Clerk's Stamp:

| | |
|---|---|
| COURT FILE NUMBER | 2603 14812 |
| COURT OF KING'S BENCH OF ALBERTA | |
| JUDICIAL CENTRE | EDMONTON |




**IN THE MATTER of the *Consumer Protection Act* RSA 2000, c. C 26.3, Part 3.1 and Life Leases *Interest Rate Regulation* Alberta Regulation 177/2024;**

**IN THE MATTER OF the *Societies Act*, RSA 2000, c.S-14, ss. 26 and 35;**

**IN THE MATTER OF the Trustee Act, RSA 2022, c.T-8.1, ss. 16, 17, 22, 26(3), 29, 30, 31, 32 and Part 8;**

**IN THE MATTER OF the *Business Corporations Act*, RSA 2000, c.B-9, ss. 81, and 85 Part 8, ss. 214, 215, 231 and 232;**

**IN THE MATTER OF the *Judicature Act*, RSA 2000, c.J-2, ss. 8, 13, 16 and 19;**

**AND IN THE MATTER OF LIONS VILLAGE OF GREATER EDMONTON SOCIETY**

| | |
|---|---|
| **ORIGINATING APPLICANT** | **CARLA TREMBLAY in her capacity as executrix of the estate of EDITH GREENE, deceased, and GISELE LEBLANC, and SUSAN VAN ESSEN and TEUNIS (aka TONY) VAN ESSEN and LIFE LEASE HOLDERS and LENDERS UNDER RELATED LOAN AGREEMENTS** |
| **ORIGINATING RESPONDENT** | **LIONS VILLAGE OF GREATER EDMONTON SOCIETY** |
| **APPLICANT** | **BDO CANADA LIMITED in its capacity as COURT APPOINTED RECEIVER of certain property of LIONS VILLAGE OF GREATER EDMONTON SOCIETY, and in its capacity as COURT APPOINTED JUDICIAL TRUSTEE** |
| **DOCUMENT** | **AFFIDAVIT** |
| **ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT** | **Tom Gusa**<br>**Dentons Canada LLP**<br>**2500 Stantec Tower**<br>**10220 – 103 Avenue**<br>**Edmonton, Alberta T5J 0K4**<br>**Ph. (780) 423-7219 Fx. (780) 423-7276**<br>**File No.: 542874-37** |

**SWORN ON SEPTEMBER 14, 2026**

I, Sandra Gmeiner, of the City of Edmonton, in the Province of Alberta, Paralegal, MAKE OATH AND SAY AS FOLLOWS:

1. I am a paralegal with Dentons Canada a LLP, counsel for the applicant, and as such have a personal knowledge of the matters hereinafter deposed to except where stated to be on information and belief.

2. Attached hereto and marked as **Exhibit "A"** are the eight land title certificates related to the lands described in this Action as the "Lions Village Castledowns".

3. Attached hereto and marked as **Exhibit "B"** are the two land title certificates related to the lands described in this Action as the "Lions Village Riverside".

4. Attached hereto and marked as **Exhibit "C"** is the land title certificate related to the lands described in this Action as the "Lions Village Riverside".

5. I make this affidavit in support of the application by BDO Canada Limited to amend certain orders granted in this Action.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 14th day of September, 2026 )

Commissioner for Oaths in and for Alberta )

SANDRA GMEINER

Markis F. Banek
Student-at-Law

This is **Exhibit "A"** referred to in the

Affidavit of Sandra Gmeiner

Sworn before me this 14th day of September, 2026



A Commissioner for Oaths in and for Alberta

Markis F. Banek
Student-at-Law

LAND TITLE CERTIFICATE

S

| LINC | SHORT LEGAL | TITLE NUMBER |
|---|---|---|
| 0028 888 345 | 0122745;1 | 072 254 060 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 1
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 182 887

