

COURT FILE NUMBER **2101-04434**

COURT **COURT OF QUEEN'S BENCH OF ALBERTA**

JUDICIAL CENTRE **CALGARY**

PLAINTIFF(S) **CMLS FINANCIAL LTD.**

DEFENDANT(S) **QUEEN MARY PARK PLACE LTD.,
PARMINDER BAGGA, and SHAZAH
MARDHANI**

DOCUMENT **CERTIFIED COPIES OF TITLES
AND
PERSONAL PROPERTY REGISTRY
SEARCH**



**ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT** **BORDEN LADNER GERVAIS LLP.**
Barristers and Solicitors
1900 Centennial Place, East Tower
520 Third Avenue S.W.
Calgary, Alberta, Canada
T2P 0R3

Attention: Paul S. Taylor
Telephone: (403) 232-9618
Fax: (403) 266-1395
Lawyer's File No.: 434646.000239



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 400 529 B4;7;179-181 162 240 202

LEGAL DESCRIPTION

PLAN B4
BLOCK SEVEN (7)
LOTS ONE HUNDRED AND SEVENTY NINE (179) ONE HUNDRED AND EIGHTY (180) AND ONE HUNDRED AND EIGHTY ONE (181)
EXCEPTING THEREOUT: ALL THAT PORTION OF LOT ONE HUNDRED AND SEVENTY NINE (179) WHICH LIES SOUTHWEST OF A STRAIGHT LINE WHICH JOINS AT POINTS IN THE WEST AND SOUTH BOUNDARIES OF SAID LOT ONE HUNDRED AND SEVENTY NINE (179), RESPECTIVELY DISTANT FIFTEEN (15) FEET NORTH AND EAST FROM THE SOUTHWEST CORNER THEREOF
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;6;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 122 105 864

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
162 240 202	31/08/2016	TRANSFER OF LAND	\$2,100,000	\$2,100,000

OWNERS

QUEEN MARY PARK PLACE LTD.
OF 201 - 10545-108 ST NW
EDMONTON
ALBERTA T5H 2Z8

(DATA UPDATED BY: CHANGE OF ADDRESS 212095816)

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
172 303 636	20/11/2017	MORTGAGE

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
162 240 202

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		MORTGAGEE - CMLS FINANCIAL LTD. 2110, 1066 WEST HASTINGS STREET VANCOUVER BRITISH COLUMBIA V6E3X2 ORIGINAL PRINCIPAL AMOUNT: \$3,200,000
172 303 637	20/11/2017	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CMLS FINANCIAL LTD. 2110, 1066 WEST HASTINGS STREET VANCOUVER BRITISH COLUMBIA V6E3X2 AGENT - ROBERT C STEMP
172 303 638	20/11/2017	CAVEAT RE : LEASE INTEREST CAVEATOR - CMLS FINANCIAL LTD. 2110, 1066 WEST HASTINGS STREET VANCOUVER BRITISH COLUMBIA V6E3X2 AGENT - ROBERT C STEMP
192 061 938	14/03/2019	MORTGAGE MORTGAGEE - 2329699 ALBERTA LTD. C/O 4311 SAVARYN DRIVE SW EDMONTON ALBERTA T6X2E8 ORIGINAL PRINCIPAL AMOUNT: \$2,800,000 (DATA UPDATED BY: TRANSFER OF MORTGAGE 212135792)
192 061 939	14/03/2019	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - 2329699 ALBERTA LTD. C/O 4311 SAVARYN DRIVE SW EDMONTON ALBERTA T6X2E8 (DATA UPDATED BY: TRANSFER OF CAVEAT 212135793)
202 018 055	24/01/2020	MORTGAGE MORTGAGEE - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP RD 510 LEDUC COUNTY ALBERTA T4X0S9 ORIGINAL PRINCIPAL AMOUNT: \$667,500
212 087 047	14/04/2021	TAX NOTIFICATION BY - THE CITY OF EDMONTON.

