearch of title to the Property. Our examination of index to immovables is limited to a period of 30 years.

### 1. DESCRIPTION

The Property is described as follows:

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.

### 2. OWNER

- 2.1 The Property is registered under the name of **Arctic Glacier Inc.** under the terms of a Deed of Transfer by 3149030 Canada Limited executed under private signature on October 11, 2001 and registered on October 12, 2001 under number 5 293 999.

**Note:** The Arctic Group Inc. changed its name for Arctic Glacier Inc. following an amalgamation with Arctic Glacier Inc., on March 25, 2002.

### 3. 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 :

- 3.1 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 under Paragraph 2.1, 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.

- 3.2 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.
- 3.3 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.

#### 4. SERVITUDES

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

#### 5. LEASES

There are no leases registered against the Property and which have an outstanding term or which have not been radiated.

#### 6. TAXES

We have been informed by the City of Montreal in a letter dated February 15, 2012 that that the municipal taxes for calendar year 2012 in the amount of \$26,788.39 shall be paid respectively in two instalments of \$ 13,394.20 and \$ 13,394.19 which shall be due on March 1, 2012 and June 1, 2012 respectively. The following amounts with respect to municipal taxes for calendar 2011 are also due as follows: \$ 5 808.27 on March 19, 2012, \$9,377.55 on March 20, 2012 and \$9,377.55 on June 18, 2012.

We have been informed by the Comité de Gestion de la Taxe Scolaire de l'Île de Montréal in a letter dated October 7, 2011 that the school taxes for the period from July 1, 2011 to June 30, 2012, in the amount of \$1,412.70 have been paid.

All the deeds hereinabove referred to are registered at the Registry Office for the Registration Division of Montreal.

At the time and date of our last verification of the Indexes of Immovables relating to the

Property the Indexes showed up-to-date registrations as of 11:05 hours, on February 14, 2012.

We have not conducted a full review of the title to the Property and, accordingly, this report should not be construed as our opinion on title to the Property.



Date: 14-Feb-2012 TITLE SEARCH PRINT  
Requestor: (PA87142) MCCARTHY TETRAULT  
Folio: 206081-436111 TITLE - AA60615E

Time: 09:02:17  
Page 001 of 002

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: AA60615E  
FROM TITLE NO: AA20996E  
Y97978E

APPLICATION FOR REGISTRATION RECEIVED ON: 10 APRIL, 1987  
ENTERED: 22 APRIL, 1987

REGISTERED OWNER IN FEE SIMPLE:

SHOGUN COMPU-TIME LTD.  
(INCORPORATION NO. 291505)  
880-1500 WEST GEORGIA STREET  
VANCOUVER, B.C.  
V6G 2Z6

TAXATION AUTHORITY:  
CITY OF SURREY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 007-144-431  
LOT A (AA60615) DISTRICT LOT 99 GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN 54762

LEGAL NOTATIONS:

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BV174889 EXPIRES 2009 05 15  
PERSONAL PROPERTY SECURITY ACT NOTICE OF ASSIGNMENT SEE BX123059  
MODIFICATION AND EXTENSION OF BV174889 ASSIGNED BY  
BX123059 SEE BB914283 25.11.2008

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED  
22.08.1977 UNDER NO. N86369 PLAN NO. 53110

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

LEASE

BT97363	2002-03-25	14:56
---------	------------	-------

REGISTERED OWNER OF CHARGE:

ARCTIC GLACIER INC.  
INCORPORATION NO. 56698A  
BT156789

REMARKS: PART IN EXPLANATORY PLAN LMP4036

MORTGAGE

BT97364	2002-03-25	14:56
---------	------------	-------

REGISTERED OWNER OF CHARGE:

COMPUTERSHARE TRUST COMPANY OF CANADA  
INCORPORATION NO. A52313  
BT130238

REMARKS: OF BT97363

MORTGAGE

BV174883	2003-05-15	14:14
----------	------------	-------

REGISTERED OWNER OF CHARGE:

Date: 14-Feb-2012 TITLE SEARCH PRINT  
Requestor: (PA87142) MCCARTHY TETRAULT  
Folio: 206081-436111 TITLE - AA60615E

Time: 09:02:17  
Page 002 of 002

ING BANK OF CANADA  
BX123057  
REMARKS: MODIFIED BY BB914281

ASSIGNMENT OF RENTS  
BV174884 2003-05-15 14:15  
REGISTERED OWNER OF CHARGE:  
ING BANK OF CANADA  
BX123058  
REMARKS: MODIFIED BY BB914282

PRIORITY AGREEMENT  
BV174885 2003-05-15 14:15  
REMARKS: GRANTING BV174883 PRIORITY OVER BT97363  
SEE BT156789

PRIORITY AGREEMENT  
BV174886 2003-05-15 14:15  
REMARKS: GRANTING BV174884 PRIORITY OVER BT97363  
SEE BT156789

PRIORITY AGREEMENT  
BV174887 2003-05-15 14:16  
REMARKS: GRANTING BV174883 PRIORITY OVER BT97364  
SEE BT130238

PRIORITY AGREEMENT  
BV174888 2003-05-15 14:16  
REMARKS: GRANTING BV174884 PRIORITY OVER BT97364  
SEE BT130238

MODIFICATION  
BB914281 2008-11-25 13:44  
REMARKS: MODIFICATION OF BV174883

MODIFICATION  
BB914282 2008-11-25 13:44  
REMARKS: MODIFICATION OF BV174884

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*





LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0020 940 086                                      RN64;OT                                      912 344 937

LEGAL DESCRIPTION

PLAN RN64 (LXIV)  
ALL THAT PORTION OF ALICE AVENUE (122 AVENUE) WHICH LIES BETWEEN THE PRODUCTIONS NORTHERLY ACCROSS 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

ATS REFERENCE: 4;24;53;18;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 344 937	16/12/1991	ROAD CLOSURE BYLAW		

-----

OWNERS

THE CITY OF EDMONTON.  
OF OFFICE OF THE CITY CLERK  
1 SIR WINSTON CHURCHILL SQUARE  
EDMONTON  
ALBERTA T5J 2R7

-----

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 344 964	16/12/1991	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON.

-----

( CONTINUED )

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 14 DAY OF FEBRUARY, 2012 AT 10:49 A.M.

