

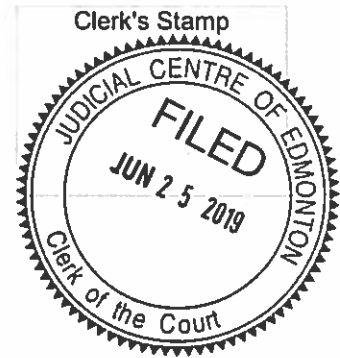
COURT FILE NUMBER 1703-21274

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



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., ANCHORVIEW  
CAPITAL CORP., 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., ANCHORVIEW  
CAPITAL CORP., and REID CAPITAL CORP.

DOCUMENT **APPLICATION**  
**(Sale Approval and Vesting Order re EAM**  
**Transaction)**

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](mailto:howard.gorman@nortonrosefulbright.com) /  
[aditya.badami@nortonrosefulbright.com](mailto: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:	June 28, 2019
Time:	8:30 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., Anchorview Capital Corp., and Reid Capital Corp. (collectively referred to as the **Debtors**), seeks the following relief:
  - a. Dispensing with service of this Application and supporting materials.
  - b. An Order, substantially in the form attached hereto as **Schedule "A"**, vesting certain assets of the Debtors to a certain Purchaser free and clear of all Claims, pursuant to the terms of the Sale Agreements between the Purchaser and the Receiver, and approving the Transaction (all capitalized terms in this sub-paragraph are as defined in the Order 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**).
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. The assets subject to the Transaction identified in the form of Order attached hereto were not subject to the Sales Process, but, rather, were the subject of a pre-receivership transaction. Since shortly after its appointment, the Receiver has been working to sell the Debtors' interest and assets resulting from this pre-receivership transaction, as detailed further in the in the Receiver's Supplemental Sixteenth Report, dated June 25, 2019 (the **Supplemental Sixteenth Report**). The Supplemental Sixteenth Report summarizes the Transaction that is the subject of the attached proposed vesting order.
4. The Receiver believes that approval of the Transaction is in the best interest of all stakeholders for the following reasons:
  - a. the extent to which the offer represents the highest and best price for the Purchased Assets;

- b. the Receiver is acting in good faith and with due diligence with respect to the Transaction;
- c. the Receiver believes that the Transaction was negotiated between the parties at arm's length and in good faith and is commercially reasonable;
- d. the Receiver believes that the Transaction was the result of a fair and robust negotiation process;
- e. the overall execution risk associated with the Transaction contemplated by the Sale Agreements including the reputation and wherewithal of the subject Purchaser to complete the Transaction;
- f. the requested Order will not result in prejudice to existing or anticipated claimants for indebtedness owing by the Debtors or any one of them.

5. Such further and other grounds as counsel may advise and this Honourable Court may permit.

**Material or Evidence to be relied on:**

- 6. The Receivership Order;
- 7. The Second Report and the Supplemental Sixteenth Report of the Receiver;
- 8. The pleadings and Orders in this Action;
- 9. Such further and other materials as counsel may advise and this Honourable Court may permit.

**Applicable Rules:**

- 10. Rules 6.3(1), 6.9(1), and 6.28 - 6.36 of the Alberta *Rules of Court*.
- 11. Such further and other Rules as counsel may advise and this Honourable Court may permit.

**Applicable Acts and regulations:**

- 12. The Alberta *Rules of Court*.
- 13. 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:**

- 14. There are no irregularities complained of or objections relied on.

**How the application is proposed to be heard or considered:**

- 15. 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

Clerk's Stamp

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

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., ANCHORVIEW CAPITAL CORP., 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., ANCHORVIEW CAPITAL CORP., and REID CAPITAL CORP.

