

# SCHEDULE "A"



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0034 406 983                      4;23;53;17;NW                                      132 335 490

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 23 TOWNSHIP 53  
SECTION 17  
ALL THAT PORTION OF THE NORTH WEST QUARTER  
WHICH LIES EAST OF THE RIGHT BANK OF THE NORTH SASKATCHEWAN RIVER  
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT EDMONTON  
ON 25 APRIL, 1955 CONTAINING 45.84 HCTARES (113.26 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 102 271 675

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
132 335 490      18/10/2013      TRANSFER OF LAND      \$196      \$196

OWNERS

LOT 11 GP LTD.  
OF 1250 HAYTER ROAD  
EDMONTON  
ALBERTA T6S 1A2

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
5065KI      13/07/1956      UTILITY RIGHT OF WAY  
GRANTEE - ATCO GAS AND PIPELINES LTD.  
10035-105 ST  
EDMONTON  
ALBERTA T5J2V6  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 132 335 490

## REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

OF WAY 012028183)

5741RI      11/09/1969 CAVEAT  
RE : EASEMENT  
CAVEATOR - THE CITY OF EDMONTON.

942 024 246      26/01/1994 UTILITY RIGHT OF WAY  
GRANTEE - THE CITY OF EDMONTON.  
AS TO PORTION OR PLAN:9322418

062 567 270      08/12/2006 CAVEAT  
RE : EASEMENT , ETC.

072 178 344      29/03/2007 DISCHARGE OF UTILITY RIGHT OF WAY 5065KI  
PARTIAL  
EXCEPT PLAN/PORTION: 573KS

072 588 848      01/10/2007 UTILITY RIGHT OF WAY  
GRANTEE - AIR LIQUIDE CANADA INC.

082 014 748      09/01/2008 RESTRICTIVE COVENANT

082 124 683      20/03/2008 RESTRICTIVE COVENANT

082 124 690      20/03/2008 EASEMENT  
SEE INSTRUMENT FOR DOMINANT AND SERVIENT  
TENEMENTS

082 124 692      20/03/2008 CAVEAT  
RE : EASEMENT

082 412 290      18/09/2008 CAVEAT  
RE : RIGHT OF FIRST REFUSAL  
CAVEATOR - TERVITA CORPORATION.  
BURNET DUCKWORTH & PALMER  
2400, 525-8 AVE SW  
CALGARY  
ALBERTA T2P1G1  
AGENT - JOHN A WILSON  
(DATA UPDATED BY: CHANGE OF NAME 122224067)

092 048 599      17/02/2009 EASEMENT

092 236 386      14/07/2009 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - TELUS COMMUNICATIONS INC.  
RIGHTS OF WAY DEPARTMENT, SULLIVAN STATION  
1ST FLOOR, 15079-64 AVE  
SURREY  
BRITISH COLUMBIA V3S1X9

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 132 335 490

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - PROGRESS LAND SERVICES LTD.
112 318 970	07/10/2011	CAVEAT RE : RIGHT OF WAY AGREEMENT , ETC. CAVEATOR - KRAMER'S TECHNICAL SERVICES INC. 3200, 10180-101 STREET EDMONTON ALBERTA T5J3W8 AGENT - JEREMY TAITINGER
132 252 285	14/08/2013	CAVEAT RE : EASEMENT , ETC.
132 283 373	09/09/2013	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CITY OF EDMONTON. C/O OF THE CITY OF EDMONTON SUBDIVISION AUTHORITY CITY HALL, OFFICE OF THE CITY CLERK 1 SIR WINSTON SQUARE EDMONTON ALBERTA T5J2R7 AGENT - BLAIR MCDOWELL.
132 283 380	09/09/2013	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
132 335 491	18/10/2013	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$40,000,000
132 335 492	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 AGENT - JOHN S LITTLE
182 106 169	08/05/2018	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$40,000,000 (U.S. FUNDS)
182 106 170	08/05/2018	CAVEAT

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 132 335 490

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
2500,10303 JASPER AVE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - CATHERINE A FARNELL

182 186 692      08/08/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
2500,10303 JASPER AVE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - CATHERINE A FARNELL

182 186 693      08/08/2018 CAVEAT  
RE : ASSIGNMENT OF INTEREST  
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
2500,10303 JASPER AVE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - CATHERINE A FARNELL

202 080 481      15/04/2020 TAX NOTIFICATION  
BY - THE CITY OF EDMONTON.  
2ND FLOOR, EDMONTON SERVICE CENTRE  
10111 104 AVE NW  
EDMONTON, ALBERTA  
T5J0J4

TOTAL INSTRUMENTS: 024

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
DECEMBER, 2021 AT 03:40 P.M.