ORDER NUMBER: 20618253

CUSTOMER FILE NUMBER: 3-17550



\*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).



**Province of Saskatchewan  
Land Titles Registry  
Title**

**Title #:** 139229321                      **As of:** 14 Feb 2012 11:24:39.242  
**Title Status:** Active                      **Last Amendment Date:** 27 Apr 2011 16:29:50.477  
**Parcel Type:** Surface                      **Issued:** 04 May 2010 16:11:40.620  
**Parcel Value:** \$340,000.00 CAD  
**Title Value:** \$340,000.00 CAD              **Municipality:** CITY OF REGINA  
**Converted Title:** 87R08068  
**Previous Title and/or Abstract #:** 104028544

Cynthia Hughes, James Hughes, Darlene Panchuk and Clayton Panchuk are the registered owners, as joint tenants, of Surface Parcel #107024734

Reference Land Description: Lot KBlk/Par 96Plan No 87R08061 Extension  
0  
As described on Certificate of Title 87R08068.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

**Interest #:**  
**151304183**                      CNV Personal Property Security  
Interest

**Value:**  
**Reg'd:** 26 May 1998 02:43:31  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

for a term of 15 years

**Holder:**  
RoyNat  
3900, 700 - 2nd Street S.W.  
Calgary, Alberta, Canada T2P 2W2  
**Client #:** 102665336  
**Int. Register #:** 100851612  
**Converted Instrument #:** 98RA10097

**Interest #:**  
**151304172**                      CNV Personal Property Security  
Interest

**Value:**

**Reg'd:** 26 Aug 1999 02:45:20  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** 26 Aug 2014  
 11:18:00

For a term of 15 years

**Holder:**

Montreal Trust Company  
 Robertson et al 600-105-21st St E  
 Saskatoon, Saskatchewan, Canada S7K 0B3

**Client #:** 102665325

**Int. Register #:** 100851601

**Converted Instrument #:** 99RA19621

**Interest #:**  
 151304307

Miscellaneous Interest

**Value:**

**Reg'd:** 04 May 2010 16:11:44  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

**Holders as Joint Tenants**

**Holder:**

James Hughes  
 2924 St. James Cres  
 Regina, Saskatchewan, Canada S4V 2Z1

**Client #:** 102522002

**Holder:**

Cynthia Hughes  
 2924 St. James Cres  
 Regina, Saskatchewan, Canada S4V 2Z1

**Client #:** 102521999

**Holder:**

Darlene Panchuk  
 90 Bannister Avenue  
 Regina, SK, Canada S4R 5K9

**Client #:** 124666195

**Holder:**

Clayton Panchuk  
 90 Bannister Avenue  
 Regina, SK, Canada S4R 5K9

**Client #:** 124666207

**Int. Register #:** 116374743

**Interest #:**  
 153713718

Mortgage of Lease

**Value:** \$500,000,000.00 CAD  
**Reg'd:** 17 Dec 2010 16:29:46  
**Interest Register Amendment**

**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

Granted by Arctic Glacier Inc. to  
 Computershare Trust Company of  
 Canada by Trust Deed dated October  
 18, 2010.

**Holder:**  
 Computershare Trust Company of Canada  
 100 University Avenue 9th Floor, North Tower  
 Toronto, ON, Canada M5J 2Y1  
**Client #:** 125579256  
**Int. Register #:** 117035883

**Interest #:**  
**153713842**

Lease - 10 years or more

**Value:**  
**Reg'd:** 17 Dec 2010 16:29:46  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

Lease in favour of Arctic Glacier Inc.  
 dated May 1, 2010. Term 5 years.  
 Right of Renewal for 5 years.

**Holder:**  
 Arctic Glacier Inc.  
 625 Henry Avenue  
 Winnipeg, MB, Canada R3A 0V1  
**Client #:** 125579267  
**Int. Register #:** 117035939

**Interest #:**  
**153736768**

Mortgage of Lease

**Value:** \$500,000,000.00  
 CAD  
**Reg'd:** 21 Dec 2010  
 11:48:40  
**Interest Register**  
**Amendment Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

Granted by Arctic Glacier Inc. to  
 Computershare Trust Company of  
 Canada by Trust Deed dated October  
 18, 2010.

**Holder:**  
 Computershare Trust Company of Canada  
 100 University Avenue 9th Floor, North Tower

Toronto, ON, Canada M5J 2Y1  
**Client #:** 125579256  
**Int. Register #:** 117041914

**Addresses for Service:**

<b>Name</b>	<b>Address</b>
<b>Owner:</b> Cynthia Hughes Client #: 102521999	2924 St. James Cres Regina, Saskatchewan, Canada S4V 2Z1
<b>Owner:</b> James Hughes Client #: 102522002	2924 St. James Cres Regina, Saskatchewan, Canada S4V 2Z1
<b>Owner:</b> Darlene Panchuk Client #: 124666195	90 Bannister Avenue Regina, SK, Canada S4R 5K9
<b>Owner:</b> Clayton Panchuk Client #: 124666207	90 Bannister Avenue Regina, SK, Canada S4R 5K9

**Notes:**

Parcel Class Code: Parcel (Generic)

**Back**



**Province of Saskatchewan  
Land Titles Registry  
Uncertified Mineral Title**

**Title #:** 139229376                      **As of:** 14 Feb 2012 11:23:56.232  
**Title Status:** Active - Locked              **Last Amendment Date:** 27 Apr 2011 16:29:50.530  
**Parcel Type:** Mineral - All              **Issued:** 04 May 2010 16:11:41.730  
**Mineral Value:** \$1.00 CAD  
**Title Value:** \$1.00 CAD              **Municipality:** UNKNOWN  
**Converted Title:** 87R08068  
**Previous Title and/or Abstract #:** 104028555

Cynthia Hughes, James Hughes, Darlene Panchuk and Clayton Panchuk are the uncertified owners, as joint tenants, of all mines and minerals as referenced on Certificate of Title 87R08068 in Mineral Parcel #111471892

Reference Land Description: Lot KBlk/Par 96Plan No 87R08061 Extension  
0  
As described on Certificate of Title 87R08068.

The registered interests set out below have been registered respecting this uncertified mineral title.