DOCUMENT

**SALE APPROVAL AND VESTING ORDER  
(EAM Transaction) [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](mailto:howard.gorman@nortonrosefulbright.com) /  
[aditya.badami@nortonrosefulbright.com](mailto:aditya.badami@nortonrosefulbright.com)  
Attention: Howard A. Gorman, Q.C. / Aditya M. Badami

**DATE ON WHICH ORDER WAS PRONOUNCED: June 28, 2019**

**LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, 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., Anchorview Capital Corp., and Reid Capital Corp. (each, a **Debtor**, and collectively, the **Debtors**) for an order approving the transactions (together, the **Transaction**) contemplated by: 1) an agreement of purchase and sale between the Receiver and EAM Enterprises II Inc. (the **Purchaser**) made as of June 21, 2019; 2) a unit purchase and sale agreement between the Receiver and the Purchaser made as of June 21, 2019; and 3) certain promissory notes made by the Purchaser and EAM Real Estate Investment Holdings Ltd. in favour of the Receiver in the total amount of \$2,204,131.00, (together, the **Sale Agreements**) described in the Supplemental Sixteenth Report of the Receiver dated June 25, 2019 (the **Report**), and vesting in the Purchaser the Debtors' respective right, title, and interest in and to the assets described in the Sale Agreements (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**

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**

The Transaction is hereby approved, and the execution of the Sale Agreements 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 AND ASSETS**

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,

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. 151073677, 151120454, 141114775, 151020127, 152275887, 152176551, 152029260, 162034026+18, 132201969, 162034024, 172146076, 192057562, 192055239, and 192062520, for those lands and premises legally described as:

61/13/1310331  
12/7/1411906  
10/7/1310629  
60/8/1412549  
8/10/1420080  
99/24/1325396  
17/3/1224845  
141/1/1224845  
12/10/1125350  
42/12/1425481  
42/25/1620841  
16/3/1524128  
58/10/1425481  
45/28/1620841

(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.

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.

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 any one of them.

The Debtors and all persons who claim by, through or under the Debtors or any one of them, 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.

The Purchaser shall be entitled to, as applicable, 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 by any one of them, or any person claiming by or through or against the Debtors.

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.

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

Notwithstanding:

- iv. the pendency of these proceedings;
  - v. 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
  - vi. 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.

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**

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-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 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.

Where by the terms of paragraph 13 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.

Subject to paragraphs 13 and 14 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 13 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.

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 13 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**

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.

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.

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 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

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., ANCHORVIEW CAPITAL CORP., and REID CAPITAL CORP.

DOCUMENT RECEIVER'S CERTIFICATE (EAM)

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., Anchorview Capital Corp., and Reid Capital Corp. (collectively, the **Debtors**).

- B. Pursuant to an Order of the Court dated June 28, 2019, the Court approved the agreement of purchase and sale made as of June 21, 2019, and the agreement of purchase and sale (the Unit Purchase Agreement) made as of June 21, 2019, (together, the **Sale Agreements**) both between the Receiver, as Vendor, and EAM Enterprises II Inc. (the **Purchaser**) and provided for the vesting in the Purchaser of the Debtors' and 1510837 Alberta Ltd.'s, Villeneuve Communities Inc.'s, and Qualico Buckingham Developments Ltd.'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 Agreements have been satisfied or waived by the Receiver and the Purchaser; and (iii) the Transactions contemplated by the Sale Agreements have 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 Agreements.

**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 Agreements;
2. The conditions to Closing as set out in Article 12 of the Sale Agreements 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., ANCHORVIEW  
CAPITAL CORP., and REID CAPITAL  
CORP., and not in its personal  
capacity.**

**Per:**\_\_\_\_\_

**Name:** Todd Martin  
**Alvarez & Marsal Canada Inc.**  
**Title:** Senior Vice President

## **SCHEDULE B**

### **REID LOTS**

#### **LEGAL:**

1. PLAN 1310331  
BLOCK 13  
LOT 61  
EXCEPTING THEREOUT ALL MINES AND MINERALS

#### **TITLE NUMBER:**

151 073 677

#### **NAME OF PURCHASERS:**

EAM Enterprises II Inc.