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 072 254 060 | 03/05/2007 | TRANSFER OF LAND | | SEE INSTRUMENT |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 603 | 23/09/1998 | LEASE |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | LESSEE - LIONS VILLAGE CASTLEDOWNS FOUNDATION.<br>15703 CASTLE DOWNS ROAD NW<br>EDMONTON<br>ALBERTA<br>FOR A TERM OF 040 YEARS<br>COMMENCING ON THE 15 DAY OF AUGUST , 1998<br>TERMINATING ON THE 14 DAY OF AUGUST , 2038 |
| 982 289 604 | 23/09/1998 | LEASEHOLD TITLE APPLICATION<br>NEW TITLE ISSUED<br>AFFECTS INSTRUMENT: 982289603 |
| 012 182 886 | 20/06/2001 | UTILITY RIGHT OF WAY<br>GRANTEE - EPCOR DISTRIBUTION INC. |
| 082 183 399 | 01/05/2008 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>201, 14020-128 AVENUE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $30,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389925) |
| 082 183 405 | 01/05/2008 | AMENDING AGREEMENT<br>AFFECTS INSTRUMENT: 082183399 |

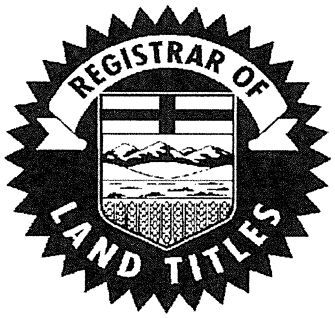
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37




*END OF CERTIFICATE*

( CONTINUED )

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 |
|---|---|---|
| 0028 888 345 | 0122745;1 | 012 182 887 +4 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 1
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: LEASEHOLD , FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF AUGUST , 1998
TERMINATING ON THE 14 DAY OF AUGUST , 2038

ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 289 604

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 012 182 887 | 20/06/2001 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF NAME 022129125)
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | SEE TITLE FOR ESTATE OF LARGER EXTENT, IF ANY, FOR REGISTRATIONS PRIOR TO LEASE |
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 622 | 23/09/1998 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $12,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389907) |
| 992 246 812 | 23/08/1999 | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - SHAW CABLESYSTEMS LIMITED.<br>ATTN: CORPORATE COUNSEL<br>900, 630-3 AVE SW<br>CALGARY<br>ALBERTA T2P4L4<br>AGENT - PETER A JOHNSON<br>"DATA UPDATED BY: CHANGE OF NAME 022486285" |
| 002 313 369 | 24/10/2000 | MORTGAGE<br>MORTGAGEE - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>ORIGINAL PRINCIPAL AMOUNT: $2,132,820<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 072078292)<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 082385664)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202239101) |
| 002 313 370 | 24/10/2000 | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | 072078293)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385665)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202239101) |
| 002 313 371 | 24/10/2000 | CAVEAT<br>RE : EXTENSION AGREEMENT<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 072078293)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385665)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202239101) |
| 002 343 192 | 20/11/2000 | POSTPONEMENT<br>OF MORT 982289622<br>TO MORT 002313369 CAVE 002313370<br>CAVE 002313371 |
| 022 473 066 | 11/12/2002 | CAVEAT<br>RE : MORTGAGE AMENDING AGREEMENT<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 072078293)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385665)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202239101) |
| 082 183 404 | 01/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $30,000,000<br>AFFECTS INSTRUMENT: 982289622 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 010

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*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 |
|---|---|---|
| 0028 888 353 | 0122745;2 | 072 254 060 +1 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 2
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 182 887 +1

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 072 254 060 | 03/05/2007 | TRANSFER OF LAND | | SEE INSTRUMENT |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 603 | 23/09/1998 | LEASE |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | LESSEE - LIONS VILLAGE CASTLEDOWNS FOUNDATION.<br>15703 CASTLE DOWNS ROAD NW<br>EDMONTON<br>ALBERTA<br>FOR A TERM OF 040 YEARS<br>COMMENCING ON THE 15 DAY OF AUGUST , 1998<br>TERMINATING ON THE 14 DAY OF AUGUST , 2038 |
| 982 289 604 | 23/09/1998 | LEASEHOLD TITLE APPLICATION<br>NEW TITLE ISSUED<br>AFFECTS INSTRUMENT: 982289603 |
| 012 182 886 | 20/06/2001 | UTILITY RIGHT OF WAY<br>GRANTEE - EPCOR DISTRIBUTION INC. |
| 082 183 399 | 01/05/2008 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>201, 14020-128 AVENUE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $30,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389925) |
| 082 183 405 | 01/05/2008 | AMENDING AGREEMENT<br>AFFECTS INSTRUMENT: 082183399 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

