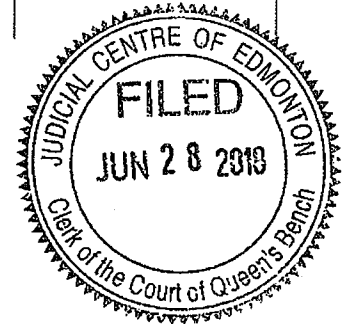


COURT FILE NUMBER 1703-21274
 COURT COURT OF QUEEN'S BENCH OF ALBERTA
 JUDICIAL CENTRE EDMONTON
 PLAINTIFF ROYAL BANK OF CANADA
 DEFENDANTS 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., REID CAPITAL CORP., and EMILIE REID

Clerk's Stamp



IN THE MATTER OF THE RECEIVERSHIP OF 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA LTD., and REID CAPITAL CORP.

APPLICANT ALVAREZ & MARSAL CANADA INC., in its capacity as Court-appointed Receiver of the current and future assets, undertakings and properties of 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA LTD., and REID CAPITAL CORP.

DOCUMENT **APPLICATION (Omnibus Sale Approval and Vesting Order Application [Multiple Transactions])**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Norton Rose Fulbright Canada LLP
 400 3rd Avenue SW, Suite 3700
 Calgary, Alberta T2P 4H2

Phone: +1 403.267.8222
 Fax: +1 403.264.5973
 Email: howard.gorman@nortonrosefulbright.com / aditya.badami@nortonrosefulbright.com

Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

NOTICE TO THE RESPONDENTS

This application is made against you. You are a respondent.

You have the right to state your side of this matter before the Justice.

To do so, you must be in Court when the application is heard as shown below:

Date:	July 5, 2018
Time:	9:00 A.M.
Where:	Edmonton Law Courts
Before Whom:	The Honourable Mr. Justice R.A. Graesser

Go to the end of this document to see what else you can do and when you must do it.

Remedy claimed or sought:

1. Alvarez and Marsal Canada Inc. in its capacity as Court-appointed Receiver (the **Receiver**) of the current and future assets, undertakings and properties of Reid-Built Homes Ltd., 1679775 Alberta Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (each, a **Debtor**, and collectively referred to as the **Debtors**), seeks the following relief:
 - a. Dispensing with service of this Application and supporting materials.
 - b. Orders, substantially in the forms attached hereto as **Schedule "A"**, vesting certain assets of the Debtors to certain Purchasers free and clear of all Claims, pursuant to the terms of the applicable Sales Agreements, and approving the Transactions contemplated thereby (all capitalized terms in this sub-paragraph are as defined in the Orders attached hereto as Schedule "A").

Grounds for making this application:

2. On November 2, 2017, Alvarez & Marsal Canada Inc. was appointed as Receiver over the current and future assets, undertakings and properties of the Debtors pursuant to a Consent Receivership Order granted by the Honourable Justice Hillier (**Receivership Order**).

Sale Approval and Vesting Orders

3. On January 22, 2018, the Receiver commenced a sales process (**Sales Process**) seeking offers to purchase the right, title, and interest in certain of the Debtors' assets including the various Purchased Assets and Lands, and which are the subject of the Transactions contemplated by the proposed Sale Approval and Vesting Orders attached hereto at Schedule "A".
4. The Sales Process contemplated March 9, 2018, as the deadline for bidders to submit offers (the **Bid Deadline**).
5. In total, one-hundred and sixty-nine (169) confidential agreements were executed and those parties received access to a virtual data room for further due diligence and were provided additional information.

6. A summary of the Transactions is found in the Receiver's Ninth Report, (the **Ninth Report**).
7. The Receiver believes that approval of the Transactions is in the best interest of all stakeholders for the following reasons:
 - a. the results of the Sales Process and the extent to which the offers represent the highest and best price for the various Lands and assets;
 - b. the Receiver is acting in good faith and with due diligence with respect to the Transactions;
 - c. the Receiver believes that the Transactions were negotiated between the parties at arm's length and in good faith and are each commercially reasonable;
 - d. the Receiver believes that the Transactions were the result of a fair and integrate Sales Process;
 - e. the overall execution risk associated with the Transactions contemplated by the Sale Agreements including the reputation and wherewithal of each of the subject Purchasers to complete the Transactions;
 - f. the requested Orders will not result in prejudice to existing or anticipated claimants for indebtedness owing by the Debtors or any one of them; and
 - g. regarding the requested Orders which concern Transactions vesting third-party interests in the name of a Purchaser, such Orders direct the Receiver to pay to such third-party the land payable amount owing to such third-party in accordance with the purchase and sale agreement made between such third-party and the subject Debtor; these Orders also contemplate the holding-back of funds sufficient to address any registered lien claims, plus 10% as security for costs but only in respect of Transactions vesting title from non-Debtor entities to subject purchasers.
8. The Receiver has conducted an analysis of the valid mortgages and secured debt in comparison with the registered lien claims asserted against the assets owned by the Debtors (as opposed to non-Debtor entities) and subject to the Sales Agreements submitted for court approval.
9. From this analysis the Receiver has determined where the registered liens rank subordinate to the valid registered mortgages. Accordingly, the Receiver seeks authorization to vest in the subject purchasers the Purchased Assets (as defined in the Sales Agreements) free and clear, and to distribute to the ranking security claimants (including, as applicable, lien claimants), their entitlement to the net proceeds from the sale of the Purchased Assets.
10. The Receiver has also determined that with respect to the registered lien claims, there are numerous instances in which liens have been duplicated, are over-secured, or, with respect to non-Debtor entity lots, have been rendered invalid by reason of not having certificates of lis pendens registered against title (noting the Receiver's prior indication that certificates of lis pendens were not required to maintain lien claims with respect to lots owned by the Debtors or any one of them).

Material or Evidence to be relied on:

11. The Receivership Order;
12. The Second Report, the Fourth Report, and the Ninth Report of the Receiver;
13. The pleadings and Orders in this Action;

14. Such further and other materials as counsel may advise and this Honourable Court may permit.

Applicable Rules:

15. Rules 6.3(1), 6.9(1), and 6.28 - 6.36 of the Alberta *Rules of Court*.

16. Such further and other Rules as counsel may advise and this Honourable Court may permit.

Applicable Acts and regulations:

17. The Alberta *Rules of Court*.

18. Such further and other Acts and regulations as counsel may advise and this Honourable Court may permit.

Any irregularity complained of or objection relied on:

19. There are no irregularities complained of or objections relied on.

How the application is proposed to be heard or considered:

20. Oral submissions by counsel.

WARNING

If you do not come to Court either in person or by your lawyer, the Court may give the applicant(s) what they want in your absence. You will be bound by any order that the Court makes. If you want to take part in this application, you or your lawyer must attend in Court on the date and at the time shown at the beginning of the form. If you intend to give evidence in response to the application, you must reply by filing an affidavit or other evidence with the Court and serving a copy of that affidavit or other evidence on the applicant(s) a reasonable time before the application is heard or considered.

SCHEDULE A

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP
OF 1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
1852512 ALBERTA LTD., and REID
CAPITAL CORP.

APPLICANT ALVAREZ & MARSAL CANADA INC., in its
capacity as Court-appointed Receiver and
Manager of the current and future assets,
undertakings and properties of 1679775
ALBERTA LTD., REID-BUILT HOMES LTD.,
REID WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD., REID
BUILT HOMES CALGARY LTD., REID
INVESTMENTS LTD., 1852512 ALBERTA
LTD., and REID CAPITAL CORP.

DOCUMENT **SALE APPROVAL AND VESTING ORDER
(Norstar Builders Ltd. Transaction
[Reid/Developer Lots])**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF PARTY
FILING THIS DOCUMENT **Norton Rose Fulbright Canada LLP**
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2

Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

DATE ON WHICH ORDER WAS PRONOUNCED: July 5, 2018
LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta
NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Mr. Justice R. A. Graesser

UPON THE APPLICATION by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the **Receiver**) of the current and future assets, undertakings, and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (collectively, the **Debtors**) for an order approving the sale transaction (the **Transaction**) contemplated by an agreement of purchase and sale between the Receiver and Norstar Builders Ltd. (the **Purchaser**) dated June [29], 2018, (the **Sale Agreement**) and described in the Ninth Report of the Receiver, filed (the **Report**), and upon noting the registered security interests set out in **Schedule "B"** to this Order, and vesting in the Purchaser the Debtors', Lewis Estates Communities Inc.'s, Rosenthal Communities Inc.'s, Rapperswill Developments Ltd.'s, Villeneuve Communities Inc.'s, and Jesperdale Communities Inc.'s, respective right, title, and interest in and to the assets described in the Sale Agreement (the **Purchased Assets**);

AND UPON HAVING READ the Receivership Order dated November 2, 2017, (the **Receivership Order**), and the Report; **AND UPON HEARING** the submissions of counsel for the Receiver and any other interested parties that may be present; **AND UPON IT APPEARING** that service has been effected;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

APPROVAL OF TRANSACTION

2. The Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby approved. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction or for the conveyance of the Purchased Assets to the Purchaser.

VESTING OF PROPERTY

3. Upon the delivery of a Receiver's certificate to the Purchaser substantially in the form set out in **Schedule "A"** hereto (the **Receiver's Certificate**), all of the Debtors' and Westmere Communities Inc.'s respective right, title, and interest in and to the Purchased Assets shall vest absolutely in the name of the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, caveats, mortgages, trusts or deemed trusts (whether contractual, statutory, or

otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **Claims**) including, without limiting the generality of the foregoing:

- i. any encumbrances or charges created by the Receivership Order or any other Orders granted in the Receivership Proceedings;
- ii. all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Alberta) or any other personal property registry system; and
- iii. for greater certainty, this Court orders that all of the Claims affecting or relating to the Assets are hereby expunged and discharged as against the Assets,

4. Upon the delivery of the Receiver's Certificate, and upon the filing of a certified copy of this Order, together with any applicable registration fees, the Registrar of Land Titles of Alberta (the **Registrar**) is hereby authorized, requested, and directed to cancel the existing Certificate of Title Nos. 162 034 026 + 30, 152 277 975, 142 283 280, 132 209 715, 152 273 506 +83, 152 273 506 +55, 152 273 506 +56, 152 273 506 +46, 152 273 506 +51, 152 273 506 +53, 152 273 506 +54, 152 273 506 +31, 152 273 506 +32, 152 273 506 +33, 152 273 506 +34, 152 101 561 +61, 132 316 906 +34, 132 316 906 + 36, 152 082 887 +63, 152 082 887 +40, 142 391 923 +159, 142 391 923 +134, 142 391 923 +137, 142 391 923 +87, 142 391 923 +88, 152 348 577 +70, 152 348 577 +71, 152 348 577 +75, 152 348 577 +76, 152 371 358 +6, 152 371 358 +7, 152 371 358 +10, 152 371 358 +11, 152 371 358 +14, 152 371 358 +15, 152 371 358 +22, 152 371 358 +23, 152 371 358 +26, 152 371 358 +27, 152 371 358, 152 371 358 +1, 152 353 840 +30, 152 353 840 +26, 152 353 840 +23, and legally described as:

PLAN 1424049
BLOCK 71
LOT 30

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1325393
BLOCK 26
LOT 125

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1325393
BLOCK 26
LOT 120

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1125350

BLOCK 10
LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 3
LOT 25

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 54

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 55

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 45

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 50

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 52

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 53

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 30

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 31

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 32

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1524128
BLOCK 2
LOT 33

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1521595
BLOCK 5
LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1324177
BLOCK 4
LOT 33

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1324177
BLOCK 4
LOT 36

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1521325
BLOCK 12
LOT 25

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1521325
BLOCK 3
LOT 50

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1425124

BLOCK 109
LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1425124
BLOCK 108
LOT 68

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1425124
BLOCK 108
LOT 71

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1425124
BLOCK 108
LOT 23

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1425124
BLOCK 108
LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525031
BLOCK 110
LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525031
BLOCK 110
LOT 16

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525031
BLOCK 110
LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525031
BLOCK 110
LOT 28

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 8

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 11

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 12

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 15

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 16

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 23

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 24

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309

BLOCK 27
LOT 27

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 28

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525309
BLOCK 27
LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525099
BLOCK 25
LOT 7

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525099
BLOCK 25
LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1525099
BLOCK 24
LOT 97

EXCEPTING THEREOUT ALL MINES AND MINERALS

(the **Lands**), and to issue new Certificates of Title for the Lands in the name of the Purchaser, and to register such transfers, discharges, discharge statements of conveyances, as may be required to convey clear title to the Lands to the Purchaser, which Certificates of Title shall be subject only to those encumbrances (the **Permitted Encumbrances**) listed on **Schedule "A"** to the Receiver's Certificate (and listed in duplicate on **Schedule "B"** to this Order). The Registrar is expressly authorized and directed to include in the discharge of the encumbrances registered against the Lands, all encumbrances registered after the date the Receivership Order was granted.