**Registered Interests:**

<b>Interest #:</b> <b>151304251</b>	CNV Personal Property Security Interest	<b>Value:</b> <b>Reg'd:</b> 26 May 1998 02:43:31 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> N/A <b>Expiry Date:</b> N/A
	for a term of 15 years <b>Holder:</b> RoyNat 3900, 700 - 2nd Street S.W. Calgary, Alberta, Canada T2P 2W2 <b>Client #:</b> 102665336 <b>Int. Register #:</b> 100851612 <b>Converted Instrument #:</b> 98RA10097	
<b>Interest #:</b> <b>151304240</b>	CNV Personal Property Security Interest	

**Value:**  
**Reg'd:** 26 Aug 1999 02:45:20  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** 26 Aug 2014  
 11:18:00

For a term of 15 years

**Holder:**  
 Montreal Trust Company  
 Robertson et al 600-105-21st St E  
 Saskatoon, Saskatchewan, Canada S7K 0B3  
**Client #:** 102665325  
**Int. Register #:** 100851601  
**Converted Instrument #:** 99RA19621

**Interest #:**  
**151304318**

Miscellaneous Interest

**Value:**  
**Reg'd:** 04 May 2010 16:11:44  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

**Holders as Joint Tenants**

**Holder:**  
 James Hughes  
 2924 St. James Cres  
 Regina, Saskatchewan, Canada S4V 2Z1  
**Client #:** 102522002

**Holder:**  
 Cynthia Hughes  
 2924 St. James Cres  
 Regina, Saskatchewan, Canada S4V 2Z1  
**Client #:** 102521999

**Holder:**  
 Darlene Panchuk  
 90 Bannister Avenue  
 Regina, SK, Canada S4R 5K9  
**Client #:** 124666195

**Holder:**  
 Clayton Panchuk  
 90 Bannister Avenue  
 Regina, SK, Canada S4R 5K9  
**Client #:** 124666207  
**Int. Register #:** 116374743

**Interest #:**  
**153713729**

Mortgage of Lease

**Value:** \$500,000,000.00 CAD  
**Reg'd:** 17 Dec 2010 16:29:46

**Interest Register Amendment****Date:** N/A**Interest Assignment****Date:** N/A**Expiry Date:** N/A

Granted by Arctic Glacier Inc. to  
Computershare Trust Company of  
Canada by Trust Deed dated October  
18, 2010.

**Holder:**

Computershare Trust Company of Canada  
100 University Avenue 9th Floor, North Tower  
Toronto, ON, Canada M5J 2Y1

**Client #:** 125579256**Int. Register #:** 117035883

**Interest #:**  
**153713853**

Lease - 10 years or more

**Value:****Reg'd:** 17 Dec 2010 16:29:46**Interest Register Amendment****Date:** N/A**Interest Assignment****Date:** N/A**Expiry Date:** N/A

Lease in favour of Arctic Glacier Inc.  
dated May 1, 2010. Term 5 years.  
Right of Renewal for 5 years.

**Holder:**

Arctic Glacier Inc.  
625 Henry Avenue  
Winnipeg, MB, Canada R3A 0V1

**Client #:** 125579267**Int. Register #:** 117035939

**Interest #:**  
**153736779**

Mortgage of Lease

**Value:** \$500,000,000.00  
CAD

**Reg'd:** 21 Dec 2010  
11:48:40

**Interest Register****Amendment Date:** N/A**Interest Assignment****Date:** N/A**Expiry Date:** N/A

Granted by Arctic Glacier Inc. to  
Computershare Trust Company of  
Canada by Trust Deed dated October  
18, 2010.

**Holder:**

Computershare Trust Company of Canada  
 100 University Avenue 9th Floor, North Tower  
 Toronto, ON, Canada M5J 2Y1  
**Client #:** 125579256  
**Int. Register #:** 117041914

**Addresses for Service:**

<b>Name</b>	<b>Address</b>
<b>Owner:</b> Cynthia Hughes	2924 St. James Cres Regina, Saskatchewan, Canada S4V 2Z1
Client #: 102521999	
<b>Owner:</b> James Hughes	2924 St. James Cres Regina, Saskatchewan, Canada S4V 2Z1
Client #: 102522002	
<b>Owner:</b> Darlene Panchuk	90 Bannister Avenue Regina, SK, Canada S4R 5K9
Client #: 124666195	
<b>Owner:</b> Clayton Panchuk	90 Bannister Avenue Regina, SK, Canada S4R 5K9
Client #: 124666207	

**Title Locks:**

<b>Date</b>	<b>Type</b>	<b>Description</b>
20 Dec 2001 21:26:19	Uncertified Mineral Title - Non-Producing Area (Transfer Permitted)	mineral title without a mineral certificate

**Notes:**

Parcel Class Code: Unknown

**Back**







PROPERTY DESCRIPTION: LT 6, PL 402691 ; NEPRAN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK 756

PIN CREATION DATE:

1994/08/22

OWNERS' NAMES

CIPF IX GP INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1994/08/22 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1994/08/22**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1994/08/22 **</p>						
CR605954	1972/02/09	LEASE				C
CR666182	1975/02/03	LEASE				C
OC847537	2008/05/01	TRANSFER REMARKS: PLANNING ACT STATEMENTS	\$1,226,461	UNIFORM DEVELOPMENTS & LEASING LIMITED	CIPF IX GP INC.	C
OC847543	2008/05/01	NOTICE OF LEASE	\$2	CIPF IX GP INC.	CCRE GP INC.	C
OC847544	2008/05/01	NO CHARGE LEASE REMARKS: OC847543.	\$30,900,000	CCRE GP INC.	CIPF IX GP INC.	C
OC847545	2008/05/01	NO ASSGN RENT GEN REMARKS: RENTS-OC847544.		CCRE GP INC.	CIPF IX GP INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC847596	2008/05/01	CHARGE	\$28,000,000	CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC847597	2008/05/01	NO ASSGN RENT GEN REMARKS: OC847596		CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC847598	2008/05/01	NO ASSGN RENT SPEC REMARKS: OC847596 & OC847543		CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC847599	2008/05/01	NOTICE REMARKS: OC847596 & OC847544		CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC847600	2008/05/01	NOTICE REMARKS: OC847596 & OC847545		CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC847939	2008/05/01	CHARGE	\$5,000,000	CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC974211	2009/05/01	NOTICE REMARKS: OC847939	\$2	CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC990542	2009/06/17	NOTICE REMARKS: OC847596	\$2	CIPF IX GP INC.	FIRST NATIONAL FINANCIAL GP CORPORATION	C
OC1135995	2010/07/16	NOTICE REMARKS: AIRPORT ZONING REGULATION		HER MAJESTY THE QUEEN IN RIGHT OF CANADA		C
OC1220478	2011/03/31	CHARGE	\$9,500,000	CIPF IX GP INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC1220479	2011/03/31	NO ASSGN RENT GEN REMARKS: OC1220478		CIPF IX GP INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC1220498	2011/03/31	NO ASSG LESSOR INT REMARKS: OC847543, OC1220478		CIPF IX GP INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC1220499	2011/03/31	NOTICE REMARKS: OC847544, OC1220478		CIPF IX GP INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC1220500	2011/03/31	NOTICE REMARKS: OC847545, OC1220478		CIPF IX GP INC.	COMPUTERSHARE TRUST COMPANY OF CANADA	C
OC1220517	2011/03/31	POSTPONEMENT		FIRST NATIONAL FINANCIAL GP CORPORATION	COMPUTERSHARE TRUST COMPANY OF CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND  
REGISTRY  
OFFICE #4