#### **PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 031 015	05/02/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF AIRDRIE. AS TO PORTION OR PLAN:1310332
131 031 016	05/02/2013	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
131 031 020	05/02/2013	RESTRICTIVE COVENANT

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 078 696	23/03/2015	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - GENESIS LAND DEVELOPMENT CORP.
171 094 572	05/05/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
171 117 340	01/06/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - 1679775 ALBERTA LTD.
191 070 239	10/04/2019	TAX NOTIFICATION BY - THE CITY OF AIRDRIE.

And any subsequent registration(s) made after 10/04/2019.

**LEGAL:**

2. PLAN 1411906  
BLOCK 7  
LOT 12  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

151 120 454

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 093 709	29/08/1975	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
811 178 120	21/09/1981	EASEMENT "EXTENDED BY OVER PORTION DESCRIBED IN CERTIFICATE OF TITLE 811178119"
021 264 976	31/07/2002	UTILITY RIGHT OF WAY GRANTEE - EMBER RESOURCES INC.
141 181 975	16/07/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF STRATHMORE. AS TO PORTION OR PLAN:1411907
141 181 977	16/07/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF STRATHMORE. AS TO PORTION OR PLAN:1411908
141 181 982	16/07/2014	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF STRATHMORE.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 229 943	04/09/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$35,000,000
151 229 944	04/09/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 172 706	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 172 707	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 194 681	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - 1679775 ALBERTA LTD.
191 067 050	05/04/2019	TAX NOTIFICATION BY - THE TOWN OF STRATHMORE.

And any subsequent registration(s) made after 05/04/2019.

**LEGAL:**

3. PLAN 1310629  
 BLOCK 7  
 LOT 10  
 EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

141 114 775

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 053 182	04/03/2013	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF COCHRANE.
131 053 185	04/03/2013	ENCUMBRANCE ENCUMBRANCEE - LA VITA LAND INC.
131 053 186	04/03/2013	RESTRICTIVE COVENANT
131 199 520	14/08/2013	CAVEAT RE : EASEMENT

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 020 149	21/01/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$35,000,000
151 020 150	21/01/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 172 706	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000
171 172 707	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 194 665	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - 1679775 ALBERTA LTD.
171 220 760	03/10/2017	BUILDER'S LIEN LIENOR - AARON EXTERIORS LTD. AMOUNT: \$1,260
171 220 894	03/10/2017	BUILDER'S LIEN LIENOR - DOUBLE R BUILDING PRODUCTS LTD. AMOUNT: \$3,774



REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 222 233	04/10/2017	BUILDER'S LIEN LIENOR - WRENCORP DEVELOPEMNTS INC. AMOUNT: \$1,932
171 222 452	04/10/2017	BUILDER'S LIEN LIENOR - LEHIGH HANSON MATERIALS LIMITED.AMOUNT: \$3,290
171 222 484	04/10/2017	BUILDER'S LIEN LIENOR - PRATTCO EXCAVATING LTD. AMOUNT: \$3,538
171 222 510	04/10/2017	BUILDER'S LIEN LIENOR - A-1 CEMENT CONTRACTORS LTD. AMOUNT: \$2,911
171 223 625	05/10/2017	BUILDER'S LIEN LIENOR - R. AND R. BRUNO ENTERPRISES LTD. AMOUNT: \$1,932
171 223 720	05/10/2017	BUILDER'S LIEN LIENOR - MAJESTIC ELECTRIC INC. AMOUNT: \$1,207
171 248 211	07/11/2017	BUILDER'S LIEN LIENOR - SUNSHINE EXTERIORS LTD. AMOUNT: \$4,095
181 067 202	28/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 171220894
191 065 111	03/04/2019	TAX NOTIFICATION BY - THE TOWN OF COCHRANE.

And any subsequent registration(s) made after 03/04/2019.