ORDER NUMBER:      43215747

CUSTOMER FILE NUMBER:      1209810-5469



\*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  
0037 408 689                      4;23;53;17;SW                                      162 342 137 +3

LEGAL DESCRIPTION

MERIDIAN 4    RANGE 23    TOWNSHIP 53  
SECTION 17

ALL THAT PORTION OF THE SOUTH WEST QUARTER  
WHICH LIES NORTH OF THE NORTHERLY LIMIT OF RAILWAY PLAN 6073CL AND EAST  
OF THE RIGHT BANK OF THE NORTH SASKATCHEWAN RIVER AS SHOWN ON A PLAN  
OF SURVEY OF THE SAID TOWNSHIP SIGNED AT EDMONTON ON 25 APRIL, 1955  
CONTAINING 43.80 HECTARES (108.24 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

		HECTARES	(ACRES)	MORE OR LESS
A)	PLAN 5725RS            SUBDIVISION	16.3	40.27	
B)	PLAN 1323811        SUBDIVISION	3.745	9.25	
C)	PLAN 1624164        SUBDIVISION	5.36	13.24	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 162 341 987 +1

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

-----

162 342 137    05/12/2016    SUBDIVISION PLAN

OWNERS

ECO-INDUSTRIAL BUSINESS PARK INC.  
OF 408,10048-101A AVENUE NW  
EDMONTON  
ALBERTA T5J 0C8

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 162 342 137 +3

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2121MS	17/05/1962	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:3987MC "PART AS DESC." (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022166378) (DATA UPDATED BY: CHANGE OF ADDRESS 092058735)
5741RI	11/09/1969	CAVEAT RE : EASEMENT CAVEATOR - THE CITY OF EDMONTON.
5117RU	20/04/1970	CAVEAT RE : EASEMENT CAVEATOR - THE CITY OF EDMONTON. 9TH FLR. CHANCERY HALL, EDMONTON ALBERTA T5J2C3 "PART AS DESC" (DATA UPDATED BY: TRANSFER OF CAVEAT 912135468)
802 161 061	22/07/1980	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS HOLDINGS INC. BOX 20005, STOCK EXCHANGE R.P.O. CALGARY ALBERTA T2P4J2 AS TO 50% GRANTEE - NOVA CHEMICALS CORPORATION. AS TO 50% AS TO PORTION OR PLAN:8021359 "TAKE PRIORITY DATE OF CAVEAT 792279725" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 042426969) (DATA UPDATED BY: CHANGE OF NAME 052388401) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 062034520) (DATA UPDATED BY: CHANGE OF NAME 112131232)
912 164 346	02/07/1991	UTILITY RIGHT OF WAY GRANTEE - ALBERTA ENVIROFUELS INC. P.O. BAG 4800 SHERWOOD PARK ALBERTA T8A2A7 AS TO PORTION OR PLAN:9121980
942 024 246	26/01/1994	UTILITY RIGHT OF WAY

( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 162 342 137 +3

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - THE CITY OF EDMONTON. AS TO PORTION OR PLAN:9322418
062 567 270	08/12/2006	CAVEAT RE : EASEMENT , ETC.
072 588 848	01/10/2007	UTILITY RIGHT OF WAY GRANTEE - AIR LIQUIDE CANADA INC.
082 014 748	09/01/2008	RESTRICTIVE COVENANT
082 124 683	20/03/2008	RESTRICTIVE COVENANT
082 124 690	20/03/2008	EASEMENT SEE INSTRUMENT FOR DOMINANT AND SERVIENT TENEMENTS
082 124 692	20/03/2008	CAVEAT RE : EASEMENT
092 048 599	17/02/2009	EASEMENT
092 236 386	14/07/2009	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TELUS COMMUNICATIONS INC. RIGHTS OF WAY DEPARTMENT, SULLIVAN STATION 1ST FLOOR, 15079-64 AVE SURREY BRITISH COLUMBIA V3S1X9 AGENT - PROGRESS LAND SERVICES LTD.
132 104 704	15/04/2013	CAVEAT RE : EASEMENT
132 250 234	14/08/2013	CAVEAT RE : EASEMENT , ETC.
132 252 285	14/08/2013	CAVEAT RE : EASEMENT , ETC.
132 283 372	09/09/2013	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CITY OF EDMONTON. THE CITY OF EDMONTON SUBDIVISION AUTHORITY,CITY HALL OFFICE OF THE CITY CLERK #1 SIR WINSTON CHURCHILL SQUARE EDMONTON ALBERTA T5J2R7 AGENT - BLAIR MCDOWELL.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