04619-0159 (LT)

PAGE 3 OF 3  
PREPARED FOR CPartridge  
ON 2012/02/14 AT 14:16:46

\* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: OC8479B9 TO OC1220478						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



## MEMORANDUM

To: Arlene Phillips  
Cc: Alain Lalonde  
Date: February 14, 2012  
Re: Property located at 4000 St-Patrick Street, Montreal, Quebec, H4E 1A4  
File Number: L59830002

As requested, we have conducted a subsearch of title to the Property at the Land Registry Office of the Registration Division of Montreal.

### 4000 St-Patrick Street, Montreal, Province of Quebec

#### 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.

#### OWNER

The Property is registered under the name of **Les Industries 4000 St-Patrick Inc.** having acquired the Property as follows:

- By Deed of Sale executed before Mtre Norman Malus, notary on December 28<sup>th</sup>, 1973 and 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; and by Deed of exchange executed before Mtre Irwin Litvack, notary on February 2<sup>nd</sup>, 2009 and registered on February 4, 2009 at the registration division of Montreal under number 15 935 871.

#### CHARGES

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

[MTL\_LAW\179177\1]

- **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 (EASEMENTS)

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

## LEASES

1. A lease, registered on September 8, 1986 at the registration division of Montreal under number 3 768 200, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Tri-Steel Industries Inc.** as tenant with respect to premises being located at 4000 St-Patrick Street (part of lot 3409-24, part of lot 3409-41, part of lot 3409-42) for a term of fifteen (15) years terminating on March 31, 2001. Note that we do not know if this lease is now expired, the sublease hereinafter under paragraph 2 is expiring on March 31, 2007;
2. A sublease, registered by notice of lease on November 17, 2005 at the registration division of Montreal under number 12 857 602, entered into between Tri-Steel Industries Inc. as sublessor and **Decontam Inc.** as sublessee (the head lease is mentioned hereinabove

under paragraph 1.) with respect to premises #1 located in the building bearing civic address 4000 St-Patrick Street for a term of two (2) years terminating on March 31, 2007. Note that we do not know if this sublease is now expired.

3. A lease, a renewal of lease and an extension agreement, registered by notice of lease on April 15, 2011 at the registration division of Montreal under number 18 045 801, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Universcène Inc** as tenant with respect to premises #9 located in the building bearing civic address 4000 St-Patrick Street for a current term of four (4) years terminating on June 30, 2014;
4. A lease and a renewal of lease, registered by notice of lease on May 9, 2011 at the registration division of Montreal under number 18 106 809, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Paul Machnik Studio PM** as tenant with respect to premises #3 located in the building bearing civic address 4004 St-Patrick Street for a current term of three (3) years terminating on June 30, 2013;
5. A lease and a renewal of lease, registered by notice of lease on May 9, 2011 at the registration division of Montreal under number 18 106 810, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Michael Eifert** as tenant with respect to premises #3B located in the building bearing civic address 4000 St-Patrick Street for a current term of four (4) years terminating on December 31, 2014;
6. A lease, a renewal of lease and an extension agreement, registered by notice of lease on May 9, 2011 at the registration division of Montreal under number 18 106 811, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Victoria Wonnacott** as tenant with respect to premises #2D located in the building bearing civic address 4000 St-Patrick Street for a current term of two (2) years terminating on August 31, 2013;
7. A lease, a renewal of lease, an extension agreement and a second extension agreement, registered by notice of lease on May 17, 2011 at the registration division of Montreal under number 18 127 648, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **4268725 Canada Inc. and Allan Shulman** as tenant with respect to premises #3A located in the building bearing civic address 4000 St-Patrick Street for a current term of two (2) years terminating on November 30, 2013;
8. A lease and an extension agreement, registered by notice of lease on May 17, 2011 at the registration division of Montreal under number 18 127 649, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Naide D'Amico** as tenant with respect to premises #2B located in the building bearing civic address 4000 St-Patrick Street for a current term of four (4) years terminating on September 30, 2014;
9. A lease, a renewal of lease, a second renewal of lease and an extension agreement, registered by notice of lease on May 17, 2011 at the registration division of Montreal under number 18 127 650, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Swon Design Inc.** as tenant with respect to premises #3C (#223) located in the building bearing civic address 4000 St-Patrick Street for a current term of two (2) years terminating on July 31, 2013; and
10. A lease, a renewal of lease and an extension agreements, registered by notice of lease on

October 17, 2011 at the registration division of Montreal under number 18 556 982, entered into between Les Industries 4000 St-Patrick Inc. as landlord and **Colin Schleeh and Schleeh Design** as tenant with respect to premises # 2-2A, #2C, #3D and #8 located in the building bearing civic address 4000-4010 St-Patrick Street for a current term of two (2) years terminating on August 31, 2013.