5. This Order shall be registered by the Registrar notwithstanding the requirements of section 191(1) of the Land Titles Act, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed, which appeal period is expressly waived.

6. The Purchaser shall, by virtue of the completion of the Transaction, have no liability of any kind whatsoever in respect of any Claims against the Debtors.

7. The Debtors and Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., and Jesperdale Communities Inc. and all persons who claim by, through or under the Debtors and Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., and Jesperdale Communities Inc. in respect of the Purchased Assets, save and except for the persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely barred and foreclosed from all estate, right, title, interest, royalty, rental and equity of redemption of the Purchased Assets and, to the extent that any such persons remains in possession or control of any of the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser.

8. The Purchaser shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for their own use and benefit without any interference of or by the Debtors or Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc., or any person claiming by or through or against the Debtors or Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc.

9. Immediately after the closing of the Transaction, the holders of the Permitted Encumbrances shall have no claim whatsoever against the Receiver or any of the Debtors.

10. The Receiver is to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof to the Purchaser.

11. Notwithstanding:

- i. the pendency of these proceedings;
- ii. any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Debtors or Westmere Communities Inc. and any bankruptcy order issued pursuant to any such applications; and

- iii. any assignment in bankruptcy made in respect of any of the Debtors or Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc.,

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Debtors or Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc., and shall not be void or voidable by creditors of the Debtors or Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc., nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

12. The Receiver, the Purchaser, and any other interested party, shall be at liberty to apply for further advice, assistance and directions as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.

PRIORITIES AND DISTRIBUTION OF NET PROCEEDS

13. Upon the delivery of the Receiver's Certificate, the Receiver is directed and authorized to pay to Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc. from the net proceeds from the sale of the Purchased Assets the land payable amount owing to Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc., in respect of those Lands or Purchased Assets subject to the applicable purchase and sale agreement between, respectively, Lewis Estates Communities Inc., Rosenthal Communities Inc., Rapperswill Developments Ltd., Villeneuve Communities Inc., or Jesperdale Communities Inc., and the subject Debtor to such agreement, plus interest (if any) at the rate prescribed in such purchase and sale agreement.

14. Following payment of the amount set out in paragraph 13 of this Order, and from the resulting net proceeds from the sale of that subset of Purchased Assets registered in the name of a non-Debtor entity, the Receiver is directed and authorized to hold-back the total amount of any registered lien claims listed on **Schedule "B"** to this Order where such liens are registered against title to non-Debtor entity Purchased Assets or Lands, plus ten-percent (10%) as security for costs, asserted as against that subset of the Lands or Purchased Assets registered in the name of a non-Debtor entity, with such hold-back amount being held by the Receiver's counsel in an interest bearing trust account, pending further order or direction from this Court, or agreement among the secured claimant(s) and the Receiver.

15. With respect to the subset of Purchased Assets registered in the name of a Debtor entity, the Receiver is authorized to distribute the net proceeds from the sale of the Purchased Assets to any prior-filed builders' liens or the prior-registered security claimant(s) having a claim against the Lands in accordance with the priority of such claim(s) with respect to that subset of Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale, provided that such distribution shall only be made upon the Receiver's confirming the validity of the prior-registered security claimant's security and outstanding indebtedness.

16. Where by the terms of paragraph 15 of this Order any registered security claimant is not entitled to receive a distribution or payment from the net proceeds from the sale of the Purchased Assets, such net proceeds may be distributed by the Receiver in accordance with the administration of the receivership estate.

17. Subject to paragraphs 15 and 16 of this Order, for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets after any distribution is made to any valid, registered security claimant(s) identified in paragraph 14 of this Order, shall stand in the place and stead of the Purchased Assets, and from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

18. For certainty, if the net proceeds from the sale of the Purchased Assets are insufficient to fully satisfy the Claims of the security claimants identified in paragraph 15 of this Order, and subject to the hold-back for liens registered against the non-Debtor entity's title and as identified in paragraph 14 of this Order, then subsequently registered Claims (including builders' liens registered against Debtor-entity Lands or Purchased Assets listed on **Schedule "B"** to this Order) can expect no distributions or payments from the net proceeds from the sale of the Purchased Assets.

MISCELLANEOUS MATTERS

19. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals regulatory and administrative bodies are hereby respectfully requested to make such orders as to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

20. This Order must be served only upon those interested parties attending or represented at the within application and service may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following the transmission or delivery of such documents.

21. Service of this Order on any party not attending this application is hereby dispensed with.

J.C. C.Q.B.A.

SCHEDULE A

Form of Receiver's Certificate

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP OF 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA LTD., and REID CAPITAL CORP.

DOCUMENT **RECEIVER'S CERTIFICATE
(Norstar Builders Ltd.)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Norton Rose Fulbright Canada LLP
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2

Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

RECITALS

- A. Pursuant to an Order of the Honourable Justice Hillier of the Court of Queen's Bench of Alberta, Judicial District of Edmonton (the **Court**) dated November 2, 2017, Alvarez & Marsal Canada Inc., was appointed as the receiver (the **Receiver**) of the current and future assets, undertakings, and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (together, the **Debtors**).

- B. Pursuant to an Order of the Court dated June 19, 2018, the Court approved the agreement of purchase and sale made as of June [29], 2018 (the **Sale Agreement**) between the Receiver and Norstar Builders Ltd. (the **Purchaser**) and provided for the vesting in the Purchaser of the Debtors' and Lewis Estates Communities Inc.'s, Rosenthal Communities Inc.'s, Rapperswill Developments Ltd.'s, Villeneuve Communities Inc.'s, and Jesperdale Communities Inc.'s, respective right, title, and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser;
3. For the purposes of the Land Titles Office (Alberta), the Permitted Encumbrances are as set out in Schedule "A" hereto; and
4. The Transaction has been completed to the satisfaction of the Receiver.
5. This Certificate was delivered by the Receiver at **[Time]** on **[Date]**.

**ALVAREZ & MARSAL CANADA INC.,
in its capacity as Court-appointed
Receiver and Manager of the current
and future assets, undertakings and
properties of 1679775 ALBERTA
LTD., REID-BUILT HOMES LTD., REID
WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD.,
REID BUILT HOMES CALGARY LTD.,
REID INVESTMENTS LTD., 1852512
ALBERTA LTD., and REID CAPITAL
CORP., and not in its personal
capacity.**

Per: _____

Name: Todd Martin / Tom Powell,
Alvarez & Marsal Canada Inc.

Title: Managing Director / Senior
Director

SCHEDULE B

Reid Owned Lots

LEGAL:

PLAN 1424049
BLOCK 71
LOT 30
EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

162 034 026 + 30

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 296 260	09/09/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1424050 AS TO AREA 'A'

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 034 031	29/01/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
162 034 032	29/01/2016	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$45,000,000
172 200 827	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000
172 200 828	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
172 299 302	15/11/2017	BUILDER'S LIEN LIENOR - RAYWALT CONTRUCTION CO LTD. AMOUNT: \$222,562

And any subsequent registration(s) made after November 15, 2017.

LEGAL:

PLAN 1325393
 BLOCK 26
 LOT 125
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 277 975

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 416 152	20/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1325394 AS TO AREA 'A'
132 416 153	20/12/2013	RESTRICTIVE COVENANT AS TO PORTION OR PLAN:1325394 AS TO AREA 'C'
132 416 154	20/12/2013	EASEMENT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 278 003	08/09/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$45,000,000
152 278 004	08/09/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
172 153 870	17/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
172 200 827	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000
172 200 828	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
172 227 728	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 263 058	06/10/2017	BUILDER'S LIEN LIENOR - DEBARA CLEANING LTD. AMOUNT: \$1,260
172 295 581	09/11/2017	BUILDER'S LIEN LIENOR - DP EXPRESS LTD. AMOUNT: \$470

And any subsequent registration(s) made after November 9, 2017.

LEGAL:

PLAN 1325393
 BLOCK 26
 LOT 120
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 283 280

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 416 152	20/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1325394 AS TO AREA 'A'
132 416 154	20/12/2013	EASEMENT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 283 373	28/08/2014	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
142 283 374	28/08/2014	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
152 028 804	26/01/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$45,000,000
152 028 805	26/01/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
172 200 827	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000
172 200 828	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after August 3, 2017.

LEGAL:

PLAN 1125350
 BLOCK 10
 LOT 27
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

132 209 715

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
072 737 026	28/12/2007	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF STONY PLAIN.
102 153 505	07/05/2010	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF STONY PLAIN.
112 279 747	06/09/2011	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - THE TOWN OF STONY PLAIN.
112 370 571	17/11/2011	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF STONY PLAIN. AS TO PORTION OR PLAN:1125351

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 121 830	18/05/2017	MORTGAGE MORTGAGEE - COBRA MORTGAGE SERVICES LTD. ORIGINAL PRINCIPAL AMOUNT: \$5,000,000
172 121 831	18/05/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - COBRA MORTGAGE SERVICES LTD.
172 147 622	13/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after June 13, 2017.

Developer Owned Lots

LEGAL:

PLAN 1524128
BLOCK 3
LOT 25
EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +83

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT. AS TO PORTION OR PLAN:1524129
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 585	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 261 711	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. C/O MCALLISTER LLP AMOUNT: \$4,585
172 262 967	06/10/2017	BUILDER'S LIEN LIENOR - GRADEX CONSULTING LTD. AMOUNT: \$1,721
172 264 984	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$2,299
172 265 389	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$1,501
172 266 255	12/10/2017	BUILDER'S LIEN LIENOR - G 'N Q CONSTRUCTION LTD. AMOUNT: \$872
182 074 778	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262967
182 079 092	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265389
182 080 022	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264984
182 094 236	27/04/2018	CERTIFICATE OF LIS PENDENS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018.