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

2ND FLOOR, EDMONTON SERVICE CENTRE
10111 104 AVE NW
EDMONTON, ALBERTA
T5J0J4

212 096 751 27/04/2021 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - 8881 HOLDINGS LTD.
240, 550 71 AVENUE SE
CALGARY
ALBERTA T2H0S6
AGENT - THOMAS J TAYLOR

212 096 752 27/04/2021 CAVEAT
RE : BENEFICIAL OWNER
CAVEATOR - 8881 HOLDINGS LTD.
TAYLOR LAW
240, 550 71 AVENUE SE
CALGARY
ALBERTA T2H0S6
AGENT - THOMAS J TAYLOR

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF JUNE,
2021 AT 09:39 A.M.

ORDER NUMBER: 42049945

CUSTOMER FILE NUMBER: 434646.239



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 616 193 3942MC;8;179 182 001 337

LEGAL DESCRIPTION
PLAN 3942MC
BLOCK 8
LOT 179
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;HB

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 972 305 053

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 001 337	03/01/2018	TRANSFER OF LAND	\$2,550,000	\$2,550,000

OWNERS

CROSSROADS CAPITAL CORPORATION.
OF 201, 10545-108 ST NW
EDMONTON
ALBERTA T5H 2Z8

(DATA UPDATED BY: CHANGE OF ADDRESS 212095806)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 003 622	08/01/2018	MORTGAGE MORTGAGEE - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP RD 510 LEDUC COUNTY ALBERTA T4X0S9 ORIGINAL PRINCIPAL AMOUNT: \$934,250
182 003 623	08/01/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 001 337

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP RD 510 LEDUC COUNTY ALBERTA T4X0S9 AGENT - ARUN SHOURIE
182 075 308	03/04/2018	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP RD 510 LEDUC COUNTY ALBERTA T4X0S9 AGENT - NITIN BHATIA
182 144 395	18/06/2018	CAVEAT RE : LEASE INTEREST CAVEATOR - BILAL CHEHADE 10216-154 AVE EDMONTON ALBERTA T5X5R1
192 024 230	29/01/2019	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP RD 510 LEDUC COUNTY ALBERTA T4X0S9 AGENT - CHANDAN THIND
192 061 202	14/03/2019	CAVEAT RE : LEASE INTEREST CAVEATOR - IRIE FOODS LTD. C/O PUBALAGAN VENKATRAMAN VENKATRAMAN PUREWAL & PILLAY 303, 9811-34 AVE EDMONTON ALBERTA T6E5X9 AGENT - PUBALAGAN VENKATRAMAN
192 061 936	14/03/2019	MORTGAGE MORTGAGEE - 2329699 ALBERTA LTD. C/O 4311 SAVARYN DRIVE SW EDMONTON ALBERTA T6X2E8 ORIGINAL PRINCIPAL AMOUNT: \$2,800,000 (DATA UPDATED BY: TRANSFER OF MORTGAGE 212135796)
192 061 937	14/03/2019	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 001 337

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - 2329699 ALBERTA LTD. C/O 4311 SAVARYN DRIVE SW EDMONTON ALBERTA T6X2E8 (DATA UPDATED BY: TRANSFER OF CAVEAT 212135797)
192 066 184	20/03/2019	POSTPONEMENT OF MORT 182003622 CAVE 182003623 CAVE 182075308 CAVE 192024230 TO MORT 192061936 CAVE 192061937
192 216 356	06/09/2019	BUILDER'S LIEN LIENOR - SNIHUR CONSTRUCTION GROUP INC. ATTN: NICHOLAS WILLIS C/O MILLER THOMSON LLP 2700, 10155-102 ST EDMONTON ALBERTA T5J4G8 AGENT - CHAD SNIHUR AMOUNT: \$304,267
202 018 072	24/01/2020	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - KZN INVESTMENTS & FINANCING LTD. 150, 23406 TWP ROAD 512 LEDUC ALBERTA T4X0S9 AGENT - JEANANNE KIRWIN
202 040 432	20/02/2020	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 192216356
202 078 491	09/04/2020	MORTGAGE MORTGAGEE - NITIN BHATIA PROFESSIONAL CORPORATION. MORTGAGEE - ARUN SHOURIE PROFESSIONAL CORPORATION. MORTGAGEE - HARMAN SINGH KANDOLA PROFESSIONAL CORPORATION. MORTGAGEE - ROSHAN KALRA PROFESSIONAL CORPORATION. ALL OF : 209, 2920 CALGARY TRAIL NW EDMONTON ALBERTA T6J2G8 ORIGINAL PRINCIPAL AMOUNT: \$128,904
202 215 918	06/10/2020	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 182003622
212 044 807	17/02/2021	BUILDER'S LIEN (CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
182 001 337

