

COURT FILE NUMBER

1701-08853

COURT

Queen's Bench of Alberta

JUDICIAL CENTRE

Calgary

Clerk's Stamp

IN THE MATTER OF THE BANKRUPTCY AND
INSOLVENCY OF STARKE DOMINION LTD.

PLAINTIFF
(APPLICANT)

PARAGON CAPITAL CORPORATION LTD.

DEFENDANT
(RESPONDENT)

STARKE DOMINION LTD.

DOCUMENT

CERTIFIED COPY OF TITLE

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS DOCUMENT

Carscallen LLP
900, 332 6 Avenue SW
Calgary AB T2P 0B2
Telephone: (403) 262-3775
Attention: Michael Whiting
File No.: 27064.005



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 788 621 SA1;74;21-34 131 006 511

LEGAL DESCRIPTION

PLAN A1
BLOCK 74
LOTS 21 TO 34 INCLUSIVE
EXCEPTING THEREOUT THE ROAD WIDENING ON PLAN 8211695
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;24;16
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 111 336 703

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
131 006 511	08/01/2013	TRANSFER OF LAND	\$30,000,000	SEE INSTRUMENT

OWNERS

STARKE DOMINION LTD.
OF 910, 906 - 12 AVENUE SW
CALGARY
ALBERTA T2R 1K7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
791 165 770	04/10/1979	CAVEAT CAVEATOR - THE CITY OF CALGARY. "LOTS 21-24 INCLUSIVE AND LOTS 27-29 INCLUSIVE"
851 025 148	18/02/1985	CAVEAT RE : AGREEMENT UNDER PLANNING ACT CAVEATOR - THE CITY OF CALGARY.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
131 006 511

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CITY SOLICITOR, CITY HALL
BOX 2100, STATION M
CALGARY
ALBERTA
AGENT - RICHARD W VERDEC

941 247 907 23/09/1994 CAVEAT

RE : LEASE
CAVEATOR - THE ALBERTA BALLET COMPANY.
C/O FIELD & FIELD PERRATON
2000 OXFORD TOWER
10235-101 STREET
EDMONTON
ALBERTA T5J3G1
AGENT - BRAD K HAMDON

081 325 179 02/09/2008 CAVEAT

RE : LEASE INTEREST
CAVEATOR - GASCAN CORP.
C/O GOWLING LAFLEUR HENDERSON LLP
1600, 421 - 7 AVENUE SW
CALGARY
ALBERTA T2P4K9
AGENT - MONICA L SMOLIK

(DATA UPDATED BY: CHANGE OF ADDRESS 141203217)

111 073 504 28/03/2011 CAVEAT

RE : LEASE INTEREST
CAVEATOR - 1350045 ALBERTA LTD.
SUITE 910, 906-12 AVE SW
CALGARY
ALBERTA T2R1K7
AGENT - RYAN C ROBERTSON

151 065 139 05/03/2015 MORTGAGE

MORTGAGEE - CANADIAN WESTERN TRUST COMPANY.
600, 750 CAMBIE ST
VANCOUVER
BRITISH COLUMBIA V6B0A2
AS TO \$1,635,000
MORTGAGEE - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY

ALBERTA T2R1J4

AS TO \$23,365,000

ORIGINAL PRINCIPAL AMOUNT: \$25,000,000

TAKES PRIORITY FOLLOWING INSTRUMENT #111073504

AND PRIOR TO INSTRUMENT #121126701

"SEE ORDER FOR DETAILS" "REENTERED MARCH 9/15 BY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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131 006 511

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

151067301"

(DATA UPDATED BY: TRANSFER OF MORTGAGE
151091560)

151 065 140 05/03/2015 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - PARAGON CAPITAL CORPORATION LTD.
1200, 1015-4 ST SW
CALGARY
ALBERTA T2R1J4
AGENT - NIKOLAUS DEMIANTSCHUK
TAKES PRIORITY FOLLOWING INSTRUMENT #111073504
AND PRIOR TO INSTRUMENT #121126701
"SEE ORDER FOR DETAILS" "REENTERED MARCH 9/15 BY
151067301"

121 206 026 13/08/2012 CAVEAT

RE : LEASE INTEREST
CAVEATOR - CAR2GO CANADA LTD.
45 WATER ST
VANCOUVER
BRITISH COLUMBIA V6B1A2
AGENT - NOVY CHEEMA

131 228 815 11/09/2013 CAVEAT

RE : AGREEMENT CHARGING LAND
CAVEATOR - MULTUS INVESTMENT CORPORATION.
910, 906-12 AVE SW
CALGARY
ALBERTA T2K1K7
AGENT - KEN T LENZ