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 54
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +55

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT. AS TO PORTION OR PLAN:1524129
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 575	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 276	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,129

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 261 401	05/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,380
172 261 705	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$2,760
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 262 933	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$6,286
172 263 118	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$19,554
172 264 588	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$7,603
172 268 234	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$18,052
172 281 922	26/10/2017	BUILDER'S LIEN LIENOR - BILL MARLING FRAMING CONTRACTORS LTD. AMOUNT: \$13,522
182 056 559	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234276
182 061 767	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263118
182 073 859	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268234
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 076 265	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261705
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018.

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 55
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +56

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 570	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 264	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,129
172 260 754	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$2,790

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 261 400	05/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,790
172 261 495	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$1,809
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 262 964	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$5,719
172 263 117	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$19,912
172 264 588	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$7,603
172 268 238	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$18,052
172 281 923	26/10/2017	BUILDER'S LIEN LIENOR - BILL MARLING FRAMING CONTRACTORS LTD. AMOUNT: \$14,983
182 056 544	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234264
182 061 767	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263117
182 073 855	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268238
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 076 263	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260754
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after October 5, 2018.

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 45
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +46

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT. AS TO PORTION OR PLAN:1524129
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 588	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 253 479	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$7,551

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 255 547	29/09/2017	BUILDER'S LIEN LIENOR - 976959 ALBERTA LTD. AMOUNT: \$4,344
172 258 504	03/10/2017	BUILDER'S LIEN LIENOR - DIVINE HARDWOOD FLOORING LTD. AMOUNT: \$4,972
172 260 355	04/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRICAL LTD. AMOUNT: \$2,255
172 261 796	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$10,621
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 263 152	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$19,774
172 265 313	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$3,743
172 277 639	23/10/2017	BUILDER'S LIEN LIENOR - BUCKWOLD WESTERN LTD. AMOUNT: \$1,877
172 282 972	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$1,424
172 287 767	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,352
182 061 766	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263152
182 070 170	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253479
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287767
182 074 536	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172258504
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 076 242	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172277639 BUILDER'S LIEN ACT
182 076 266	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261796
182 079 092	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265313
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 50
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +51

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 684	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 273	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$7,255
172 261 684	05/10/2017	BUILDER'S LIEN LIENOR - 1084811 ALBERTA LTD. AMOUNT: \$8,269

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 263 115	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$20,822
172 264 905	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$1,678
172 264 906	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 315	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$6,216
172 266 371	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,380
172 282 977	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$853
172 287 761	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,310
182 056 548	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234273
182 061 766	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263115
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287761
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 079 092	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265315
182 079 885	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264905 AFFECTS INSTRUMENT: 172264906
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 52
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +53

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 506	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 285	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$6,599
172 260 357	04/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRICAL LTD. AMOUNT: \$5,406

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 261 519	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,670
172 261 689	05/10/2017	BUILDER'S LIEN LIENOR - 1084811 ALBERTA LTD. AMOUNT: \$9,784
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 262 961	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$6,358
172 263 149	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$20,351
172 264 618	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 264 675	10/10/2017	BUILDER'S LIEN LIENOR - LANSHER FRAMING LTD. AMOUNT: \$16,272
172 264 934	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 266 376	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,790
172 282 942	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$354
182 056 546	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234285
182 061 767	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263149
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261519
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 079 851	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264618
182 079 988	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264934
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 53
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +54

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 510	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 268	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$6,858
172 260 354	04/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC LTD. AMOUNT: \$5,708

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 261 518	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,129
172 261 694	05/10/2017	BUILDER'S LIEN LIENOR - 1084811 ALBERTA LTD. AMOUNT: \$10,556
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 263 148	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$18,700
172 264 676	10/10/2017	BUILDER'S LIEN LIENOR - LANSHER FRAMING LTD. AMOUNT: \$14,478
172 264 935	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 089	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 266 377	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,380
172 268 551	13/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$7,560
172 282 943	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$603
182 056 545	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234268
182 061 767	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263148
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261518
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 079 988	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264935
182 080 056	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265089
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 30
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +31

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 574	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 271	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,129
172 254 902	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LIMBER COMPANY LTD. AMOUNT: \$329

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 258 704	03/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC LTD. AMOUNT: \$930
172 258 705	03/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC. AMOUNT: \$5,440
172 261 398	05/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,475
172 261 494	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,327
172 261 766	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$7,513
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 263 154	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$21,577
172 264 677	10/10/2017	BUILDER'S LIEN LIENOR - LANSHER FRAMING LTD. AMOUNT: \$14,839
172 264 971	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 264 974	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 309	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$8,300
172 266 250	12/10/2017	BUILDER'S LIEN LIENOR - G 'N Q CONSTRUCTION LTD. AMOUNT: \$1,295
172 268 261	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$18,798
172 268 543	13/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$6,767
172 282 941	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$603
182 056 561	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234271
182 061 766	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263154
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261494

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 073 860	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268261
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 076 229	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261766
182 079 092	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265309
182 080 021	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264971
182 080 022	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264974
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 31
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +32

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT. AS TO PORTION OR PLAN:1524129
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 574	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 277	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,129

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 258 709	03/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC LTD. AMOUNT: \$6,004
172 261 399	05/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,727
172 261 493	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,845
172 261 726	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$7,011
172 262 255	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$27,600
172 262 889	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$7,134
172 263 153	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$19,499
172 264 674	10/10/2017	BUILDER'S LIEN LIENOR - LANSHER FRAMING LTD. AMOUNT: \$14,940
172 264 972	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 264 973	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 310	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$8,300
172 268 267	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$18,798
172 282 940	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$603
182 056 562	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234277
182 061 766	13/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263153
182 073 080	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261493
182 073 787	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268267 BUILDER'S LIEN ACT
182 075 874	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262255
182 076 267	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261726

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 079 092	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265310
182 080 021	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264972
182 080 022	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264973
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 32
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +33

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 574	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 267	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,454
172 261 721	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$1,631

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 264 587	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$7,290
172 268 251	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$7,774
182 056 563	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234267
182 073 779	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268251 BUILDER'S LIEN ACT
182 076 264	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261721
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1524128
 BLOCK 2
 LOT 33
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 273 506 +34

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 273 508	02/09/2015	UTILITY RIGHT OF WAY
152 273 511	02/09/2015	RESTRICTIVE COVENANT
162 058 552	24/02/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 553	24/02/2016	CAVEAT RE : EASEMENT , ETC. CAVEATOR - JENSEN LAKES HOMEOWNERS ASSOCIATION.
162 058 554	24/02/2016	CAVEAT RE : RESTRICTIVE COVENANT
172 277 574	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - VILLENEUVE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 370 146	03/11/2014	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. ORIGINAL PRINCIPAL AMOUNT: \$33,000,000
162 192 817	18/07/2016	AMENDING AGREEMENT AMOUNT: \$41,000,000 AFFECTS INSTRUMENT: 142370146
172 234 270	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,454
172 261 717	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$1,631

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 264 587	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$7,290
172 268 258	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$7,774
182 056 560	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234270
182 073 783	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268258
182 076 268	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261717
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1521595
 BLOCK 5
 LOT 15
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 101 561 +61

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 269 402	27/08/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CANADIAN WESTERN BANK.
152 101 563	01/04/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1521596 AS TO AREA "A"
152 101 564	01/04/2015	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:1521596 AS TO AREA "B"
152 101 565	01/04/2015	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:1521596 AS TO AREA "C"
152 101 566	01/04/2015	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1521596 AS TO AREA "D"
152 101 572	01/04/2015	EASEMENT AS TO PORTION OR PLAN:1521597
152 135 781	07/05/2015	CAVEAT RE : ENCUMBRANCE CAVEATOR - ROSENTHAL HOMEOWNERS ASSOCIATION.
152 135 782	07/05/2015	CAVEAT RE : EASEMENT , ETC.
152 135 783	07/05/2015	CAVEAT RE : RESTRICTIVE COVENANT
172 277 674	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - WINTERBURN DEVELOPMENTS INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 269 401	27/08/2013	MORTGAGE MORTGAGEE - CANADIAN WESTERN BANK. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000
172 253 561	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$7,357
172 254 821	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LIMBER COMPANY LTD. AMOUNT: \$5,100
172 255 428	29/09/2017	BUILDER'S LIEN LIENOR - 976959 ALBERTA LTD. AMOUNT: \$4,723
172 255 631	29/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$8,727
172 257 839	02/10/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$11,492
172 258 200	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$3,922
172 258 490	03/10/2017	BUILDER'S LIEN LIENOR - DIVINE HARDWOOD FLOORING LTD. AMOUNT: \$2,353
172 260 715	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$12,872
172 260 722	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$12,256
172 263 125	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$18,896
172 264 900	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$453
172 264 915	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 044	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$1,740
172 265 255	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$6,184
172 272 939	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172257839

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 274 805	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$2,793
172 277 551	23/10/2017	BUILDER'S LIEN LIENOR - BUCKWOLD WESTERN LTD. AMOUNT: \$3,087
172 282 999	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$351
182 056 289	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263125
182 065 731	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172255631
182 070 172	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253561
182 071 331	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258200
182 074 547	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172258490
182 075 976	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260715
182 076 227	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260722
182 076 241	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172277551 BUILDER'S LIEN ACT
182 079 081	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265255
182 079 973	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264900
182 079 980	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264915
182 087 387	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274805
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1324177
 BLOCK 4
 LOT 33
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

132 316 906 +34

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 316 908	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1324178 AS TO AREA "A"
132 316 910	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:1324178 AS TO AREA "B"
132 316 912	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:1324178 AS TO AREA "C"
132 316 914	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1324178 AS TO AREA "E"
132 316 918	03/10/2013	RESTRICTIVE COVENANT
142 007 881	08/01/2014	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROSENTHAL HOMEOWNERS ASSOCIATION.
142 007 882	08/01/2014	CAVEAT RE : EASEMENT
142 007 883	08/01/2014	CAVEAT RE : RESTRICTIVE COVENANT
172 277 522	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LEWIS ESTATES COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 215 470	15/07/2011	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 254 906	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LUMBER COMPANY LTD. AMOUNT: \$2,503
172 260 424	04/10/2017	BUILDER'S LIEN LIENOR - LEHIGH HANSON MATERIALS LIMITED. AMOUNT: \$7,572
172 261 826	05/10/2017	BUILDER'S LIEN LIENOR - 1286984 ALBERTA LTD. AMOUNT: \$1,712
172 262 434	06/10/2017	BUILDER'S LIEN LIENOR - NIVEK CONSTRUCTION LIMITED. AMOUNT: \$1,118
172 262 686	06/10/2017	BUILDER'S LIEN LIENOR - LENBETH WEEPING TILE (EDM). AMOUNT: \$2,679
172 263 120	06/10/2017	BUILDER'S LIEN LIENOR - PALS GEOMATICS CORP. AMOUNT: \$719
172 264 586	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$3,632
172 265 142	10/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$10,739
172 266 267	12/10/2017	BUILDER'S LIEN LIENOR - 1524666 ALBERTA LTD. AMOUNT: \$582
172 286 869	01/11/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260424
172 295 295	09/11/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - AHMET YILMAZ CAVEATOR - ASLIHAN YILMAZ
182 074 774	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262686
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 5, 2018