**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.**

Article 1887 of the *Civil Code of Québec* stipulates that "... in the case of the lease of an immovable with a fixed term and if more than 12 months remain from the date of alienation or extinction of title, he (the acquirer) may resiliate it upon expiry of the 12 months by giving the lessee written notice of six months. **He (the acquirer) may not resiliate the lease if it was registered in the registry office before the deed of alienation or the act by which the title is extinguished was so registered.**"

Consequently, we are in the opinion that to take full advantage of the last sentence of Article 1887, the lease entered into with Les Industries 4000 St-Patrick Inc. for the storage should be duly registered against the Property at the registry office for the registration division of Montreal.

## TAXES

We have been informed by the City of Montreal that the Municipal taxes for fiscal year 2012 are in the amount of \$101,465.55 and the first payment in the amount of \$50,732.78 is due on March 1, 2012.

We have been informed by the Comité de Gestion de la taxe scolaire de l'Île de Montreal that the school taxes for the period running from July 1st, 2011 to June 30, 2012 in the amount of \$5,174.44 have been paid to date, but there is an outstanding amount of \$26.41 (representing balance of capital and interest) which is still due.

## LIMITATION

We have not conducted a full review of the title to the Property and, accordingly, this report should not be construed as an opinion on title to the Property.



## MEMORANDUM

To: Arlene Phillips  
Cc: Alain Lalonde  
Date: February 14, 2012  
Re: Property located at 248 Chemin Lamartine West, L'Islet, Quebec, G0R 1X0  
File Number: L59830002

As requested, we have conducted a subsearch of title to the Property at the Land Registry Office of the Registration Division of L'Islet.

### 248 Chemin Lamartine West, L'Islet, Province of Quebec, G0R 1X0

#### 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.

(Hereinafter the "**Property**")

#### OWNER

The Property is registered under the name of **2740-5364 QUÉBEC INC.** having acquired the Property as follows:

- By Deed of Sale 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 **144 244** 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.

## CHARGES

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

- 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 (EASEMENTS)

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

## LEASES

There is no lease registered against the Property:

**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.**

Article 1887 of the *Civil Code of Québec* stipulates that "... in the case of the lease of an immovable with a fixed term and if more than 12 months remain from the date of alienation or extinction of title, he (the acquirer) may resiliate it upon expiry of the 12 months by giving the lessee written notice of six months. **He (the acquirer) may not resiliate the lease if it was registered in the registry office before the deed of alienation or the act by which the title is extinguished was so registered.**"

Consequently, we are in the opinion that to take full advantage of the last sentence of Article 1887, the lease entered into with 2740-5364 QUÉBEC INC. should be duly registered against the Property at the registry office for the registration division of L'Islet.

## TAXES

We have been informed by the Municipality of L'Islet that the Municipal taxes in the amount of \$376.05 for fiscal year 2011, creating a charge upon the Property have been paid in full. The



Municipal taxes for the fiscal year 2012 are not yet available.

We have been informed by the *Commission scolaire de la Côte-du-Sud* that the school taxes for the period running from July 1st, 2011 to June 30, 2012 in the amount of \$68,62 have been paid in full.

**LIMITATION**

We have not conducted a full review of the title to the Property and, accordingly, this report should not be construed as an opinion on title to the Property.

DATE: 2012/02/15  
TIME: 09:30

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1956264/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2003/07/02		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2003/07/08	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

AIR CANADA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND:

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

**ACTIVE TITLE CHARGE(S):**

87-5182/1	ACCEPTED	LEASE	REG'D: 1987/01/16
	DESCRIPTION:	LEASE FOR 27 YEARS	
	FROM/BY:	AIR CANADA	
	TO:	NEW GSM HOLDING CORPORATION	
	CONSIDERATION:		NOTES:
3047036/1	ACCEPTED	MORTGAGE	REG'D: 2004/10/07
	FROM/BY:	AIR CANADA	
	TO:	STONECREST CAPITAL INC.	
	CONSIDERATION:	\$550,000,000.00	NOTES:
CHARGES AFFECTING THIS INSTRUMENT:			
	3814160/1	ACCEPTED	POSTPONEMENT OF RIGHTS
		NOTES:	TO MORTGAGE 3119881
3444855/1	ACCEPTED	CAVEAT	REG'D: 2007/05/02
	DESCRIPTION:	LEASE AGREEMENT	
	FROM/BY:	WINNIPEG REGIONAL HEALTH AUTHORITY	
	TO:	LISA J. STIVER, AS SOLICITOR & AGENT	
	CONSIDERATION:		NOTES:
3814160/1	ACCEPTED	POSTPONEMENT OF RIGHTS	REG'D: 2009/08/11
	FROM/BY:	STONECREST CAPITAL INC. MTG (3047036)	
	TO:	BANK OF MONTREAL MTG (3119881)	
	CONSIDERATION:		NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1956264/1

\*\*\*\*\* STATUS OF TITLE 1956264/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:30  
PSSST

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1956264/1

PAGE: 2

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... WINNIPEG  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE.... 2003/07/02  
COMPLETION DATE..... 2003/07/08

PRODUCED FOR.. AIKINS, MACAULAY & THORVALDSON  
ADDRESS..... 30TH FLOOR  
360 MAIN ST  
WINNIPEG MB R3C 4G1  
LTO BOX NO.... 3  
CLIENT FILE... 1103500  
PRODUCED BY... M.DERKSEN

**ACTIVE TITLE CHARGE(S):**

3889751/1	ACCEPTED	CAVEAT	REG'D: 2010/02/10
DESCRIPTION:	4 YEAR 2 MONTH SUBLEASE 2009/11/04 TO 2013/12/30		
FROM/BY:	CERIDIAN CANADA LTD.		
TO:	A. DAVID MARSHALL AS AGENT		
CONSIDERATION:		NOTES:	

**ADDRESS(ES) FOR SERVICE:**  
EFFECT NAME AND ADDRESS

POSTAL CODE

ACTIVE AIR CANADA  
730 COTE VERTU WEST  
C/O COURIER ROOM  
DORVAL, QC.

H4Y 1C2

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2863560/1	EREQ	2003/07/02	\$0.00	\$0.00
PRESENTED BY:	TAYLOR, MC CAFFREY			
FROM:	AIR CANADA			
TO:				

**FROM TITLE NUMBER(S):**

H34267/1 BAL

**LAND INDEX:**

LOT BLOCK SURVEY PLAN

2 16936  
NOTE: EXC AIR SPACE PCL A PL 20425

ACCEPTED THIS 2ND DAY OF JULY, 2003  
BY G. SCOTT FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1956264/1.