PENDING REGISTRATION QUEUE

| DRR NUMBER | RECEIVED DATE (D/M/Y) | SUBMITTER | LAND ID |
|---|---|---|---|
| H008L22 | 22/07/2026 | DENTONS CANADA LLP<br>780-423-7244<br>CUSTOMER FILE NUMBER:<br>542874-37 NCW | |
| 001 | | ORDER - ENDORSEMENT | #072 254 060 +1 |

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*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 |
|---|---|---|
| 0028 888 353 | 0122745;2 | 012 182 887 +5 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 2
AND 3000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: LEASEHOLD , FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF AUGUST , 1998
TERMINATING ON THE 14 DAY OF AUGUST , 2038

ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 289 604

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 012 182 887 | 20/06/2001 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF NAME 022129125)
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | SEE TITLE FOR ESTATE OF LARGER EXTENT, IF ANY, FOR REGISTRATIONS PRIOR TO LEASE |
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 622 | 23/09/1998 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $12,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389907) |
| 992 246 812 | 23/08/1999 | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - SHAW CABLESYSTEMS LIMITED.<br>ATTN: CORPORATE COUNSEL<br>900, 630-3 AVE SW<br>CALGARY<br>ALBERTA T2P4L4<br>AGENT - PETER A JOHNSON<br>"DATA UPDATED BY: CHANGE OF NAME 022486285" |
| 082 183 404 | 01/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $30,000,000<br>AFFECTS INSTRUMENT: 982289622 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 005

PENDING REGISTRATION QUEUE

| DRR NUMBER | RECEIVED DATE (D/M/Y) | SUBMITTER | LAND ID |
|---|---|---|---|
| H008L22 | 22/07/2026 | DENTONS CANADA LLP<br>780-423-7244<br>CUSTOMER FILE NUMBER:<br>542874-37 NCW | |
| 001 | | ORDER - ENDORSEMENT | #012 182 887 +5 |

( CONTINUED )

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*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 |
|---|---|---|
| 0028 888 360 | 0122745;3 | 072 254 060 +2 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 3
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 182 887 +2

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 072 254 060 | 03/05/2007 | TRANSFER OF LAND | | SEE INSTRUMENT |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 603 | 23/09/1998 | LEASE |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | LESSEE - LIONS VILLAGE CASTLEDOWNS FOUNDATION.<br>15703 CASTLE DOWNS ROAD NW<br>EDMONTON<br>ALBERTA<br>FOR A TERM OF 040 YEARS<br>COMMENCING ON THE 15 DAY OF AUGUST , 1998<br>TERMINATING ON THE 14 DAY OF AUGUST , 2038 |
| 982 289 604 | 23/09/1998 | LEASEHOLD TITLE APPLICATION<br>NEW TITLE ISSUED<br>AFFECTS INSTRUMENT: 982289603 |
| 012 182 886 | 20/06/2001 | UTILITY RIGHT OF WAY<br>GRANTEE - EPCOR DISTRIBUTION INC. |
| 082 183 399 | 01/05/2008 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>201, 14020-128 AVENUE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $30,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389925) |
| 082 183 405 | 01/05/2008 | AMENDING AGREEMENT<br>AFFECTS INSTRUMENT: 082183399 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

PENDING REGISTRATION QUEUE

| DRR NUMBER | RECEIVED DATE (D/M/Y) | SUBMITTER | LAND ID |
|---|---|---|---|
| H008L22 | 22/07/2026 | DENTONS CANADA LLP<br>780-423-7244<br>CUSTOMER FILE NUMBER:<br>542874-37 NCW | |
| 001 | | ORDER - ENDORSEMENT | #072 254 060 +2 |