LEGAL:

PLAN 1324177
 BLOCK 4
 LOT 36
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

132 316 906 + 36

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 316 908	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1324178 AS TO AREA "A"
132 316 910	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:1324178 AS TO AREA "B"
132 316 912	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:1324178 AS TO AREA "C"
132 316 914	03/10/2013	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1324178 AS TO AREA "E"
132 316 918	03/10/2013	RESTRICTIVE COVENANT
142 007 881	08/01/2014	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROSENTHAL HOMEOWNERS ASSOCIATION.
142 007 882	08/01/2014	CAVEAT RE : EASEMENT
142 007 883	08/01/2014	CAVEAT RE : RESTRICTIVE COVENANT
172 277 535	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LEWIS ESTATES COMMUNITIES INC.
172 289 972	04/11/2017	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - RABIH SALAMY CAVEATOR - BRUNO SALAMY

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 215 470	15/07/2011	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 254 860	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LIMBER COMPANY LTD. AMOUNT: \$24,787
172 258 204	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$1,146
172 260 305	04/10/2017	BUILDER'S LIEN LIENOR - BRISAM CONTRACTING LTD. AMOUNT: \$19,526
172 260 763	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$9,178
172 261 883	05/10/2017	BUILDER'S LIEN LIENOR - SELECT FIREPLACES LIMITED. AMOUNT: \$50,527
172 262 025	05/10/2017	BUILDER'S LIEN LIENOR - A CLARK ROOFING & SIDING LP. AMOUNT: \$4,806
172 262 143	06/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$3,750
172 262 906	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$11,078
172 263 127	06/10/2017	BUILDER'S LIEN LIENOR - AJAX DRYWALL 2000 LTD. AMOUNT: \$25,324
172 265 040	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 041	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 258	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$2,688
172 266 234	12/10/2017	BUILDER'S LIEN LIENOR - 1524666 ALBERTA LTD. AMOUNT: \$7,688
172 269 996	16/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC LTD. AMOUNT: \$7,670
172 269 997	16/10/2017	BUILDER'S LIEN LIENOR - SYSTEM CONTROL & ELECTRIC LTD. AMOUNT: \$361

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 283 030	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$538
182 056 281	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172263127
182 070 180	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262025
182 071 336	26/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172258204
182 075 875	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262143
182 076 211	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260763
182 079 089	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265258
182 080 030	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265040 AFFECTS INSTRUMENT: 172265041
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1521325
 BLOCK 12
 LOT 25
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 082 887 +63

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 082 889	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1521326 AS TO AREA 'A'
152 082 891	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:1521326 AS TO AREA 'B'
152 082 893	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:1521326 AS TO AREA 'C'
152 082 895	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1521326 AS TO AREA 'D'
152 108 581	10/04/2015	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROSENTHAL HOMEOWNERS ASSOCIATION.
152 108 582	10/04/2015	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
152 108 583	10/04/2015	CAVEAT RE : RESTRICTIVE COVENANT
172 277 440	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - ROSENTHAL COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 001 539	02/01/2013	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. ORIGINAL PRINCIPAL AMOUNT: \$19,500,000
172 254 891	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LIMBER COMPANY LTD. AMOUNT: \$754
172 260 415	04/10/2017	BUILDER'S LIEN LIENOR - LEHIGH HANSON MATERIALS LIMITED. AMOUNT: \$5,084
172 261 824	05/10/2017	BUILDER'S LIEN LIENOR - 1286984 ALBERTA LTD. AMOUNT: \$1,025
172 262 687	06/10/2017	BUILDER'S LIEN LIENOR - LENBETH WEEPING TILE (EDM). AMOUNT: \$1,006
172 263 161	06/10/2017	BUILDER'S LIEN LIENOR - PALS GEOMATICS CORP. AMOUNT: \$719
172 264 590	10/10/2017	BUILDER'S LIEN LIENOR - R.G.G. CONSTRUCTION LTD. AMOUNT: \$2,969
172 266 259	12/10/2017	BUILDER'S LIEN LIENOR - 1524666 ALBERTA LTD. AMOUNT: \$6,609
172 286 868	01/11/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260415
182 074 767	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262687
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1521325
 BLOCK 3
 LOT 50
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 082 887 +40

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 082 889	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1521326 AS TO AREA 'A'
152 082 891	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:1521326 AS TO AREA 'B'
152 082 893	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:1521326 AS TO AREA 'C'
152 082 895	13/03/2015	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS LIMITED. AS TO PORTION OR PLAN:1521326 AS TO AREA 'D'
152 082 899	13/03/2015	RESTRICTIVE COVENANT
152 108 581	10/04/2015	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROSENTHAL HOMEOWNERS ASSOCIATION.
152 108 582	10/04/2015	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
152 108 583	10/04/2015	CAVEAT RE : RESTRICTIVE COVENANT
172 277 592	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - ROSENTHAL COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 001 539	02/01/2013	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. ORIGINAL PRINCIPAL AMOUNT: \$19,500,000
172 254 876	28/09/2017	BUILDER'S LIEN LIENOR - NELSON LUMBER COMPANY LTD. AMOUNT: \$2,184
172 260 468	04/10/2017	BUILDER'S LIEN LIENOR - LEHIGH HANSON MATERIALS LIMITED. AMOUNT: \$8,190
172 261 236	05/10/2017	BUILDER'S LIEN LIENOR - WESTCON PRECAST INC. AMOUNT: \$1,851
172 261 268	05/10/2017	BUILDER'S LIEN LIENOR - TIMBER-CON CONSTRUCTORS LTD. AMOUNT: \$3,948
172 261 825	05/10/2017	BUILDER'S LIEN LIENOR - 1286984 ALBERTA LTD. AMOUNT: \$1,489
172 262 435	06/10/2017	BUILDER'S LIEN LIENOR - NIVEK CONSTRUCTION LIMITED. AMOUNT: \$1,349
172 262 441	06/10/2017	BUILDER'S LIEN LIENOR - NIVEK CONSTRUCTION LIMITED. AMOUNT: \$1,050
172 262 682	06/10/2017	BUILDER'S LIEN LIENOR - LENBETH WEEPING TILE (EDM). AMOUNT: \$2,111
172 262 866	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$15,322
172 263 131	06/10/2017	BUILDER'S LIEN LIENOR - PALS GEOMATICS CORP. AMOUNT: \$719
172 266 258	12/10/2017	BUILDER'S LIEN LIENOR - 1524666 ALBERTA LTD. AMOUNT: \$8,694
172 286 868	01/11/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260468
182 074 767	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262682
182 075 873	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261268
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1425124
 BLOCK 109
 LOT 7
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 391 923 +159

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
142 391 926	18/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1425125 AS TO AREA "A"

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 253 544	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$4,884
172 253 558	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$8,035
172 265 432	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$2,646
172 272 990	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253544

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 070 163	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253558
182 079 091	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265432
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1425124
 BLOCK 108
 LOT 68
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 391 923 +134

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
142 391 926	18/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1425125 AS TO AREA "A"
142 391 931	18/11/2014	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 253 541	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$12,371
172 264 909	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 272 987	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253541

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 287 762	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$4,231
182 073 077	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287762
182 079 885	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264909
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1425124
 BLOCK 108
 LOT 71
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 391 923 +137

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
142 391 926	18/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1425125 AS TO AREA "A"
142 391 931	18/11/2014	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 253 542	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$12,386
172 264 910	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 272 988	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253542
182 079 885	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264910

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1425124
 BLOCK 108
 LOT 23
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 391 923 +87

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
142 391 926	18/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1425125 AS TO AREA "A"

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 261 521	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,138
172 264 615	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$499
172 265 090	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
182 073 077	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261521

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 079 851	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264615
182 080 056	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265090
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1425124
 BLOCK 108
 LOT 24
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

142 391 923 +88

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
142 391 926	18/11/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1425125 AS TO AREA "A"

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 261 522	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,443
172 264 616	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$499
172 264 617	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
182 073 077	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261522

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 079 851	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264616 AFFECTS INSTRUMENT: 172264617
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525031
 BLOCK 110
 LOT 15
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 348 577 +70

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
152 348 580	05/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1525032 AS TO AREA 'A'

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 253 545	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$3,315
172 253 559	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,707
172 265 260	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$5,533
172 272 991	18/10/2017	CERTIFICATE OF LIS PENDENS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 274 846	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$1,743
182 070 161	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253559
182 079 091	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265260
182 087 434	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274846
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525031
 BLOCK 110
 LOT 16
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 348 577 +71

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
152 348 580	05/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1525032 AS TO AREA 'A'

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 253 546	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$3,108
172 253 560	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,689
172 264 724	10/10/2017	BUILDER'S LIEN LIENOR - ALBERTA DECK SHOP LTD. AMOUNT: \$3,600
172 265 259	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$2,766

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 272 999	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253546
172 274 841	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$1,743
182 070 162	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253560
182 077 972	05/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264724
182 079 091	06/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265259
182 087 423	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274841
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525031
 BLOCK 110
 LOT 27
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 348 577 +75

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
152 348 580	05/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1525032 AS TO AREA 'A'

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 234 299	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,040
172 261 516	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,195
172 264 349	10/10/2017	BUILDER'S LIEN LIENOR - ALWAYS PLUMBING AND HEATING LTD. AMOUNT: \$6,279
182 056 534	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234299
182 073 077	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261516

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 080 579	10/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264349
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525031
 BLOCK 110
 LOT 28
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 348 577 +76

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
052 105 413	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
152 348 580	05/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:1525032 AS TO AREA 'A'

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
112 027 729	28/01/2011	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$30,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
122 385 567	22/11/2012	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$150,000,000 MORTGAGE REINSTATED BY 172228238 SEPTEMBER 1, 2017
172 234 295	08/09/2017	BUILDER'S LIEN LIENOR - ALL COMPLETE EXCAVATING CORPORATION. AMOUNT: \$5,040
172 261 517	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$2,962
172 264 345	10/10/2017	BUILDER'S LIEN LIENOR - ALWAYS PLUMBING AND HEATING LTD. AMOUNT: \$8,533
182 056 533	07/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172234295
182 073 077	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261517

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 080 578	10/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264345
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 7
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +6

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 253 532	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$9,782
172 253 562	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,470

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 255 432	29/09/2017	BUILDER'S LIEN LIENOR - 976959 ALBERTA LTD. AMOUNT: \$3,632
172 255 635	29/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$7,033
172 258 265	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$2,668
172 260 645	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$8,136
172 261 953	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$4,961
172 265 046	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$2,568
172 265 071	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 072	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 244	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$5,975
172 266 004	11/10/2017	BUILDER'S LIEN LIENOR - ABSOLUTE FINISHING LTD. AMOUNT: \$2,613
172 266 097	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$4,780
172 272 940	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253532
172 274 940	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$1,743
172 283 013	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$1,102
172 287 763	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,343
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172255635
182 070 173	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253562

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 071 316	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258265
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287763
182 076 005	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260645
182 080 056	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265071 AFFECTS INSTRUMENT: 172265072
182 087 418	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274940
182 087 974	19/04/2018	CERTIFICATE OF LIS PENDENS
182 094 357	27/04/2018	CERTIFICATE OF LIS PENDENS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 8
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +7