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LIENOR - GOVAN BROWN & ASSOCIATES LIMITED.
C/O ROSE LLP
ATTN: ANDREW W. WILKINSON
2100 440 2ND AVENUE SW
CALGARY
ALBERTA T2P5E9
AGENT - DAVID CONTARDI
AMOUNT: \$48,723

212 087 047 14/04/2021 TAX NOTIFICATION
BY - THE CITY OF EDMONTON.
2ND FLOOR, EDMONTON SERVICE CENTRE
10111 104 AVE NW
EDMONTON, ALBERTA
T5J0J4

212 096 747 27/04/2021 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - 8881 HOLDINGS LTD.
240, 550 71 AVENUE SE
CALGARY
ALBERTA T2H0S6
AGENT - THOMAS J TAYLOR

212 096 748 27/04/2021 CAVEAT
RE : BENEFICIAL OWNER
CAVEATOR - 8881 HOLDINGS LTD.
TAYLOR LAW
240, 550 71 AVENUE SE
CALGARY
ALBERTA T2H0S6
AGENT - THOMAS J TAYLOR

212 100 002 01/05/2021 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 212044807
RECEIVED APRIL 13, 2021

TOTAL INSTRUMENTS: 019

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
C002GC8	10/06/2021	N/A CUSTOMER FILE NUMBER: 40615-004	
002		DISCHARGE	3942MC;8;179

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
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ORDER NUMBER: 42049945

CUSTOMER FILE NUMBER: 434646.239



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.

Search ID #: Z13987501

Transmitting Party

BORDEN LADNER GERVAIS LLP

Centennial Place, East Tower
1900, 520-3rd Avenue SW
CALGARY, AB T2P 0R3

Party Code: 50008002

Phone #: 403 232 9500

Reference #: 434646-000239

Search ID #: Z13987501

Date of Search: 2021-Jun-30

Time of Search: 16:38:29

Business Debtor Search For:

QUEEN MARY PARK PLACE LTD.

Exact Result(s) Only Found

NOTE:

A complete Search may result in a Report of Exact and Inexact Matches.
Be sure to read the reports carefully.



Search ID #: Z13987501

Business Debtor Search For:

QUEEN MARY PARK PLACE LTD.

Search ID #: Z13987501

Date of Search: 2021-Jun-30

Time of Search: 16:38:29

Registration Number: 17112214828

Registration Type: SECURITY AGREEMENT

Registration Date: 2017-Nov-22

Registration Status: Current

Expiry Date: 2036-Nov-22 23:59:59

Exact Match on:

Debtor

No: 3

Debtor(s)