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*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 |
|---|---|---|
| 0028 888 360 | 0122745;3 | 012 182 887 +6 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 3
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: LEASEHOLD , FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF AUGUST , 1998
TERMINATING ON THE 14 DAY OF AUGUST , 2038

ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 289 604

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 012 182 887 | 20/06/2001 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF NAME 022129125)
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | SEE TITLE FOR ESTATE OF LARGER EXTENT, IF ANY, FOR REGISTRATIONS PRIOR TO LEASE |
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 622 | 23/09/1998 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $12,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389907) |
| 992 246 812 | 23/08/1999 | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - SHAW CABLESYSTEMS LIMITED.<br>ATTN: CORPORATE COUNSEL<br>900, 630-3 AVE SW<br>CALGARY<br>ALBERTA T2P4L4<br>AGENT - PETER A JOHNSON<br>"DATA UPDATED BY: CHANGE OF NAME 022486285" |
| 022 473 063 | 11/12/2002 | MORTGAGE<br>MORTGAGEE - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>ORIGINAL PRINCIPAL AMOUNT: $1,840,050<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 072078288)<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 082385688)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 473 064 | 11/12/2002 | CAVEAT<br>RE : RENEWAL AGREEMENT , ETC.<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | 072078289)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385689)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 473 065 | 11/12/2002 | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 072078289)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385689)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 485 922 | 19/12/2002 | POSTPONEMENT<br>OF MORT 982289622<br>TO MORT 022473063 CAVE 022473064<br>CAVE 022473065 |
| 082 183 404 | 01/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $30,000,000<br>AFFECTS INSTRUMENT: 982289622 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 009

PENDING REGISTRATION QUEUE

| DRR NUMBER | RECEIVED DATE (D/M/Y) | SUBMITTER | LAND ID |
|---|---|---|---|
| H008L22 | 22/07/2026 | DENTONS CANADA LLP<br>780-423-7244<br>CUSTOMER FILE NUMBER:<br>542874-37 NCW | |
| 001 | | ORDER - ENDORSEMENT | #012 182 887 +6 |

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*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 |
|---|---|---|
| 0028 888 378 | 0122745;4 | 072 254 060 +3 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 4
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 182 887 +3

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 072 254 060 | 03/05/2007 | TRANSFER OF LAND | | SEE INSTRUMENT |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 603 | 23/09/1998 | LEASE |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | LESSEE - LIONS VILLAGE CASTLEDOWNS FOUNDATION.<br>15703 CASTLE DOWNS ROAD NW<br>EDMONTON<br>ALBERTA<br>FOR A TERM OF 040 YEARS<br>COMMENCING ON THE 15 DAY OF AUGUST , 1998<br>TERMINATING ON THE 14 DAY OF AUGUST , 2038 |
| 982 289 604 | 23/09/1998 | LEASEHOLD TITLE APPLICATION<br>NEW TITLE ISSUED<br>AFFECTS INSTRUMENT: 982289603 |
| 012 182 886 | 20/06/2001 | UTILITY RIGHT OF WAY<br>GRANTEE - EPCOR DISTRIBUTION INC. |
| 082 183 399 | 01/05/2008 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>201, 14020-128 AVENUE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $30,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389925) |
| 082 183 405 | 01/05/2008 | AMENDING AGREEMENT<br>AFFECTS INSTRUMENT: 082183399 |

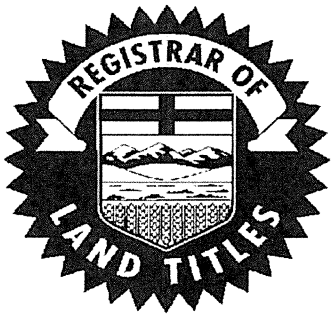
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37




*END OF CERTIFICATE*

( CONTINUED )