# 162 342 137 +3

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
132 283 379	09/09/2013	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
132 283 380	09/09/2013	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
162 342 180	05/12/2016	EASEMENT AS TO PORTION OR PLAN:1323812 AS TO AREAS "A,B,C,D" "FOR THE BENEFIT OF LOT 1, BLOCK 1, PLAN 1323811"
162 356 039	21/12/2016	CAVEAT RE : EASEMENT , ETC. AMENDING AGREEMENT
182 106 171	08/05/2018	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET,SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$40,000,000 (U.S. FUNDS)
182 106 172	08/05/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2500,10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - CATHERINE A FARNELL
182 186 683	08/08/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2500,10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - CATHERINE A FARNELL
182 186 684	08/08/2018	CAVEAT RE : ASSIGNMENT OF INTEREST CAVEATOR - ROMSPEN INVESTMENT CORPORATION. 2500,10303 JASPER AVE EDMONTON ALBERTA T5J3N6 AGENT - CATHERINE A FARNELL
202 080 481	15/04/2020	TAX NOTIFICATION BY - THE CITY OF EDMONTON. 2ND FLOOR, EDMONTON SERVICE CENTRE

( CONTINUED )

REGISTRATION

NUMBER          DATE (D/M/Y)          PARTICULARS

-----

10111 104 AVE NW  
EDMONTON, ALBERTA  
T5J0J4

TOTAL INSTRUMENTS: 027

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
DECEMBER, 2021 AT 03:40 P.M.

ORDER NUMBER:    43215747

CUSTOMER FILE NUMBER:    1209810-5469



\*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  
0037 408 663            8323217;;2                      162 342 179

LEGAL DESCRIPTION

PLAN 8323217  
LOT 2  
CONTAINING 15.3 HECTARES ( 37.68 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 8920981 - TRANSPORTATION/UTILITY CORRIDOR RIGHT OF WAY	0.057	0.14
B) PLAN 1624164 SUBDIVISION	14.7	36.3

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;23;53;17;SE  
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 162 342 137 +1

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
162 342 179	05/12/2016	TRANSFER OF LAND	\$1	SEE INSTRUMENT

---

OWNERS

ECO-INDUSTRIAL BUSINESS PARK INC.  
OF #260, 2833 BROADMOOR BLVD  
SHERWOOD PARK  
ALBERTA T8H 2H3

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
553HT	04/10/1950	UTILITY RIGHT OF WAY GRANTEE - THE IMPERIAL PIPE LINE COMPANY, LIMITED. GRANTEE - PEMBINA PIPELINE CORPORATION.

---

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 162 342 179

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 AS TO PORTION OR PLAN:2047HW "DATA UPDATED BY: TRANSFER OF UTRW NOS. 5981SS & 772018503" (DATA UPDATED BY: CHANGE OF ADDRESS 122220948) (DATA UPDATED BY: CHANGE OF NAME 152371391)
7756JH	23/06/1953	CAVEAT CAVEATOR - 1352110 ALBERTA LTD. ATTN: DAVID EIGENSEHER 2900, 10180-101 ST. NW EDMONTON ALBERTA T5J3V5 "URW 553HT, DATA UPDATED BY: TRANSFER OF CAVE 832020160" (DATA UPDATED BY: TRANSFER OF CAVEAT 082014754)
3569LT	21/04/1960	EASEMENT
6696LW	09/11/1960	CAVEAT RE : EASEMENT CAVEATOR - FIBERGLAS CANADA LIMITED.
5886MA	07/03/1961	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN INDUSTRIAL GAS LIMITED. BOX 2595 STN M CALGARY ALBERTA T2P4V4 "DISCHARGED EXCEPT AS TO PLAN 7182KS #892150525 22 06 1988" (DATA UPDATED BY: CHANGE OF ADDRESS 982235122)
7650OP	20/06/1966	CAVEAT CAVEATOR - ATCO GAS AND PIPELINES LTD. ATTENTION: LAND DEPARTMENT 10035-105 STREET EDMONTON ALBERTA T5J2V6 "DISCHARED EXCEPT AS TO PLAN 7182KSS #892150524 22 06 1988" (DATA UPDATED BY: TRANSFER OF CAVEAT 962185395) (DATA UPDATED BY: TRANSFER OF CAVEAT 982094722) (DATA UPDATED BY: TRANSFER OF CAVEAT

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 162 342 179

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

012015771)

752 007 020 28/01/1975 CAVEAT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5  
"URW 553HT, DISCHARGED BY 892102416 03 05 1989  
EXCEPT AS TO PLAN 2047HW"  
(DATA UPDATED BY: CHANGE OF NAME 892271575)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014755)

772 191 417 30/09/1977 CAVEAT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5  
"DISCHARGED BY 892102417 03 05 1989 EX. AS TO PLAN  
2047HW"  
(DATA UPDATED BY: CHANGE OF NAME 892271575)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014766)

802 171 446 01/08/1980 CAVEAT  
RE : EASEMENT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5  
"DISCHARGED BY 892102418 03 05 1989 EX. AS TO PLAN  
2047HW"  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014767)