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 253 563	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,539
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 255 636	29/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$7,492
172 258 261	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$3,364
172 260 600	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$7,980
172 261 913	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$4,352
172 265 007	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 025	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$3,213
172 265 047	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$2,142
172 265 070	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 245	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$5,975
172 265 995	11/10/2017	BUILDER'S LIEN LIENOR - ABSOLUTE FINISHING LTD. AMOUNT: \$2,566
172 266 096	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$4,843
172 266 637	12/10/2017	BUILDER'S LIEN LIENOR - JULIAN CERAMIC TILE INC. AMOUNT: \$1,051
172 274 982	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$2,457
172 283 011	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$853
172 287 764	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,648
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172255636
182 070 174	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253563

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 071 337	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258261
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287764
182 075 988	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260600
182 076 260	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261913
182 080 029	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265007
182 080 055	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265070
182 087 415	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274982
182 087 974	19/04/2018	CERTIFICATE OF LIS PENDENS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 11
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +10

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 263 058	06/10/2017	BUILDER'S LIEN LIENOR - DEBARA CLEANING LTD. AMOUNT: \$1,260
172 266 451	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 268 371	13/10/2017	BUILDER'S LIEN LIENOR - JOVAN CORP AMOUNT: \$533
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 12
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +11

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 266 434	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619
172 268 381	13/10/2017	BUILDER'S LIEN LIENOR - JOVAN CORP. AMOUNT: \$445

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 15
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +14

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 253 482	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,470
172 253 533	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$13,041

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 255 029	28/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$7,745
172 255 522	29/09/2017	BUILDER'S LIEN LIENOR - 976959 ALBERTA LTD. AMOUNT: \$3,655
172 258 255	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$2,733
172 258 522	03/10/2017	BUILDER'S LIEN LIENOR - DIVINE HARDWOOD FLOORING LTD. AMOUNT: \$4,242
172 260 694	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$9,939
172 260 731	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$9,119
172 265 026	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$3,694
172 265 248	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$7,029
172 266 033	11/10/2017	BUILDER'S LIEN LIENOR - ABSOLUTE FINISHING LTD. AMOUNT: \$2,613
172 266 221	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$4,780
172 266 375	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,984
172 266 450	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619
172 272 941	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253533
172 274 958	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$2,457
172 277 584	23/10/2017	BUILDER'S LIEN LIENOR - BUCKWOLD WESTERN LTD. AMOUNT: \$1,653
172 283 008	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$1,286

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 287 766	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,648
172 295 577	09/11/2017	BUILDER'S LIEN LIENOR - DP EXPRESS LTD. AMOUNT: \$400
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172255029
182 070 168	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253482
182 071 346	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258255
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287766
182 074 541	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172258522
182 075 997	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260694
182 076 255	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172277584
182 076 257	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260731
182 087 410	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274958
182 087 974	19/04/2018	CERTIFICATE OF LIS PENDENS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 16
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +15

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 253 478	27/09/2017	BUILDER'S LIEN LIENOR - GEM CABINETS LTD. AMOUNT: \$6,792
172 253 534	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$13,585

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 255 028	28/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$7,745
172 255 427	29/09/2017	BUILDER'S LIEN LIENOR - 976959 ALBERTA LTD. AMOUNT: \$3,577
172 258 205	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$2,734
172 260 628	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$9,917
172 261 809	05/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$9,119
172 265 024	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$3,266
172 265 112	10/10/2017	BUILDER'S LIEN LIENOR - ALBERTA HARDWOOD FLOORING (EDM) LTD. AMOUNT: \$3,753
172 265 249	10/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$7,029
172 266 041	11/10/2017	BUILDER'S LIEN LIENOR - ABSOLUTE FINISHING LTD. AMOUNT: \$2,613
172 266 113	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$4,843
172 266 359	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$1,984
172 266 449	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619
172 272 944	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253534
172 274 952	20/10/2017	BUILDER'S LIEN LIENOR - BARCOL DOOR LTD. AMOUNT: \$2,457
172 277 720	23/10/2017	BUILDER'S LIEN LIENOR - BUCKWOLD WESTERN LTD. AMOUNT: \$2,068
172 283 009	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$1,286

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 287 765	02/11/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,648
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172255028
182 070 171	22/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253478
182 071 307	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258205
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172287765
182 075 991	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260628
182 076 248	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172277720
182 076 261	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261809
182 087 405	18/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172274952
182 087 974	19/04/2018	CERTIFICATE OF LIS PENDENS
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 23
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +22

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 402	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT "ENDORSED BY 172010924 ON 20170112"
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 266 093	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$409

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 266 448	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 24
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +23

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 402	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT "ENDORSED BY 172010924 ON 20170112"
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 266 092	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$426

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 266 447	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$619
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 27
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +26

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 402	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 244 851	19/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$5,610
172 253 536	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$13,258

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 260 649	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$10,847
172 261 490	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,475
172 264 968	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 264 969	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 265 036	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$3,694
172 266 248	12/10/2017	BUILDER'S LIEN LIENOR - G 'N Q CONSTRUCTION LTD. AMOUNT: \$330
172 268 244	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$8,384
172 268 584	13/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$7,681
172 272 942	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253536
172 282 993	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$853
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172244851
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261490
182 073 777	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268244 BUILDER'S LIEN ACT
182 076 002	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260649
182 080 021	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264968 AFFECTS INSTRUMENT: 172264969
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 28
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +27

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 402	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 558	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 244 854	19/09/2017	BUILDER'S LIEN LIENOR - ALLSONS ELECTRIC LTD. AMOUNT: \$5,610
172 253 535	27/09/2017	BUILDER'S LIEN LIENOR - GRAMAR CONCRETE SERVICES LTD. AMOUNT: \$11,371

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 260 608	04/10/2017	BUILDER'S LIEN LIENOR - RAINGUARD EAVESTROUGHING (EDM.) LTD. AMOUNT: \$8,840
172 260 703	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$5,534
172 261 491	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$3,475
172 264 933	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$472
172 264 970	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$302
172 265 027	10/10/2017	BUILDER'S LIEN LIENOR - FRANK'S MASONRY INC. AMOUNT: \$2,436
172 266 254	12/10/2017	BUILDER'S LIEN LIENOR - G 'N Q CONSTRUCTION LTD. AMOUNT: \$330
172 268 241	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$8,384
172 268 566	13/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$8,136
172 272 943	18/10/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172253535
172 283 014	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$853
182 065 652	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172244854
182 073 082	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261491
182 073 862	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268241
182 075 992	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260608
182 076 259	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260703
182 079 988	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264933
182 080 100	09/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172264970
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 610	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 264 499	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$16,359
172 264 500	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$20,448

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 264 501	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$14,637
172 268 380	13/10/2017	BUILDER'S LIEN LIENOR - JOVAN CORP. AMOUNT: \$403
172 277 041	23/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$14,637
172 278 935	24/10/2017	BUILDER'S LIEN LIENOR - HIGH STANDARD LANDSCAPE. AMOUNT: \$18,633
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525309
 BLOCK 27
 LOT 2
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 371 358 +1

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 371 361	26/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525310 SHOWN AS AREA "A"
152 371 400	26/11/2015	AGREEMENT RE: EASEMENT AND RESTRICTIVE COVENANT EASEMENT AFFECTING PLAN 1525310 SHOWN AS AREA "B"
152 371 401	26/11/2015	RESTRICTIVE COVENANT
172 002 752	05/01/2017	PARTY WALL AGREEMENT
172 277 610	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. COMMERCIAL SALES AND SERVICE CENTRE ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 264 499	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$16,359
172 264 500	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$20,448

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 264 501	10/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$14,637
172 268 379	13/10/2017	BUILDER'S LIEN LIENOR - JOVAN CORP. AMOUNT: \$491
172 277 041	23/10/2017	BUILDER'S LIEN LIENOR - LAWNZ INC. AMOUNT: \$14,637
172 278 935	24/10/2017	BUILDER'S LIEN LIENOR - HIGH STANDARD LANDSCAPE. AMOUNT: \$18,633
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525099
 BLOCK 25
 LOT 7
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 353 840 +30

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 353 842	13/11/2015	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF SPRUCE GROVE.
152 353 844	13/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525100 AS TO AREA "A"
172 277 583	23/10/2017	CAVEAT RE : VENDOR'S LIEN CAVEATOR - JESPERDALE COMMUNITIES INC.
172 297 725	14/11/2017	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - ALEXIE PERTICH CAVEATOR - SEAN OBRIGEWITCH

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 255 333	29/09/2017	BUILDER'S LIEN LIENOR - MICHELLE ADOLPH AMOUNT: \$18,357

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 260 439	04/10/2017	BUILDER'S LIEN LIENOR - LEHIGH HANSON MATERIALS LIMITED. AMOUNT: \$7,204
172 260 725	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$9,648
172 261 235	05/10/2017	BUILDER'S LIEN LIENOR - WESTCON PRECAST INC. AMOUNT: \$1,541
172 261 267	05/10/2017	BUILDER'S LIEN LIENOR - TIMBER-CON CONSTRUCTORS LTD. AMOUNT: \$2,995
172 261 492	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$1,319
172 261 845	05/10/2017	BUILDER'S LIEN LIENOR - 1286984 ALBERTA LTD. AMOUNT: \$894
172 261 883	05/10/2017	BUILDER'S LIEN LIENOR - SELECT FIREPLACES LIMITED. AMOUNT: \$50,527
172 262 440	06/10/2017	BUILDER'S LIEN LIENOR - NIVEK CONSTRUCTION LIMITED. AMOUNT: \$1,018
172 262 842	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$10,233
172 268 218	13/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$25,066
172 286 868	01/11/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260439
172 325 108	06/12/2017	CERTIFICATE OF LIS PENDENS
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261492
182 073 775	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172268218 BUILDER'S LIEN ACT
182 075 872	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261267
182 076 256	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260725
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525099
 BLOCK 25
 LOT 3
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 353 840 +26

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 353 842	13/11/2015	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF SPRUCE GROVE.
152 353 844	13/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525100 AS TO AREA "A"
172 277 525	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
172 254 956	28/09/2017	BUILDER'S LIEN LIENOR - 1502315 ALBERTA LTD. AMOUNT: \$348,894
172 255 336	29/09/2017	BUILDER'S LIEN LIENOR - MICHELLE ADOLPH AMOUNT: \$18,077