\*\*\*\*\* END OF STATUS OF TITLE 1956264/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:31

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1956334/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2003/07/02		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2003/07/08	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

AIR CANADA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES  
RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

LOT 3 PLAN 16936 WLTO  
IN RL 1 PARISH OF ST JOHN

**ACTIVE TITLE CHARGE(S):**

2480974/1	ACCEPTED	CAVEAT	REG'D: 2000/04/20
DESCRIPTION:		SPECIFIC ASSIGNMENT OF LEASE	
FROM/BY:		CDPQ MORTGAGE CORPORATION & ROYAL TRUST CORP. OF CANADA	
TO:		AGENT: RICHARD H.G. ADAMS	
CONSIDERATION:		NOTES:	
2480975/1	ACCEPTED	CAVEAT	REG'D: 2000/04/20
DESCRIPTION:		SPECIFIC ASSIGNMENT OF LEASE	
FROM/BY:		CDPQ MORTGAGE CORPORATION & ROYAL TRUST CORP. OF CANADA	
TO:		AGENT: RICHARD H.G. ADAMS	
CONSIDERATION:		NOTES:	
2482178/1	ACCEPTED	PERSONAL PROPERTY SECURITY NOTICE	REG'D: 2000/04/27
DESCRIPTION:		P.P.R.'S REG. # 000420-106289-NOTICE-SECURITY AGREEMENT	
FROM/BY:		CDPQ MORTGAGE CORP AND ROYAL TRUST CORP. OF CANADA	
TO:		CARLTON CALL CENTRE INC.	
CONSIDERATION:		NOTES:	
<b>CHARGES AFFECTING THIS INSTRUMENT:</b>			
2957236/1	ACCEPTED	CHANGE OF ADDRESS	
3179141/1	ACCEPTED	PERSONAL PROPERTY SECURITY NOTICE	
2713893/1	ACCEPTED	CAVEAT	REG'D: 2002/04/29
DESCRIPTION:		SPECIFIC ASSIGNMENT OF LEASES	
FROM/BY:		SUN MORTGAGE CORPORATION	
TO:		AGENT: JOHN THOMAS MCGOEY	
CONSIDERATION:		NOTES:	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1956334/1

DATE: 2012/02/15  
TIME: 09:31  
PSST

# MANITOBA

TITLE NO: 1956334/1

## STATUS OF TITLE

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2003/07/02		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2003/07/08	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

### ACTIVE TITLE CHARGE(S):

2957236/1	ACCEPTED	CHANGE OF ADDRESS	REG'D: 2004/03/04
DESCRIPTION:		FOR SERVICE - AS TO CDPQ MORTGAGE CORPORATION ONLY	
FROM/BY:		CDPQ MORTGAGE CORPORATION	
TO:			
CONSIDERATION:			NOTES:
3047036/1	ACCEPTED	MORTGAGE	REG'D: 2004/10/07
FROM/BY:		AIR CANADA	
TO:		STONECREST CAPITAL INC.	
CONSIDERATION:		\$550,000,000.00	NOTES:
CHARGES AFFECTING THIS INSTRUMENT:			
3814160/1	ACCEPTED	POSTPONEMENT OF RIGHTS	
NOTES: TO MORTGAGE 3119881			
3179141/1	ACCEPTED	PERSONAL PROPERTY SECURITY NOTICE	REG'D: 2005/08/25
DESCRIPTION:		ASSIGNMENT OF PPSN NO.2482178	
FROM/BY:		CDPQ MORTGAGE CORP. AND ROYAL TRUST CORP. OF CANADA	
TO:		CDPQ MORTGAGE CORP. AND FRONTWOOD MORTGAGE HOLDING CORP	
CONSIDERATION:			NOTES:
3814160/1	ACCEPTED	POSTPONEMENT OF RIGHTS	REG'D: 2009/08/11
FROM/BY:		STONECREST CAPITAL INC. MTG (3047036)	
TO:		BANK OF MONTREAL	MTG (3119881)
CONSIDERATION:			NOTES:

### ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	AIR CANADA 730 COTE VERTU WEST C/O COURIER ROOM DORVAL, QC.	H4Y 1C2

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1956334/1

\*\*\*\*\* STATUS OF TITLE 1956334/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:31

# MANITOBA

TITLE NO: 1956334/1

## STATUS OF TITLE

PAGE: 3

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... WINNIPEG  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE.... 2003/07/02  
COMPLETION DATE..... 2003/07/08

PRODUCED FOR.. AIKINS, MACAULAY & THORVALDSON  
ADDRESS..... 30TH FLOOR  
360 MAIN ST  
WINNIPEG MB R3C 4G1  
LTO BOX NO.... 3  
CLIENT FILE... 1103500  
PRODUCED BY... M.DERKSEN

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2863560/1	EREQ	2003/07/02	\$0.00	\$0.00

PRESENTED BY: TAYLOR, MC CAFFREY  
FROM: AIR CANADA  
TO:

### FROM TITLE NUMBER(S):

1766280/1 ALL

### LAND INDEX:

LOT	BLOCK	SURVEY PLAN
3		16936

NOTE:

ACCEPTED THIS 2ND DAY OF JULY, 2003  
BY G.SCOTT FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1956334/1.