131 269 927 21/10/2013 MORTGAGE

MORTGAGEE - MULTUS INVESTMENT CORPORATION.
906-12 AVE SW
CALGARY
ALBERTA T2R1K7
ORIGINAL PRINCIPAL AMOUNT: \$12,948,114

131 322 734 16/12/2013 CAVEAT

RE : LEASE INTEREST
CAVEATOR - FRAMEWORK PARTNERS INC.
C/O GOWLING LAFLEUR HENDERSON LLP
1600, 421-7 AVE SW
ATTN: LISA A BURIK
CALGARY
ALBERTA T2P4K9
AGENT - LISA A BURIK

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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131 006 511

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
141 234 647	04/09/2014	CAVEAT RE : LEASE INTEREST CAVEATOR - GASCAN CORP. ATTN: LISA A. BURIK C/O GOWLING LAFLEUR HENDERSON, 1600, 421 7 AVE SW CALGARY ALBERTA T2P4K9 AGENT - LISA A BURIK
171 005 807	09/01/2017	WRIT CREDITOR - STRATEGIC ACQUISITION CORP. 400, 630 - 8TH AVENUE SW CALGARY ALBERTA T2P1G6 DEBTOR - MULTUS INVESTMENT CORPORATION. 2440 KENSINGTON ROAD NW CALGARY ALBERTA T2N3S1 AMOUNT: \$5,000,000 AND COSTS IF ANY ACTION NUMBER: 1301-02303
171 005 808	09/01/2017	WRIT CREDITOR - STRATEGIC ACQUISITION CORP. 400, 630 - 8TH AVENUE SW CALGARY ALBERTA T2P1G6 DEBTOR - MULTUS INVESTMENT CORPORATION. 2440 KENSINGTON ROAD NW CALGARY ALBERTA T2N3S1 AMOUNT: \$5,000,000 AND COSTS IF ANY ACTION NUMBER: 1301-02303
171 025.934	27/01/2017	NOTICE OF SEIZURE AFFECTS INSTRUMENT: 131269927
171 082 889	21/04/2017	AMENDING AGREEMENT AFFECTS INSTRUMENT: 151065139 AS TO PARAGON CAPITAL CORPORATION LTD'S INTEREST
171 082 927	21/04/2017	ORDER IN FAVOUR OF - STARKE DOMINION LTD. IN FAVOUR OF - PARAGON CAPITAL CORPORATION LTD. RE: INSTRUMENTS 151 065 139 131 019 632 131 046 054 131 228 815 131 269 927 171 005 807

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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131 006 511

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
171 005 808		
171 025 934		
171 082 889		
171 158 315	18/07/2017	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 151065139 AS TO PARAGON CAPITAL CORPORATION LTD'S INTEREST.
171 188 360	24/08/2017	WRIT CREDITOR - BENNETT JONES LLP. 4500, 855-2 ST SW CALGARY ALBERTA T2P4K7 DEBTOR - MULTUS INVESTMENT CORPORATION. 2440 KENSINGTON RD NW CALGARY ALBERTA T2N3S1 AMOUNT: \$181,262 AND COSTS IF ANY ACTION NUMBER: 1701-00550 AS TO MORTGAGE #131 269 927
171 260 120	21/11/2017	AMENDED WRIT AMOUNT: \$782,534 AFFECTS INSTRUMENT: 171005807
171 260 121	21/11/2017	AMENDED WRIT AMOUNT: \$782,534 AFFECTS INSTRUMENT: 171005808
181 030 042	06/02/2018	WRIT CREDITOR - LEBEN COMMERCIAL TRUST. C/O BENNETT JONES LLP 4500 855 2ND STREET SW CALGARY ALBERTA T2P4K7 DEBTOR - STARKE DOMINION LTD. 330 1414 8TH STREET SW CALGARY ALBERTA T2R1J6 AMOUNT: \$1,220,895 AND COSTS IF ANY ACTION NUMBER: 1701 17326

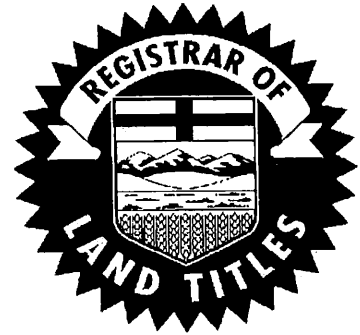
TOTAL INSTRUMENTS: 022

(CONTINUED)

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ORDER NUMBER: 34522628

CUSTOMER FILE NUMBER: 27064.005



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