Block

Status

Current

1 8881 HOLDINGS LTD.
2105 - 52 STREET SE
CALGARY, AB T2B 2N3

Block

Status

Current

2 RIVER CITY IMPERIUM DEVELOPMENTS CORP.
2200, 10155 - 102 STREET
EDMONTON, AB T5J 4G8

Block

Status

Current

3 QUEEN MARY PARK PLACE LTD.
209, 2920 CALGARY TRAIL
EDMONTON, AB T6J 2G8

Secured Party / Parties

Block

Status

Current

1 CMLS FINANCIAL LTD.
2110, 1066 WEST HASTINGS STREET
VANCOUVER, BC V6E 3X2

Search ID #: Z13987501

Collateral: General

<u>Block</u>	<u>Description</u>	<u>Status</u>
1	<p>ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY OF THE DEBTORS. PROCEEDS: GOODS, INVENTORY, CHATTEL PAPER, INVESTMENT PROPERTY, DOCUMENTS OF TITLE, INSTRUMENTS, MONEY, INTANGIBLES AND ACCOUNTS (ALL AS DEFINED IN THE PERSONAL PROPERTY SECURITY ACT) AND INSURANCE PROCEEDS.</p> <p>THE FOREGOING IS LIMITED TO ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY NOW OR HEREAFTER SITUATED ON THE LANDS DESCRIBED BELOW (AND ANY OTHER LEGAL DESCRIPTIONS BY WHICH SUCH LANDS MAY BE DESCRIBED WHETHER BY SUBDIVISION, CONDOMINIUMIZATION OR OTHERWISE) OR WHICH IS NOW OR AT ANY TIME MAY BE ANNEXED TO, COMPRISED IN, PERTAINING OR RELATING TO OR USED IN CONNECTION WITH THE LANDS AND ALL ACCESSIONS THERETO AND SUBSTITUTIONS THEREFOR; THE DEBTORS' INTEREST IN ANY PRESENT OR HEREAFTER ACQUIRED RENTS, BOOK DEBTS, SECURITY DEPOSITS AND INSURANCE PROCEEDS RELATING TO THE LANDS AND PROCEEDS.</p> <p>LANDS: PLAN B4 BLOCK SEVEN (7) LOTS ONE HUNDRED AND SEVENTY NINE (179) ONE HUNDRED AND EIGHTY (180) AND ONE HUNDRED AND EIGHTY ONE (181) EXCEPTING THEREOUT: ALL THAT PORTION OF LOT ONE HUNDRED AND SEVENTY NINE (179) WHICH LIES SOUTHWEST OF A STRAIGHT LINE WHICH JOINS AT POINTS IN THE WEST AND SOUTH BOUNDARIES OF SAID LOT ONE HUNDRED AND SEVENTY NINE (179), RESPECTIVELY DISTANT FIFTEEN (15) FEET NORTH AND EAST FROM THE SOUTHWEST CORNER THEREOF EXCEPTING THEREOUT ALL MINES AND MINERALS MUNICIPAL: 10724 - 107TH AVENUE NW, EDMONTON, AB</p>	Current

Search ID #: Z13987501

Business Debtor Search For:

QUEEN MARY PARK PLACE LTD.

Search ID #: Z13987501

Date of Search: 2021-Jun-30

Time of Search: 16:38:29

Registration Number: 19030728643

Registration Type: SECURITY AGREEMENT

Registration Date: 2019-Mar-07

Registration Status: Current

Expiry Date: 2024-Mar-07 23:59:59

Exact Match on:

Debtor

No: 1

Debtor(s)

Block

Status

1 QUEEN MARY PARK PLACE LTD.
209, 2920 CALGARY TRAIL
EDMONTON, AB T6J 2G8

Current

Secured Party / Parties

Block

Status

1 MOSKOWITZ CAPITAL MORTGAGE FUND II INC.
2200 YONGE STREET, SUITE 1002
TORONTO, ON M4S 2C6

Current

Collateral: General

Block

Description

Status

1 ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY

Current

Search ID #: Z13987501

Business Debtor Search For:

QUEEN MARY PARK PLACE LTD.

Search ID #: Z13987501

Date of Search: 2021-Jun-30

Time of Search: 16:38:29

Registration Number: 19111926887

Registration Type: SECURITY AGREEMENT

Registration Date: 2019-Nov-19

Registration Status: Current

Expiry Date: 2024-Nov-19 23:59:59

Exact Match on: Debtor No: 1

Debtor(s)

Block

Status

1 QUEEN MARY PARK PLACE LTD.
5530 206A STREET NW
EDMONTON, AB T6M 0B6

Current

Secured Party / Parties

Block

Status

1 KZN INVESTMENTS & FINANCING LTD.
CO 100 12420 104 AVE
EDMONTON, AB T5N 3Z9
Email: mail@kirwinllp.com

Current

Collateral: General

Block

Description

Status

1 ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY
PROCEEDS: ALL OF THE DEBTOR'S PRESENT AND AFTER ACQUIRED PERSONAL
PROPERTY.

Current

Result Complete