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 |
|---|---|---|
| 0028 888 378 | 0122745;4 | 012 182 887 +7 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0122745
UNIT 4
AND 2000 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: LEASEHOLD , FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF AUGUST , 1998
TERMINATING ON THE 14 DAY OF AUGUST , 2038

ATS REFERENCE: 4;24;53;32;W
ATS REFERENCE: 4;24;53;31;E

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 289 604

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 012 182 887 | 20/06/2001 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF NAME 022129125)
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | SEE TITLE FOR ESTATE OF LARGER EXTENT, IF ANY, FOR REGISTRATIONS PRIOR TO LEASE |
| 792 023 099 | 31/01/1979 | UTILITY RIGHT OF WAY<br>GRANTEE - CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:7920294 |
| 972 238 456 | 12/08/1997 | CAVEAT<br>RE : RESTRICTIVE COVENANT |
| 982 289 622 | 23/09/1998 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $12,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389907) |
| 992 246 812 | 23/08/1999 | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - SHAW CABLESYSTEMS LIMITED.<br>ATTN: CORPORATE COUNSEL<br>900, 630-3 AVE SW<br>CALGARY<br>ALBERTA T2P4L4<br>AGENT - PETER A JOHNSON<br>"DATA UPDATED BY: CHANGE OF NAME 022486285" |
| 022 473 063 | 11/12/2002 | MORTGAGE<br>MORTGAGEE - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>ORIGINAL PRINCIPAL AMOUNT: $1,840,050<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 072078288)<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 082385688)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 473 064 | 11/12/2002 | CAVEAT<br>RE : RENEWAL AGREEMENT , ETC.<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | 072078289)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385689)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 473 065 | 11/12/2002 | CAVEAT<br>RE : ASSIGNMENT OF RENTS AND LEASES<br>CAVEATOR - ADDENDA CAPITAL INC.<br>STE 1900, 1874 SCARTH ST<br>REGINA<br>SASKATCHEWAN S4P4B3<br>AGENT - TERENCE G LIDSTER<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 072078289)<br>(DATA UPDATED BY: TRANSFER OF CAVEAT 082385689)<br>(DATA UPDATED BY: CHANGE OF ADDRESS 202185176) |
| 022 485 922 | 19/12/2002 | POSTPONEMENT<br>OF MORT 982289622<br>TO MORT 022473063 CAVE 022473064<br>CAVE 022473065 |
| 082 183 404 | 01/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $30,000,000<br>AFFECTS INSTRUMENT: 982289622 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 10:37 A.M.

ORDER NUMBER: 58113195

CUSTOMER FILE NUMBER: 542874-37

*END OF CERTIFICATE*

( CONTINUED )

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).

This is **Exhibit "B"** referred to in the

Affidavit of Sandra Gmeiner

Sworn before me this 14th day of September, 2026

A Commissioner for Oaths in and for Alberta

Markis F. Banek
Student-at-Law

LAND TITLE CERTIFICATE

S

| LINC | SHORT LEGAL | TITLE NUMBER |
|---|---|---|
| 0030 055 876 | 0324309;117 | 032 307 386 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0324309
UNIT 117
AND 1863 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;52;3;SE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 111 232