\*\*\*\*\* END OF STATUS OF TITLE 1956334/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:32  
PST

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1050257/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	1990/01/23		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1990/01/29	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

NEW GSM HOLDING CORPORATION

IS REGISTERED OWNER OF A LEASEHOLD ESTATE FOR TWENTY-SEVEN YEARS FROM THE THIRTY-FIRST DAY OF DECEMBER ONE THOUSAND, NINE HUNDRED AND EIGHTY-SIX SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 2 PLAN 16936 WLTO  
EXC AIRSPACE PARCEL "A" PLAN 20425 WLTO  
IN RL 1 PARISH OF ST JOHN

SUBJECT TO THE CONDITIONS, PROVISIOES AND AGREEMENTS CONTAINED IN A CERTAIN LEASE UNDER OR BY VIRTUE OF WHICH THE ABOVE ESTATE WAS CREATED WHICH LEASE WAS REGISTERED IN THE WLTO AS NO. 87-5182

**ACTIVE TITLE CHARGE(S):**

87-5187/1	ACCEPTED	CAVEAT	REG'D: 1987/01/16
	FROM/BY:	AIR CANADA	
	TO:		
	CONSIDERATION:	NOTES:	
87-5188/1	ACCEPTED	MORTGAGE	REG'D: 1987/01/16
	FROM/BY:		
	TO:	MONTREAL TRUST COMPANY OF CANADA	
	CONSIDERATION:	NOTES:	
87-5189/1	ACCEPTED	CAVEAT	REG'D: 1987/01/16
	FROM/BY:	MONTREAL TRUST COMPANY OF CANADA	
	TO:		
	CONSIDERATION:	NOTES:	
87-10672/1	ACCEPTED	CAVEAT	REG'D: 1987/02/03
	FROM/BY:	MONTREAL TRUST COMPANY OF CANADA	
	TO:		
	CONSIDERATION:	NOTES:	

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050257/1

DATE: 2012/02/15  
TIME: 09:32  
PSST

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1050257/1

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	1990/01/23		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1990/01/29	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**ACTIVE TITLE CHARGE(S):**

2865986/1 ACCEPTED REQUEST CORRECTION REG'D: 2003/07/07  
DESCRIPTION: THE PURPOSE OF THIS REQUEST IS TO CORRECT THE EXCEPTION  
FROM/BY: TO READ AS "AIRSPACE PCL A PL 20425"  
TO:  
CONSIDERATION: NOTES: SEE INSTRUMENT

3047037/1 ACCEPTED CAVEAT REG'D: 2004/10/07  
DESCRIPTION: SUBLEASE AND CHARGE  
FROM/BY: STONECREST CAPITAL INC.  
TO:  
CONSIDERATION: NOTES:

**CHARGES AFFECTING THIS INSTRUMENT:**  
3814159/1 ACCEPTED POSTPONEMENT OF RIGHTS  
NOTES: TO CAVEAT 3118557

3191125/1 ACCEPTED CAVEAT REG'D: 2005/09/20  
DESCRIPTION: SUBLEASE FROM 2005/09/01 TO 2010/08/30 PLUS OPTION  
FROM/BY: THE GREAT WEST LIFE ASSURANCE COMPANY  
TO:  
CONSIDERATION: NOTES:

3814159/1 ACCEPTED POSTPONEMENT OF RIGHTS REG'D: 2009/08/11  
FROM/BY: STONECREST CAPITAL INC. CAV (3047037)  
TO: BANK OF MONTREAL CAV (3118557)  
CONSIDERATION: NOTES:

3889751/1 ACCEPTED CAVEAT REG'D: 2010/02/10  
DESCRIPTION: 4 YEAR 2 MONTH SUBLEASE 2009/11/04 TO 2013/12/30  
FROM/BY: CERIDIAN CANADA LTD.  
TO: A. DAVID MARSHALL AS AGENT  
CONSIDERATION: NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050257/1

\*\*\*\*\* STATUS OF TITLE 1050257/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:32

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1050257/1

PAGE: 3

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... WINNIPEG  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE... 1990/01/23  
COMPLETION DATE..... 1990/01/29

PRODUCED FOR.. AIKINS, MACAULAY & THORVALDSON  
ADDRESS..... 30TH FLOOR  
360 MAIN ST  
WINNIPEG MB R3C 4G1  
LTO BOX NO.... 3  
CLIENT FILE... 1103500  
PRODUCED BY... M.DERKSEN

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	PITBLADO & HOSKIN 1900-360 MAIN ST. WPG.,MAN.	R3C 3Z3

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1253492/1	EREQ	1990/01/23	\$0.00	\$0.00
PRESENTED BY:	WLTO CONVERSION			
FROM:	WLTO CONVERSIONS			
TO:				

**FROM TITLE NUMBER(S):**

J83818/1 ALL

**LAND INDEX:**

LOT	BLOCK	SURVEY PLAN
-----	-------	-------------

2 16936

NOTE: EXC PCL A PL 20425

ACCEPTED THIS 23RD DAY OF JANUARY, 1990  
BY G.SCOTT FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050257/1.

\*\*\*\*\* END OF STATUS OF TITLE 1050257/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:33

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1050260/1

PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... WINNIPEG  
REGISTERING OFFICE... WINNIPEG  
REGISTRATION DATE... 1992/01/28  
COMPLETION DATE..... 1992/02/07

PRODUCED FOR.. AIKINS, MACAULAY & THORVALDSON  
ADDRESS..... 30TH FLOOR  
360 MAIN ST  
WINNIPEG MB R3C 4G1  
LTO BOX NO.... 3  
CLIENT FILE... 1103500  
PRODUCED BY... M.DERKSEN

**LEGAL DESCRIPTION:**

NEW GSM HOLDING CORPORATION

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

AIRSPACE PARCEL A PLAN 20425 WLTO  
IN RL 1 PARISH OF ST JOHN

**ACTIVE TITLE CHARGE(S):**

87-5187/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT AIR CANADA	REG'D: 1987/01/16  NOTES:
87-5188/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	MORTGAGE MONTREAL TRUST COMPANY OF CANADA	REG'D: 1987/01/16  NOTES:
87-5189/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MONTREAL TRUST COMPANY OF CANADA	REG'D: 1987/01/16  NOTES:
87-10672/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	CAVEAT MONTREAL TRUST COMPANY OF CANADA	REG'D: 1987/02/03  NOTES:
3047037/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT SUBLEASE AND CHARGE STONECREST CAPITAL INC.	REG'D: 2004/10/07  NOTES:

CHARGES AFFECTING THIS INSTRUMENT:  
3814159/1 ACCEPTED POSTPONEMENT OF RIGHTS  
NOTES: TO CAVEAT 3118557

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050260/1

\*\*\*\*\* STATUS OF TITLE 1050260/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:33  
PSST

# MANITOBA

TITLE NO: 1050260/1

## STATUS OF TITLE

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST.
REGISTRATION DATE....	1992/01/28		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1992/02/07	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