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 258 201	02/10/2017	BUILDER'S LIEN LIENOR - GLENORA LUMBER & BUILDING SUPPLIES LTD. AMOUNT: \$1,037
172 260 764	04/10/2017	BUILDER'S LIEN LIENOR - DIVERSIFIED MECHANICAL LTD. AMOUNT: \$8,803
172 261 237	05/10/2017	BUILDER'S LIEN LIENOR - WESTCON PRECAST INC. AMOUNT: \$1,541
172 261 520	05/10/2017	BUILDER'S LIEN LIENOR - JAYSON GLOBAL ROOFING INC. AMOUNT: \$5,551
172 261 883	05/10/2017	BUILDER'S LIEN LIENOR - SELECT FIREPLACES LIMITED. AMOUNT: \$50,527
172 262 442	06/10/2017	BUILDER'S LIEN LIENOR - NIVEK CONSTRUCTION LIMITED. AMOUNT: \$1,141
172 262 868	06/10/2017	BUILDER'S LIEN LIENOR - ALL WEATHER WINDOWS LTD. AMOUNT: \$9,209
172 265 099	10/10/2017	BUILDER'S LIEN LIENOR - IGLOO BUILDING SUPPLIES GROUP LTD. AMOUNT: \$25,844
172 265 345	11/10/2017	BUILDER'S LIEN LIENOR - MOBIL HEATING AND AIR CONDITIONING INC. AMOUNT: \$2,692
172 266 206	11/10/2017	BUILDER'S LIEN LIENOR - 1524666 ALBERTA LTD. AMOUNT: \$7,670
172 282 994	27/10/2017	BUILDER'S LIEN LIENOR - TRANS AMERICA MANAGEMENT 2000 INC. AMOUNT: \$354
172 325 108	06/12/2017	CERTIFICATE OF LIS PENDENS
182 071 313	26/03/2018	CERTIFICATE OF LIS PENDENS BY - GLENORA LUMBER & BUILDING SUPPLIES LTD. AFFECTS INSTRUMENT: 172258201
182 073 081	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172261520
182 073 776	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172265099 BUILDER'S LIEN ACT
182 076 258	03/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172260764
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

LEGAL:

PLAN 1525099
 BLOCK 24
 LOT 97
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

152 353 840 +23

NAME OF OWNER:

NORSTAR BUILDERS LTD.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 353 842	13/11/2015	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF SPRUCE GROVE.
152 353 844	13/11/2015	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1525100 AS TO AREA "A"
172 277 525	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR – JESPERDALE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 450 468	20/11/2003	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. ORIGINAL PRINCIPAL AMOUNT: \$4,000,000
072 730 048	19/12/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
182 109 225	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after May 10, 2018

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP
OF 1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
1852512 ALBERTA LTD., and REID
CAPITAL CORP.

APPLICANT ALVAREZ & MARSAL CANADA INC., in its
capacity as Court-appointed Receiver and
Manager of the current and future assets,
undertakings and properties of 1679775
ALBERTA LTD., REID-BUILT HOMES LTD.,
REID WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD., REID
BUILT HOMES CALGARY LTD., REID
INVESTMENTS LTD., 1852512 ALBERTA
LTD., and REID CAPITAL CORP.

DOCUMENT **SALE APPROVAL AND VESTING ORDER
(Armour Developments Ltd. [Reid Lots])**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT **Norton Rose Fulbright Canada LLP**
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2
Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

DATE ON WHICH ORDER WAS PRONOUNCED: July 5, 2018
LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta
NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Mr. Justice R. A. Graesser

UPON THE APPLICATION by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the **Receiver**) of the current and future assets, undertakings, and properties of

1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (collectively, the **Debtors**) for an order approving the sale transaction (the **Transaction**) contemplated by an agreement of purchase and sale between the Receiver and Armour Developments Ltd. (the **Purchaser**) dated June 25, 2018, (the **Sale Agreement**) and described in the Ninth Report of the Receiver, filed (the **Report**), and upon noting the registered security interests set out in **Schedule "B"** to this Order, and vesting in the Purchaser the Debtors' respective right, title, and interest in and to the assets described in the Sale Agreement (the **Purchased Assets**);

AND UPON HAVING READ the Receivership Order dated November 2, 2017, (the **Receivership Order**), and the Report; **AND UPON HEARING** the submissions of counsel for the Receiver and any other interested parties that may be present; **AND UPON IT APPEARING** that service has been effected;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

APPROVAL OF TRANSACTION

2. The Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby approved. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction or for the conveyance of the Purchased Assets to the Purchaser.

VESTING OF PROPERTY

3. Upon the delivery of a Receiver's certificate to the Purchaser substantially in the form set out in **Schedule "A"** hereto (the **Receiver's Certificate**), all of the Debtors' respective right, title, and interest in and to the Purchased Assets shall vest absolutely in the name of the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, caveats, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **Claims**) including, without limiting the generality of the foregoing:

- i. any encumbrances or charges created by the Receivership Order or any other Orders granted in the Receivership Proceedings;
- ii. all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Alberta) or any other personal property registry system; and
- iii. for greater certainty, this Court orders that all of the Claims affecting or relating to the Assets are hereby expunged and discharged as against the Assets,

4. Upon the delivery of the Receiver's Certificate, and upon the filing of a certified copy of this Order, together with any applicable registration fees, the Registrar of Land Titles of Alberta (the **Registrar**) is hereby authorized, requested, and directed to cancel the existing Certificate of Title Nos. 161 226 226 +64, 161 226 226 +65, 161 226 226 +66, 161 226 226 +68, 161 226 226 +71, 161 226 226 +72, 161 226 226 +73, and legally described as, respectively:

PLAN 1611520
BLOCK 42
LOT 39
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42
LOT 40
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42
LOT 41
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42
LOT 43
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42
LOT 46
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42
LOT 47
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1611520
BLOCK 42

LOT 48
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the **Lands**), and to issue new Certificates of Title for the Lands in the name of the Purchaser, and to register such transfers, discharges, discharge statements of conveyances, as may be required to convey clear title to the Lands to the Purchaser, which Certificates of Title shall be subject only to those encumbrances (the **Permitted Encumbrances**) listed on **Schedule "A"** to the Receiver's Certificate (and listed in duplicate on **Schedule "B"** to this Order). The Registrar is expressly authorized and directed to include in the discharge of the encumbrances registered against the Lands, all encumbrances registered after the date the Receivership Order was granted.

5. This Order shall be registered by the Registrar notwithstanding the requirements of section 191(1) of the Land Titles Act, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed, which appeal period is expressly waived.

6. The Purchaser shall, by virtue of the completion of the Transaction, have no liability of any kind whatsoever in respect of any Claims against the Debtors.

7. The Debtors and all persons who claim by, through or under the Debtors in respect of the Purchased Asset, save and except for the persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely barred and foreclosed from all estate, right, title, interest, royalty, rental and equity of redemption of the Purchased Assets and, to the extent that any such persons remains in possession or control of any of the Purchased Asset, they shall forthwith deliver possession thereof to the Purchaser.

8. The Purchaser shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for their own use and benefit without any interference of or by the Debtors, or any person claiming by or through or against the Debtors.

9. Immediately after the closing of the Transaction, the holders of the Permitted Encumbrances shall have no claim whatsoever against the Receiver or any of the Debtors.

10. The Receiver is to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof to the Purchaser.

11. Notwithstanding:

- i. the pendency of these proceedings;
- ii. any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Debtors and any bankruptcy order issued pursuant to any such applications; and

- iii. any assignment in bankruptcy made in respect of any of the Debtors,

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Debtors and shall not be void or voidable by creditors of the Debtors, nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

12. The Receiver, the Purchaser, and any other interested party, shall be at liberty to apply for further advice, assistance and directions as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.

PRIORITIES AND DISTRIBUTION OF NET PROCEEDS

13. Upon delivery of the Receiver's Certificate, the Receiver is authorized to hold back 5% of the proceeds from the sale of the Purchased Assets in respect of the Receiver's charges created pursuant to the Receivership Order, pending an allocation determination in due course.

14. Subject to the holdback identified in paragraph 13 of this Order, and upon delivery of the Receiver's Certificate, the Receiver is authorized to distribute the net proceeds from the sale of the Purchased Assets to any prior-registered lien claimant(s) or security claimant(s) having a claim against the Lands, as listed in **Schedule "B"** to this Order, and in accordance with the priority of such claim(s) with respect to the Purchased Assets immediately prior to the sale, as if the Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale, provided that such distribution shall only be made upon the Receiver's confirming the validity of the prior-registered security claimant's security and outstanding indebtedness.

15. Where by the terms of paragraph 14 of this Order any registered security claimant is not entitled to receive a distribution or payment from the net proceeds from the sale of the Purchased Assets, such net proceeds may be distributed by the Receiver in accordance with the administration of the receivership estate.

16. Subject to paragraphs 14 and 15 of this Order, for the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Assets after any distribution is made to any valid, registered security claimant(s) identified in paragraph 14 of this Order, shall stand in the place and stead of the Purchased Asset, and from and after the delivery of the Receiver's Certificate all Claims and Encumbrances shall attach to the net proceeds from the sale of the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the

Purchased Assets had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

17. For certainty, if the net proceeds from the sale of the Purchased Assets are insufficient to fully satisfy the Claims of the security claimants identified in paragraph 14 of this Order, then subsequently registered Claims can expect no distributions or payments from the net proceeds from the sale of the Purchased Asset.

MISCELLANEOUS MATTERS

18. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals regulatory and administrative bodies are hereby respectfully requested to make such orders as to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

19. This Order must be served only upon those interested parties attending or represented at the within application and service may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following the transmission or delivery of such documents.

20. Service of this Order on any party not attending this application is hereby dispensed with.

J.C. C.Q.B.A.

SCHEDULE A

Form of Receiver's Certificate

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP OF 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA LTD., and REID CAPITAL CORP.

DOCUMENT **RECEIVER'S CERTIFICATE
(Armour Developments Ltd.)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

Norton Rose Fulbright Canada LLP
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2

Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

RECITALS

- A. Pursuant to an Order of the Honourable Justice Hillier of the Court of Queen's Bench of Alberta, Judicial District of Edmonton (the **Court**) dated November 2, 2017, Alvarez & Marsal Canada Inc., was appointed as the receiver (the **Receiver**) of the current and future assets, undertakings, and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (together, the **Debtors**).

- B. Pursuant to an Order of the Court dated June 19, 2018, the Court approved the agreement of purchase and sale made as of June 25, 2018 (the **Sale Agreement**) between the Receiver and Armour Developments Ltd. (the **Purchaser**) and provided for the vesting in the Purchaser of the Debtors' respective right, title, and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser;
3. For the purposes of the Land Titles Office (Alberta), the Permitted Encumbrances are as set out in Schedule "A" hereto; and
4. The Transaction has been completed to the satisfaction of the Receiver.
5. This Certificate was delivered by the Receiver at **[Time]** on **[Date]**.