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 032 307 386 | 20/08/2003 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 972 032 906 | 03/02/1997 | UTILITY RIGHT OF WAY<br>GRANTEE - ATCO GAS AND PIPELINES LTD.<br>10035-105 ST<br>EDMONTON<br>ALBERTA T5J2V6<br>(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012014105) |
| 972 330 128 | 28/10/1997 | DISCHARGE OF UTILITY RIGHT OF WAY 972032906 |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | PARTIAL<br>EXCEPT PLAN/PORTION: 9723783 |
| 972 330 495 | 28/10/1997 | RESTRICTIVE COVENANT<br>AS TO PORTION OR PLAN:9723790 |
| 992 037 360 | 12/02/1999 | UTILITY RIGHT OF WAY<br>GRANTEE - EDMONTON POWER DISTRIBUTION INC. |
| 992 052 475 | 02/03/1999 | AGREEMENT<br>RE: RESTRICTIVE COVENANT,EASEMENT,<br>ENCUMBRANCE AND PARTY WALL |
| 012 099 358 | 10/04/2001 | EASEMENT<br>"FOR THE BENEFIT OF COMMON PROPERTY PLAN 9920689" |
| 012 111 237 | 23/04/2001 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $4,500,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389908) |
| 052 261 049 | 29/06/2005 | CAVEAT<br>RE : UTILITY RIGHT OF WAY AMENDING AGREEMENT<br>CAVEATOR - ATCO GAS AND PIPELINES LTD.<br>10035-105 ST<br>EDMONTON<br>ALBERTA T5J2V6 |
| 082 197 350 | 12/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $28,000,000<br>AFFECTS INSTRUMENT: 012111237 |
| 192 302 920 | 13/12/2019 | CAVEAT<br>RE : CONDOMINIUM FEES<br>CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO. 9920689.<br>MAGNUM YORK PROPERTY MANAGEMENT LTD<br>210, 10403-172 ST<br>(CENTRE 170 BUILDING)<br>EDMONTON<br>ALBERTA T5S1K9 |
| 212 053 073 | 01/03/2021 | CERTIFICATE OF LIS PENDENS<br>AFFECTS INSTRUMENT: 192302920 |

( CONTINUED )

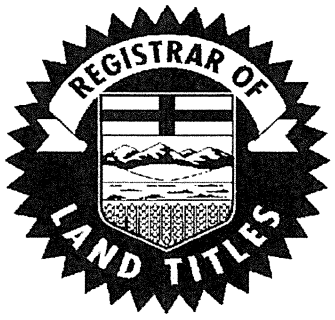
* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF AUGUST, 2026 AT 12:31 P.M.

ORDER NUMBER: 58116718

CUSTOMER FILE NUMBER: 542874-39




*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 |
|---|---|---|
| 0030 055 884 | 0324309;118 | 032 307 386 +1 |

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0324309
UNIT 118
AND 3137 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;52;3;SE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 012 111 232

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 032 307 386 | 20/08/2003 | CONDOMINIUM PLAN | | |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 992 037 360 | 12/02/1999 | UTILITY RIGHT OF WAY<br>GRANTEE - EDMONTON POWER DISTRIBUTION INC. |
| 992 052 475 | 02/03/1999 | AGREEMENT<br>RE: RESTRICTIVE COVENANT,EASEMENT,<br>ENCUMBRANCE AND PARTY WALL |
| 012 099 358 | 10/04/2001 | EASEMENT<br>"FOR THE BENEFIT OF COMMON PROPERTY PLAN 9920689" |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 012 111 237 | 23/04/2001 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>SUITE 201, 14020-128 AVE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $4,500,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389908) |
| 082 197 350 | 12/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $28,000,000<br>AFFECTS INSTRUMENT: 012111237 |
| 192 302 911 | 13/12/2019 | CAVEAT<br>RE : CONDOMINIUM FEES<br>CAVEATOR - THE OWNERS : CONDOMINIUM PLAN NO. 9920689.<br>MAGNUM YORK PROPERTY MANAGEMENT LTD<br>210, 10403-172 ST<br>(CENTRE 170 BUILDING)<br>EDMONTON<br>ALBERTA T5S1K9 |
| 212 053 076 | 01/03/2021 | CERTIFICATE OF LIS PENDENS<br>AFFECTS INSTRUMENT: 192302911 |

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 8 DAY OF JULY, 2026 AT 03:28 P.M.

ORDER NUMBER: 57702023

CUSTOMER FILE NUMBER: Lions Villag

*END OF CERTIFICATE*

( CONTINUED )

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).