### ACTIVE TITLE CHARGE(S):

3191125/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT SUBLEASE FROM 2005/09/01 TO 2010/08/30 PLUS OPTION THE GREAT WEST LIFE ASSURANCE COMPANY	REG'D: 2005/09/20	NOTES:
3814159/1	ACCEPTED FROM/BY: TO: CONSIDERATION:	POSTPONEMENT OF RIGHTS STONECREST CAPITAL INC. BANK OF MONTREAL	REG'D: 2009/08/11 CAV (3047037) CAV (3118557)	NOTES:
3889751/1	ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT 4 YEAR 2 MONTH SUBLEASE 2009/11/04 TO 2013/12/30 CERIDIAN CANADA LTD. A. DAVID MARSHALL AS AGENT	REG'D: 2010/02/10	NOTES:

### ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	PITBLADO & HOSKIN 1900-360 MAIN ST. WPG., MAN.	R3C 3Z3

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1506833/1	EREQ	1992/01/28	\$0.00	\$0.00
PRESENTED BY:	WLTO - INTERNAL			
FROM:	WLTO - CONVERSIONS			
TO:				

### FROM TITLE NUMBER(S):

J83819/1 ALL

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050260/1

DATE: 2012/02/15  
TIME: 09:33

# MANITOBA

TITLE NO: 1050260/1

## STATUS OF TITLE

PAGE: 3

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	1992/01/28		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1992/02/07	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

### LAND INDEX:

LOT      BLOCK      SURVEY PLAN

A                      20425  
NOTE:      AIRSPACE

ACCEPTED THIS 28TH DAY OF JANUARY, 1992  
BY A.SLOBODIAN FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1050260/1.

\*\*\*\*\* END OF STATUS OF TITLE 1050260/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:33

# MANITOBA

TITLE NO: 1569764/1

## STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	1998/04/29		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1998/05/06	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

### LEGAL DESCRIPTION:

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED  
HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 1 PLAN 16936 WLTO  
IN RL 1 PARISH OF ST JOHN

### ACTIVE TITLE CHARGE(S):

82-86654/1 ACCEPTED CAVEAT REG'D: 1982/12/01  
FROM/BY: AIR CANADA  
TO:  
CONSIDERATION: NOTES:

CHARGES AFFECTING THIS INSTRUMENT:  
87-5184/1 ACCEPTED ASSIGNMENT OF CAVEAT

87-5184/1 ACCEPTED ASSIGNMENT OF CAVEAT REG'D: 1987/01/16  
DESCRIPTION: ASSIGNMENT OF CAVEAT NO. 82-86654  
FROM/BY:  
TO: NEW GSM HOLDING CORPORATION  
CONSIDERATION: NOTES:

### ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	CITY OF WPG. (LAW 510 MAIN ST. 510 MAIN STREET WINNIPEG MB	R3B 1B9

### ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2255647/1	ITREQ	1998/04/29	\$0.00	\$0.00

PRESENTED BY: WLTO CONVERSION  
FROM: WINNIPEG LAND TITLES OFFICE  
TO:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1569764/1

\*\*\*\*\* STATUS OF TITLE 1569764/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:33  
PSST

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1569764/1  
PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE:..	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE:..	WINNIPEG		360 MAIN ST
REGISTRATION DATE:..	1998/04/29		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	1998/05/06	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

FROM TITLE NUMBER(S):

J24912/1 ALL

LAND INDEX:

LOT BLOCK SURVEY PLAN

1 16936

NOTE:

ACCEPTED THIS 29TH DAY OF APRIL, 1998  
BY B.OLSEN FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1569764/1.

\*\*\*\*\* END OF STATUS OF TITLE 1569764/1 \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:29

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1762306/1

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2000/11/20		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2000/11/27	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**LEGAL DESCRIPTION:**

THE CITY OF WINNIPEG

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND:

PARCEL "A" PLAN 17820 WLTO  
IN RL 1 PARISH OF ST JOHN

**ACTIVE TITLE CHARGE(S):**

83-84860/1	ACCEPTED	CAVEAT	REG'D: 1983/09/08
	FROM/BY:	AIR CANADA	
	TO:		
	CONSIDERATION:		NOTES:
	CHARGES AFFECTING THIS INSTRUMENT:		
	84-60953/1	ACCEPTED	POSTPONEMENT OF RIGHTS
		NOTES: POSTP TO CAV	84-6519
	87-5185/1	ACCEPTED	ASSIGNMENT OF CAVEAT
84-6519/1	ACCEPTED	CAVEAT	REG'D: 1984/01/23
	FROM/BY:	MANITOBA TELEPHONE SYSTEM	
	TO:		
	CONSIDERATION:		NOTES:
84-60953/1	ACCEPTED	POSTPONEMENT OF RIGHTS	REG'D: 1984/07/09
	FROM/BY:		
	TO:		
	CONSIDERATION:		NOTES:
87-5185/1	ACCEPTED	ASSIGNMENT OF CAVEAT	REG'D: 1987/01/16
	FROM/BY:		
	TO:	NEW GSM HOLDING CORPORATION	
	CONSIDERATION:		NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1762306/1

\*\*\*\*\* STATUS OF TITLE 1762306/1 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/02/15  
TIME: 09:29  
PSSY

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 1762306/1  
PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	AIKINS, MACAULAY & THORVALDSON
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	30TH FLOOR
REGISTERING OFFICE...	WINNIPEG		360 MAIN ST
REGISTRATION DATE....	2000/11/20		WINNIPEG MB R3C 4G1
COMPLETION DATE.....	2000/11/27	LTO BOX NO....	3
		CLIENT FILE...	1103500
		PRODUCED BY...	M.DERKSEN

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	CITY OF WINNIPEG (LAW) 3RD FLOOR 185 KING ST. WINNIPEG MB	R3B 1J1

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
2549287/1	ITREQ	2000/11/20	\$0.00	\$0.00
PRESENTED BY:	WLTO CONVERSION			
FROM:	WINNIPEG LAND TITLES OFFICE CONVERSION			
TO:				

**FROM TITLE NUMBER(S):**

H68338/1 ALL

**LAND INDEX:**

LOT	BLOCK	SURVEY PLAN
A		17820

NOTE:

ACCEPTED THIS 20TH DAY OF NOVEMBER, 2000  
BY W.KNIGHT FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/02/15 OF TITLE NUMBER 1762306/1.

\*\*\*\*\* END OF STATUS OF TITLE 1762306/1 \*\*\*\*\*