**ALVAREZ & MARSAL CANADA INC.,
in its capacity as Court-appointed
Receiver and Manager of the current
and future assets, undertakings and
properties of 1679775 ALBERTA
LTD., REID-BUILT HOMES LTD., REID
WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD.,
REID BUILT HOMES CALGARY LTD.,
REID INVESTMENTS LTD., 1852512
ALBERTA LTD., and REID CAPITAL
CORP., and not in its personal
capacity.**

Per: _____

**Name: Todd Martin / Tom Powell,
Alvarez & Marsal Canada Inc.**

**Title: Managing Director / Senior
Director**

SCHEDULE B

LEGAL:

PLAN 1611520
BLOCK 42
LOT 39
EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +64

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT, ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
171 217 460	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,770
171 217 485	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,776
171 217 490	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,816
171 219 089	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$8,378
171 219 978	02/10/2017	BUILDER'S LIEN LIENOR - AARON EXTERIORS LTD. AMOUNT: \$1,312
171 220 586	03/10/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$4,007
171 220 975	03/10/2017	BUILDER'S LIEN LIENOR - ROB'S DRYWALL SERVICES LTD. AMOUNT: \$29,876
171 222 667	04/10/2017	BUILDER'S LIEN LIENOR - WM. SCHMIDT MECHANICAL CONTRACTORS LTD. AMOUNT: \$653
171 223 557	05/10/2017	BUILDER'S LIEN LIENOR - SIENA FLOORING INC. AMOUNT: \$8,197
171 223 635	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$2,202
171 223 732	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$1,850
171 224 462	06/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$9,062
171 224 519	06/10/2017	BUILDER'S LIEN LIENOR - 1093776 ALBERTA INC. AMOUNT: \$2,068
171 225 707	10/10/2017	BUILDER'S LIEN LIENOR - SIGNATURE FAN COMPANY LTD. AMOUNT: \$1,479
171 230 328	16/10/2017	BUILDER'S LIEN LIENOR - TBA CLEANING SERVICES LTD. AMOUNT: \$675

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 230 667	17/10/2017	BUILDER'S LIEN LIENOR - BRECKENRIDGE CONCRETE LTD. AMOUNT: \$22,837
171 241 466	27/10/2017	BUILDER'S LIEN LIENOR - GRANITE WORX INC. AMOUNT: \$2,294
171 257 555	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,168
181 066 257	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219089

And any subsequent registration(s) made after 27/03/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 40
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +65

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 217 460	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,770
171 217 485	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,776
171 217 490	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,816
171 219 079	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,581
171 219 960	02/10/2017	BUILDER'S LIEN LIENOR - AARON EXTERIORS LTD. AMOUNT: \$1,155
171 220 586	03/10/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$4,007
171 220 974	03/10/2017	BUILDER'S LIEN LIENOR - ROB'S DRYWALL SERVICES LTD. AMOUNT: \$21,803
171 223 681	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$2,814
171 223 731	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$1,850
171 224 472	06/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$8,587
171 224 519	06/10/2017	BUILDER'S LIEN LIENOR - 1093776 ALBERTA INC. AMOUNT: \$2,068
171 230 667	17/10/2017	BUILDER'S LIEN LIENOR - BRECKENRIDGE CONCRETE LTD. AMOUNT: \$22,837
171 257 554	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,168
181 066 250	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219079
181 075 272	13/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171230667

And any subsequent registration(s) made after 13/04/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 41
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +66

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 217 460	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,770
171 217 485	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,776
171 217 490	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,816
171 219 093	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$7,880
171 219 966	02/10/2017	BUILDER'S LIEN LIENOR - AARON EXTERIORS LTD. AMOUNT: \$1,218
171 220 586	03/10/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$4,007
171 220 973	03/10/2017	BUILDER'S LIEN LIENOR - ROB'S DRYWALL SERVICES LTD. AMOUNT: \$26,279
171 223 560	05/10/2017	BUILDER'S LIEN LIENOR - SIENA FLOORING INC. AMOUNT: \$7,149
171 223 680	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$8,100
171 223 730	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$1,850
171 224 464	06/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$10,448
171 224 519	06/10/2017	BUILDER'S LIEN LIENOR - 1093776 ALBERTA INC. AMOUNT: \$2,068
171 225 706	10/10/2017	BUILDER'S LIEN LIENOR - SIGNATURE FAN COMPANY LTD. AMOUNT: \$1,325
171 230 324	16/10/2017	BUILDER'S LIEN LIENOR - TBA CLEANING SERVICES LTD. AMOUNT: \$586
171 230 667	17/10/2017	BUILDER'S LIEN LIENOR - BRECKENRIDGE CONCRETE LTD. AMOUNT: \$22,837
171 241 455	27/10/2017	BUILDER'S LIEN LIENOR - GRANITE WORX INC. AMOUNT: \$3,507
171 257 553	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,168

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
181 066 261	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219093
181 075 271	13/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171230667

And any subsequent registration(s) made after 13/04/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 43
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +68

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
171 217 460	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,770
171 217 485	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,776
171 217 490	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$3,816
171 219 080	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,964
171 220 586	03/10/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$4,007
171 221 013	03/10/2017	BUILDER'S LIEN LIENOR - ROB'S DRYWALL SERVICES LTD. AMOUNT: \$28,543
171 221 107	04/10/2017	BUILDER'S LIEN LIENOR - CLASSIC RENOVATIONS INC. AMOUNT: \$16,794
171 223 558	05/10/2017	BUILDER'S LIEN LIENOR - SIENA FLOORING INC. AMOUNT: \$7,846
171 223 600	05/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$7,130
171 223 637	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$8,024
171 223 710	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$1,850
171 224 519	06/10/2017	BUILDER'S LIEN LIENOR - 1093776 ALBERTA INC. AMOUNT: \$2,068
171 225 536	10/10/2017	BUILDER'S LIEN LIENOR - SIGNATURE FAN COMPANY LTD. AMOUNT: \$1,479
171 230 322	16/10/2017	BUILDER'S LIEN LIENOR - TBA CLEANING SERVICES LTD. AMOUNT: \$596
171 230 667	17/10/2017	BUILDER'S LIEN LIENOR - BRECKENRIDGE CONCRETE LTD. AMOUNT: \$22,837
171 241 441	27/10/2017	BUILDER'S LIEN LIENOR - GRANITE WORX INC. AMOUNT: \$2,294

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 257 551	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,168
181 066 249	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219080
181 075 270	13/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171230667

And any subsequent registration(s) made after 13/04/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 46
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +71

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 219 077	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,080
171 223 708	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$617
171 226 463	11/10/2017	BUILDER'S LIEN LIENOR - SCOTTY'S RENTALS & LANDSCAPING LTD. AMOUNT: \$13,513
171 257 542	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,252
181 066 237	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219077

And any subsequent registration(s) made after 27/03/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 47
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +72

NAME OF PURCHASERS:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 219 075	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,045
171 223 707	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$617
171 226 463	11/10/2017	BUILDER'S LIEN LIENOR - SCOTTY'S RENTALS & LANDSCAPING LTD. AMOUNT: \$13,513
171 257 557	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,252
181 066 240	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219075

And any subsequent registration(s) made after 27/03/2018.

LEGAL:

PLAN 1611520
 BLOCK 42
 LOT 48
 EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

161 226 226 +73

NAME OF PURCHASER:

Armour Developments Ltd.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 028 808	27/01/2016	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE CITY OF CALGARY.
161 148 957	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 959	28/06/2016	CAVEAT RE : RESTRICTIVE COVENANT
161 148 962	28/06/2016	PARTY WALL AGREEMENT
161 226 229	22/09/2016	CAVEAT RE : SEE CAVEAT CAVEATOR - LA CAILLE NORTH POINT INC.
161 226 230	22/09/2016	CAVEAT RE : VENDOR'S LIEN CAVEATOR - LA CAILLE NORTH POINT INC.
161 231 328	28/09/2016	CAVEAT RE : RESTRICTIVE COVENANT , ETC.
171 007 424	10/01/2017	CAVEAT RE : RESTRICTIVE COVENANT

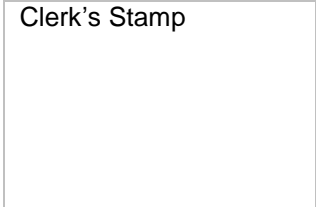
NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 226 227	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$4,750,000
161 226 228	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
161 227 238	22/09/2016	MORTGAGE MORTGAGEE - KV CAPITAL INC. ORIGINAL PRINCIPAL AMOUNT: \$15,000,000

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
161 227 239	22/09/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KV CAPITAL INC.
171 137 891	22/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
171 219 076	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,639
171 223 706	05/10/2017	BUILDER'S LIEN LIENOR - KIDCO CONSTRUCTION LTD. AMOUNT: \$617
171 226 463	11/10/2017	BUILDER'S LIEN LIENOR - SCOTTY'S RENTALS & LANDSCAPING LTD. AMOUNT: \$13,513
171 257 556	17/11/2017	BUILDER'S LIEN LIENOR - WATT CONSULTING GROUP LTD. AMOUNT: \$1,252
181 066 238	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219076

And any subsequent registration(s) made after 27/03/2018.

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON



PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP
OF 1679775 ALBERTA LTD., REID-BUILT
HOMES LTD., REID WORLDWIDE
CORPORATION, BUILDER'S DIRECT
SUPPLY LTD., REID BUILT HOMES
CALGARY LTD., REID INVESTMENTS LTD.,
1852512 ALBERTA LTD., and REID
CAPITAL CORP.

APPLICANT ALVAREZ & MARSAL CANADA INC., in its
capacity as Court-appointed Receiver and
Manager of the current and future assets,
undertakings and properties of 1679775
ALBERTA LTD., REID-BUILT HOMES LTD.,
REID WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD., REID
BUILT HOMES CALGARY LTD., REID
INVESTMENTS LTD., 1852512 ALBERTA
LTD., and REID CAPITAL CORP.

DOCUMENT **SALE APPROVAL AND VESTING ORDER
(Divine Luxury Homes INC Transaction)
[Developer Lot]**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT **Norton Rose Fulbright Canada LLP**
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2
Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

DATE ON WHICH ORDER WAS PRONOUNCED: July 5, 2018
LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton, Alberta
NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Mr. Justice R. A. Graesser

UPON THE APPLICATION by Alvarez & Marsal Canada Inc., in its capacity as Court-appointed receiver and manager (the **Receiver**) of the current and future assets, undertakings, and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (each, a **Debtor**, and collectively, the **Debtors**) for an order approving the sale transaction (the **Transaction**) contemplated by an agreement of purchase and sale (the **Sale Agreement**) between the Receiver and Divine Luxury Homes INC (the **Purchaser**) dated June 25, 2018, and described in the Ninth Report of the Receiver, filed (the **Report**), and vesting in the Purchaser the Debtors' and Westmere Communities Inc.'s respective right, title, and interest in and to the assets described in the Sale Agreement (the **Purchased Assets**);

AND UPON HAVING READ the Receivership Order dated November 2, 2017, (the **Receivership Order**), the Report and the Affidavit of Service; **AND UPON HEARING** the submissions of counsel for the Receiver and any other interested parties that may be present;

IT IS HEREBY ORDERED AND DECLARED THAT:

SERVICE

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

APPROVAL OF TRANSACTIONS

2. The Transaction is hereby approved, and the execution of the Sale Agreement by the Receiver is hereby approved. The Receiver is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction or for the conveyance of the Purchased Assets to the Purchaser.

VESTING OF PROPERTY

3. Upon the delivery of a Receiver's certificate to the Purchaser substantially in the form set out in **Schedule "A"** hereto (the **Receiver's Certificate**), all of the Debtors' and Westmere Communities Inc.'s respective right, title, and interest in and to the Purchased Assets shall vest absolutely in the name of the Purchaser, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, caveats, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **Claims**) including, without limiting the generality of the foregoing:

- i. any encumbrances or charges created by the Receivership Order or any other Orders granted in the Receivership Proceedings; and
- ii. all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* (Alberta) or any other personal property registry system; and
- iii. for greater certainty, this Court orders that all of the Claims affecting or relating to the Assets are hereby expunged and discharged as against the Assets,

4. Upon the delivery of the Receiver's Certificate, and upon the filing of a certified copy of this Order, together with any applicable registration fees, the Registrar of Land Titles of Alberta (the **Registrar**) is hereby authorized, requested, and directed to cancel the existing Certificate of Title No. 151 316 582 +48, for those lands and premises municipally described as 313 Aspenmere Way, and legally described as:

PLAN 1513280
BLOCK 44
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the **Lands**)

and to issue a new Certificate of Title for the Lands in the name of the Purchaser, and to register such transfers, discharges, discharge statements of conveyances, as may be required to convey clear title to the Lands to the Purchaser, which Certificate of Title shall be subject only to those encumbrances (the **Permitted Encumbrances**) listed on **Schedule "A"** to the Receiver's Certificate (and listed in duplicate on **Schedule "B"** to this Order). The Registrar is expressly authorized and directed to include in the discharge of the encumbrances registered against the Lands, all encumbrances registered after the date the Receivership Order was granted.