**LEGAL:**

4. PLAN 1412549  
BLOCK 8  
LOT 60  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

151 020 127

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
141 252 491	19/09/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF COCHRANE. AS TO PORTION OR PLAN:1412550
141 252 493	19/09/2014	CAVEAT RE : EASEMENT
141 252 494	19/09/2014	EASEMENT AS TO PORTION OR PLAN:1412552
141 252 495	19/09/2014	PARTY WALL AGREEMENT BETWEEN LOTS - SEE INSTRUMENT
141 252 497	19/09/2014	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF COCHRANE.
141 252 498	19/09/2014	ENCUMBRANCE ENCUMBRANCEE - FIRESIDE HOMEOWNERS' ASSOCIATION.
141 252 499	19/09/2014	RESTRICTIVE COVENANT

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
151 020 149	21/01/2015	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$35,000,000
151 020 150	21/01/2015	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 172 706	03/08/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$50,000,000

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 172 707	03/08/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROYAL BANK OF CANADA.
171 194 685	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - 1679775 ALBERTA LTD.
171 224 443	06/10/2017	BUILDER'S LIEN LIENOR - 840307 ALBERTA LTD. AMOUNT: \$941
171 226 463	11/10/2017	BUILDER'S LIEN LIENOR - SCOTTY'S RENTALS & LANDSCAPING LTD. AMOUNT: \$13,513
191 065 111	03/04/2019	TAX NOTIFICATION BY - THE TOWN OF COCHRANE.

And any subsequent registration(s) made after 03/04/2019.

**LEGAL:**

5. PLAN 1420080  
BLOCK 10  
LOT 8  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

152 275 887

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 005 993	08/01/2014	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OF PLAN:1420081
142 066 722	04/03/2014	AGREEMENT RE: RESTRICTIVE COVENANT AND EASEMENT
142 066 723	04/03/2014	ENCUMBRANCE ENCUMBRANCEE – CHAPPELLE HOMEOWNERS ASSOCIATION.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 109 433	05/05/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
172 161 189	26/06/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
192 085 055	12/04/2019	TAX NOTIFICATION BY - THE CITY OF EDMONTON.

And any subsequent registration(s) made after 12/04/2019.

**LEGAL:**

6. PLAN 1325396  
BLOCK 24  
LOT 99  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

152 176 551

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 416 269	20/12/2013	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF SPRUCE GROVE. AS TO PORTION OR PLAN:1325397
132 416 272	20/12/2013	CAVEAT RE : 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.
172 142 238	07/06/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
172 177 856	12/07/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
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 03/08/2017.

**LEGAL:**

7. PLAN 1224845  
BLOCK 3  
LOT 17  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

152 029 260

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
122 394 019	29/11/2012	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
102 265 932	30/07/2010	ENCUMBRANCE ENCUMBRANCEE - CANADA ICI CAPITAL CORPORATION. AMOUNT: \$1,620,000
162 331 602	23/11/2016	MORTGAGE MORTGAGEE - LAURENTIAN BANK OF CANADA. ORIGINAL PRINCIPAL AMOUNT: \$16,622,000
162 331 603	23/11/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - LAURENTIAN BANK OF CANADA.
172 053 930	23/02/2017	POSTPONEMENT OF ENCU 102265932 TO MORT 162331602 CAVE 162331603
172 109 433	05/05/2017	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ROYAL BANK OF CANADA.
172 249 129	23/09/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
172 262 879	06/10/2017	BUILDER'S LIEN LIENOR - GRADEX CONSULTING LTD. AMOUNT: \$1,271
172 264 899	10/10/2017	BUILDER'S LIEN LIENOR - KNXN INC. AMOUNT: \$1,627

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 270 935	17/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$367
192 082 574	10/04/2019	TAX NOTIFICATION BY - THE CITY OF ST. ALBERT.

And any subsequent registration(s) made after 10/04/2019.

**LEGAL:**

8. PLAN 1224845  
BLOCK 1  
LOT 141  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

162 034 026 +18

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
122 394 019	29/11/2012	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF ST. ALBERT. AS TO PORTION OR PLAN:1224846
172 029 198	28/01/2017	PARTY WALL AGREEMENT

**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.
172 227 729	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
172 266 374	12/10/2017	BUILDER'S LIEN LIENOR - ALL SCREWED PILINGS LTD. AMOUNT: \$467

And any subsequent registration(s) made after 12/10/2017.