This is **Exhibit "C"** referred to in the

Affidavit of Sandra Gmeiner

Sworn before me this 14th day of September, 2026

A Commissioner for Oaths in and for Alberta

Markis F. Banek
Student-at-Law

LAND TITLE CERTIFICATE

S

| LINC | SHORT LEGAL | TITLE NUMBER |
|---|---|---|
| 0027 757 723 | 9826195;9B;4A | 002 064 606 |

LEGAL DESCRIPTION
PLAN 9826195
BLOCK 9B
LOT 4A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.491 HECTARES (1.21 ACRES) MORE OR LESS

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

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 982 379 983

---

REGISTERED OWNER(S)

| REGISTRATION | DATE(DMY) | DOCUMENT TYPE | VALUE | CONSIDERATION |
|---|---|---|---|---|
| 002 064 606 | 13/03/2000 | TRANSFER OF LAND | $485,000 | SEE INSTRUMENT |

OWNERS

LIONS VILLAGE OF GREATER EDMONTON SOCIETY.
OF 202-204 HADDOW CLOSE NW
EDMONTON
ALBERTA T6R 3B3
(DATA UPDATED BY: 022135099)
(DATA UPDATED BY: CHANGE OF ADDRESS 232323220)

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| 982 345 903 | 06/11/1998 | UTILITY RIGHT OF WAY<br>GRANTEE - THE CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:9825594<br>AREA 'A' |
| 982 345 904 | 06/11/1998 | UTILITY RIGHT OF WAY<br>GRANTEE - TELUS COMMUNICATIONS (EDMONTON) INC. |

( CONTINUED )

| REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS |
|---|---|---|
| | | AS TO PORTION OR PLAN:9825594<br>AREA 'B' |
| 982 346 000 | 06/11/1998 | EASEMENT<br>"FOR THE BENEFIT OF LOT 3MR,BLOCK 9B,PLAN 9855593" |
| 992 014 495 | 19/01/1999 | EASEMENT<br>"FOR THE BENEFIT OF PLAN 9826195 BLOCK 9B LOT 4B" |
| 992 228 949 | 06/08/1999 | UTILITY RIGHT OF WAY<br>GRANTEE - THE CITY OF EDMONTON.<br>AS TO PORTION OR PLAN:9924912<br>AREA "G" |
| 992 228 950 | 06/08/1999 | UTILITY RIGHT OF WAY<br>GRANTEE - EPCOR WATER SERVICES INC.<br>AS TO PORTION OR PLAN:9924912<br>AREA "J"<br>(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 202075872) |
| 992 228 951 | 06/08/1999 | UTILITY RIGHT OF WAY<br>GRANTEE - EDMONTON POWER DISTRIBUTION INC.<br>AS TO PORTION OR PLAN:9924912<br>AREA "H" |
| 992 228 956 | 06/08/1999 | DISCHARGE OF UTILITY RIGHT OF WAY 982345903<br>PARTIAL<br>AS TO PART "SEE INSTRUMENT" |
| 012 115 846 | 26/04/2001 | MORTGAGE<br>MORTGAGEE - UMC FINANCIAL MANAGEMENT INC.<br>201, 14020-128 AVENUE<br>EDMONTON<br>ALBERTA T5L4M8<br>ORIGINAL PRINCIPAL AMOUNT: $6,000,000<br>(DATA UPDATED BY: TRANSFER OF MORTGAGE 102389926) |
| 082 183 288 | 01/05/2008 | AMENDING AGREEMENT<br>AMOUNT: $13,000,000<br>AFFECTS INSTRUMENT: 012115846 |
| 262 185 320 | 12/06/2026 | CAVEAT<br>RE : LEASE INTEREST<br>CAVEATOR - CARLA LESLIE TREMBLAY<br>EXECUTOR FOR EDITH GREENE<br>C/O HILDEBRAND WRIGHT<br>1610, 700-4TH AVE SW<br>CALGARY |

( CONTINUED )

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2P3J4
AGENT - SANDRA J. HILDEBRAND, K.C.

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 8 DAY OF JULY, 2026 AT 03:28 P.M.

ORDER NUMBER: 57702023

CUSTOMER FILE NUMBER: Lions Villag

*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).