5. This Order shall be registered by the Registrar notwithstanding the requirements of section 191(1) of the Land Titles Act, RSA 2000, c.L-7 and notwithstanding that the appeal period in respect of this Order has not elapsed, which appeal period is expressly waived.

6. The Purchaser shall, by virtue of the completion of the Transaction, have no liability of any kind whatsoever in respect of any Claims against the Debtors or Westmere Communities Inc.

7. The Debtors and Westmere Communities Inc. and all persons who claim by, through or under the Debtors or Westmere Communities Inc. in respect of the Purchased Assets, save and except for the persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely barred and

foreclosed from all estate, right, title, interest, royalty, rental and equity of redemption of the Purchased Assets and, to the extent that any such persons remains in possession or control of any of the Purchased Assets, they shall forthwith deliver possession thereof to the Purchaser.

8. The Purchaser shall be entitled to enter into and upon, hold and enjoy the Purchased Assets for its own use and benefit without any interference of or by the Debtors or Westmere Communities Inc., or any person claiming by or through or against the Debtors or Westmere Communities Inc.

9. Immediately after the closing of the Transaction, the holders of the Permitted Encumbrances shall have no claim whatsoever against the Receiver or any of the Debtors or Westmere Communities Inc.

10. The Receiver is to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof to the Purchaser.

11. Notwithstanding:

- i. the pendency of these proceedings;
- ii. any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act* (Canada) in respect of any of the Debtors and any bankruptcy order issued pursuant to any such applications; and
- iii. any assignment in bankruptcy made in respect of any of the Debtors or Rapperswill Developments Ltd

the vesting of the Purchased Assets in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Debtors or Westmere Communities Inc. and shall not be void or voidable by creditors of the Debtors or Westmere Communities Inc., nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the *Bankruptcy and Insolvency Act* (Canada) or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

12. The Receiver, the Purchaser, and any other interested party, shall be at liberty to apply for further advice, assistance and directions as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.

PAYMENT OF DEVELOPER LAND PAYABLE, HOLDBACK FOR LIENS, AND DETERMINING PRIORITIES

13. Upon the delivery of the Receiver's Certificate, the Receiver is directed and authorized to pay to Westmere Communities Inc. from the net proceeds from the sale of the Purchased Assets the land payable amount owing to Westmere Communities Inc. in respect of those Lands or Purchased Assets subject to the applicable purchase and sale agreement between Westmere Communities Inc. and the subject Debtor to such agreement, plus interest (if any) at the rate prescribed in such purchase and sale agreement.

14. Following payment of the amount set out in paragraph 13 of this Order, and from the resulting net proceeds from the sale of the Purchased Assets, the Receiver is directed and authorized to hold-back the total amount of any registered lien claims listed on **Schedule "B"** to this Order, plus ten-percent (10%) as security for costs, asserted as against the Lands or Purchased Assets and as registered on the Certificate of Title identified in paragraph 4 of this Order, with such hold-back amount being held by the Receiver's counsel in an interest bearing trust account, pending further order or direction from this Court, or agreement among the lien claimant(s) and the Receiver.

15. Following the payment of the amount set out in paragraph 13 of this Order, and the hold-back set out in paragraph 14 of this Order, the net proceeds from the sale of the Purchased Assets may be distributed by the Receiver in accordance with the administration of the receivership estate. For certainty, no distribution or payment is required to be made in respect of any mortgages registered against the Certificate of Title identified in paragraph 4 of this Order where the registered owner on such Certificate of Title is a non-Debtor entity.

MISCELLANEOUS MATTERS

16. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals regulatory and administrative bodies are hereby respectfully requested to make such orders as to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

17. This Order must be served only upon those interested parties attending or represented at the within application and service may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following the transmission or delivery of such documents.

18. Service of this Order on any party not attending this application is hereby dispensed with.

J.C. C.Q.B.A.

SCHEDULE A

Form of Receiver's Certificate

COURT FILE NUMBER 1703-21274
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON

Clerk's Stamp

PLAINTIFF
DEFENDANTS ROYAL BANK OF CANADA
1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., REID CAPITAL CORP., and EMILIE REID

IN THE MATTER OF THE RECEIVERSHIP OF 1679775 ALBERTA LTD., REID-BUILT HOMES LTD., REID WORLDWIDE CORPORATION, BUILDER'S DIRECT SUPPLY LTD., REID BUILT HOMES CALGARY LTD., REID INVESTMENTS LTD., 1852512 ALBERTA LTD., and REID CAPITAL CORP.

DOCUMENT **RECEIVER'S CERTIFICATE
(Divine Luxury Homes INC)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT **Norton Rose Fulbright Canada LLP**
400 3rd Avenue SW, Suite 3700
Calgary, Alberta T2P 4H2

Phone: +1 403.267.8222
Fax: +1 403.264.5973
Email: howard.gorman@nortonrosefulbright.com /
aditya.badami@nortonrosefulbright.com
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

RECITALS

- A. Pursuant to an Order of the Honourable Justice Hillier of the Court of Queen's Bench of Alberta, Judicial District of Edmonton (the **Court**) dated November 2, 2017, Alvarez & Marsal Canada Inc., was appointed as the receiver (the **Receiver**) of the current and future assets, undertakings, and properties of 1679775 Alberta Ltd., Reid-Built Homes Ltd., Reid Worldwide Corporation, Builder's Direct Supply Ltd., Reid Built Homes Calgary Ltd., Reid Investments Ltd., 1852512 Alberta Ltd., and Reid Capital Corp. (collectively, the **Debtors**).

- B. Pursuant to an Order of the Court dated April 11, 2018, the Court approved the agreement of purchase and sale made as of June 25, 2018 (the **Sale Agreement**) between the Receiver and Divine Luxury Homes INC (the **Purchaser**) and provided for the vesting in the Purchaser of the Debtors' and Westmere Communities Inc.'s respective right, title, and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchaser of a certificate confirming (i) the payment by the Purchaser of the Purchase Price for the Purchased Assets; (ii) that the conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE RECEIVER CERTIFIES the following:

1. The Purchaser has paid and the Receiver has received the Purchase Price for the Purchased Assets payable on the Closing Date pursuant to the Sale Agreement;
2. The conditions to Closing as set out in Article 12 of the Sale Agreement have been satisfied or waived by the Receiver and the Purchaser;
3. For the purposes of the Land Titles Office (Alberta), the Permitted Encumbrances are as set out in Schedule "A" hereto; and
4. The Transaction has been completed to the satisfaction of the Receiver.
5. This Certificate was delivered by the Receiver at **[Time]** on **[Date]**.

**ALVAREZ & MARSAL CANADA INC.,
in its capacity as Court-appointed
Receiver and Manager of the current
and future assets, undertakings and
properties of 1679775 ALBERTA
LTD., REID-BUILT HOMES LTD., REID
WORLDWIDE CORPORATION,
BUILDER'S DIRECT SUPPLY LTD.,
REID BUILT HOMES CALGARY LTD.,
REID INVESTMENTS LTD., 1852512
ALBERTA LTD., and REID CAPITAL
CORP., and not in its personal
capacity.**

Per: _____

**Name: Todd Martin / Tom Powell,
Alvarez & Marsal Canada Inc.**

**Title: Managing Director / Senior
Director**

SCHEDULE B
(DEVELOPER LOT)

LEGAL:

PLAN 1513280
BLOCK 44
LOT 19
EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE NUMBER:

151 316 582 +48

NAME OF PURCHASERS:

Divine Luxury Homes Inc.

PERMITTED ENCUMBRANCES:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 316 585	03/12/2015	UTILITY RIGHT OF WAY GRANTEE - CITY OF CHESTERMERE. AS TO PORTION OR PLAN: 1513281
151 316 586	03/12/2015	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CITY OF CHESTERMERE.
171 236 845	23/10/2017	CAVEAT RE : SEE CAVEAT CAVEATOR - WESTMERE COMMUNITIES INC.

NON-PERMITTED ENCUMBRANCES TO BE DISCHARGED FROM TITLE TO THE PROPERTY:

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
081 024 903	17/01/2008	CAVEAT RE : AGREEMENT CHARGING LAND , ETC. CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
171 217 507	28/09/2017	BUILDER'S LIEN LIENOR - CRYSTAL WATERS PLUMBING COMPANY. AMOUNT: \$9,647
171 219 090	30/09/2017	BUILDER'S LIEN LIENOR - PRODIGY PAINTING LTD. AMOUNT: \$1,077
171 220 223	03/10/2017	BUILDER'S LIEN LIENOR - ULTRA-LITE OVERHEAD DOORS LTD. AMOUNT: \$2,297

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 220 224	03/10/2017	BUILDER'S LIEN LIENOR - PRAIRIE PIPE SALES LTD. AMOUNT: \$1,396
171 221 026	03/10/2017	171 221 026 03/10/2017 BUILDER'S LIEN LIENOR - ROB'S DRYWALL SERVICES LTD. AMOUNT: \$30,082
171 221 119	04/10/2017	BUILDER'S LIEN LIENOR - CLASSIC RENOVATIONS INC. AMOUNT: \$1,575
171 221 860	04/10/2017	BUILDER'S LIEN LIENOR - DIAMOND FIREPLACE DISTRIBUTORS LTD. AMOUNT: \$8,286
171 222 709	04/10/2017	BUILDER'S LIEN LIENOR - WM. SCHMIDT MECHANICAL CONTRACTORS LTD. AMOUNT: \$9,603
171 222 729	04/10/2017	BUILDER'S LIEN LIENOR - GIENOW CANADA INC. AMOUNT: \$9,008
171 223 721	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$18,376
171 225 803	10/10/2017	BUILDER'S LIEN LIENOR - PRECISION AUDIO AND DESIGN LTD. AMOUNT: \$2,178
171 226 482	11/10/2017	BUILDER'S LIEN LIENOR - SCOTTY'S RENTALS & LANDSCAPING LTD. AMOUNT: \$1,770
171 230 570	16/10/2017	BUILDER'S LIEN LIENOR - BRECKENRIDGE CONCRETE LTD. AMOUNT: \$14,381
171 233 589	19/10/2017	BUILDER'S LIEN LIENOR - CANADIAN INDEPENDANT HOUSE INSPECTORS. AMOUNT: \$16,319
171 236 686	23/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$29,909
181 048 056	28/02/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171221119
181 060 232	19/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171217507
181 066 258	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171219090
181 066 271	27/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171221026
181 067 851	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171222729
181 067 852	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171222729
181 067 853	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171222729

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
181 067 854	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171222729
181 067 912	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171220223
181 069 762	05/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171236686
181 075 281	13/04/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171230570
181 096 565	10/05/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.

And any subsequent registration(s) made after 10/05/2018.