**LEGAL:**

9. PLAN 1125350  
BLOCK 10  
LOT 12  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

132 201 969

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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
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.
172 142 238	07/06/2017	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.
172 227 707	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
172 266 436	12/10/2017	BUILDER'S LIEN LIENOR - MAC LAND WORKS & CONSULTING LTD. AMOUNT: \$8,486
192 076 026	01/04/2019	TAX NOTIFICATION BY - THE TOWN OF STONY PLAIN.

And any subsequent registration(s) made after 01/04/2019.

**LEGAL:**

10. PLAN 1425481  
BLOCK 12  
LOT 42  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

162 034 024

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 413 025	05/12/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF STONY PLAIN. AS TO PORTION OR PLAN:1425482

**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.
172 227 715	31/08/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
192 076 026	01/04/2019	TAX NOTIFICATION BY - THE TOWN OF STONY PLAIN.

And any subsequent registration(s) made after 01/04/2019.

**LEGAL:**

11. PLAN 1620841  
BLOCK 25  
LOT 42  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

172 146 076

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 060 121	25/02/2016	UTILITY RIGHT OF WAY GRANTEE – THE CITY OF EDMONTON. AS TO PORTION OR PLAN: 1620842 AS TO AREA "A"
162 104 501	19/04/2016	CAVEAT RE : PURCHASERS INTEREST CAVEATOR – 1510837 ALBERTA LTD.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 161 168	26/06/2017	CAVEAT RE: VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR – REID-BUILT HOMES LTD.
172 293 790	08/11/2017	CAVEAT RE: AGREEMENT CHARGING LAND CAVEATOR – ROYAL BANK OF CANADA.
192 085 296	12/04/2019	TAX NOTIFICATION BY - THE CITY OF EDMONTON.

And any subsequent registration(s) made after 12/04/2019.

**LEGAL:**

12. PLAN 1524128  
BLOCK 3  
LOT 16  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

192 057 562

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**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

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 177 938	12/07/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
172 262 902	06/10/2017	BUILDER'S LIEN LIENOR - GRADEX CONSULTING LTD. AMOUNT: \$3,049
172 266 098	11/10/2017	BUILDER'S LIEN LIENOR - EBM PAINTING & COATING LTD. AMOUNT: \$346
182 074 777	29/03/2018	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 172262902
192 082 574	10/04/2019	TAX NOTIFICATION BY - THE CITY OF ST. ALBERT.

And any subsequent registration(s) made after 10/04/2019.



**LEGAL:**

13. PLAN 1425481  
BLOCK 10  
LOT 58  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

192 055 239

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
142 413 025	05/12/2014	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF STONY PLAIN.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 161 185	26/06/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
192 076 026	01/04/2019	TAX NOTIFICATION BY - THE TOWN OF STONY PLAIN.

And any subsequent registration(s) made after 01/04/2019.

**LEGAL:**

14. PLAN 1620841  
BLOCK 28  
LOT 45  
EXCEPTING THEREOUT ALL MINES AND MINERALS

**TITLE NUMBER:**

192 062 520

**NAME OF PURCHASERS:**

EAM Enterprises II Inc.

**PERMITTED ENCUMBRANCES:**

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 060 121	25/02/2016	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OF PLAN:1620842 AS TO AREA "A"
162 104 932	19/04/2016	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - 1510837 ALBERTA LTD.

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

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 161 175	26/06/2017	CAVEAT RE : VENDOR'S LIEN AND UNREGISTERED TRANSFER CAVEATOR - REID-BUILT HOMES LTD.
192 085 296	12/04/2019	TAX NOTIFICATION BY - THE CITY OF EDMONTON.

And any subsequent registration(s) made after 12/04/2019.