802 171 447 01/08/1980 CAVEAT  
RE : EASEMENT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5  
"DISCHARGED BY 892102419 03 05 1989 EX. AS TO PLAN  
2047HW"  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014768)

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 162 342 179

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
802 171 448	01/08/1980	CAVEAT RE : EASEMENT CAVEATOR - 1352110 ALBERTA LTD. ATTN: DAVID EIGENSEHER 2900, 10180-101 ST. NW EDMONTON ALBERTA T5J3V5 "DISCHARGED BY 892102420 03 05 1989 EX. AS TO PLAN 7182KS" (DATA UPDATED BY: TRANSFER OF CAVEAT 082014769)
922 173 319	17/06/1992	EASEMENT FOR THE BENEFIT OF LOT 2 PLAN 832 3217 OVER TRANSPORTATION/UTILITY CORRIDOR RIGHT OF WAY PLAN 8920981
082 014 748	09/01/2008	RESTRICTIVE COVENANT
082 124 683	20/03/2008	RESTRICTIVE COVENANT
082 124 689	20/03/2008	EASEMENT SEE INSTRUMENT FOR DOMINANT AND SERVICENT TENEMENTS
082 124 690	20/03/2008	EASEMENT SEE INSTRUMENT FOR DOMINANT AND SERVICENT TENEMENTS
082 124 694	20/03/2008	EASEMENT SEE INSTRUMENT FOR DOMINANT AND SERVICENT TENEMENTS
082 239 404	16/06/2008	EASEMENT SEE AGREEMENT FOR SERVICENT AND DOMINANT TENEMENTS
092 048 599	17/02/2009	EASEMENT
122 128 408	27/04/2012	CAVEAT RE : EASEMENT
132 173 335	13/06/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ECO-INDUSTRIAL BUSINESS PARK INC. C/O HUSTWICK PAYNE ATTENTION: RODERICK C PAYNE #600 LEDGEVIEW 9707-110 STREET EDMONTON ALBERTA T5K2L9

( CONTINUED )

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 5  
 # 162 342 179

REGISTRATION

-----  
 NUMBER            DATE (D/M/Y)            PARTICULARS  
 -----

(DATA UPDATED BY: CHANGE OF ADDRESS 162320610)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 172138889)  
 (DATA UPDATED BY: 172157943 )

162 356 039    21/12/2016 CAVEAT  
 RE : EASEMENT , ETC.  
 AMENDING AGREEMENT

182 106 171    08/05/2018 MORTGAGE  
 MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.  
 162 CUMBERLAND STREET,SUITE 300  
 TORONTO  
 ONTARIO M5R3N5  
 ORIGINAL PRINCIPAL AMOUNT: \$40,000,000  
 (U.S. FUNDS)

182 106 172    08/05/2018 CAVEAT  
 RE : ASSIGNMENT OF RENTS AND LEASES  
 CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
 2500,10303 JASPER AVE  
 EDMONTON  
 ALBERTA T5J3N6  
 AGENT - CATHERINE A FARNELL

202 080 381    15/04/2020 TAX NOTIFICATION  
 BY - THE CITY OF EDMONTON.  
 2ND FLOOR, EDMONTON SERVICE CENTRE  
 10111 104 AVE NW  
 EDMONTON, ALBERTA  
 T5J0J4

TOTAL INSTRUMENTS: 025

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 1 DAY OF  
 DECEMBER, 2021 AT 03:40 P.M.

ORDER NUMBER:    43215747

CUSTOMER FILE NUMBER:    1209810-5469



\*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  
0033 530 355                                      8323217;;3                                      082 453 027

LEGAL DESCRIPTION

PLAN 8323217  
LOT 3  
CONTAINING 16.7 HECTARES ( 41.32 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:                                      HECTARES (ACRES) MORE OR LESS  
A) PLAN 0824009                                      AREA A - VALVE SITE                                      0.282                                      0.70  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;23;53;17;NE  
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 082 212 417 +1

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
082 453 027	15/10/2008	PLAN CORRECTION		

---

OWNERS

ECO-INDUSTRIAL BUSINESS PARK INC.  
OF 408,10048-101A AVENUE NW  
EDMONTON  
ALBERTA T5J 0C8  
(DATA UPDATED BY: CHANGE OF NAME 112319267)

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
4191HP		17/08/1950	UTILITY RIGHT OF WAY GRANTEE - THE IMPERIAL PIPE LINE COMPANY, LIMITED. GRANTEE - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 082 453 027

## REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

AS TO PORTION OR PLAN:2047HW

"DATA UPDATED BY: TRANSFER OF UTRW NO. 5981SS &  
772018503"

(DATA UPDATED BY: CHANGE OF ADDRESS 122221971)

(DATA UPDATED BY: CHANGE OF NAME 152371272)

5886MA      07/03/1961 CAVEAT  
RE : EASEMENT  
CAVEATOR - CANADIAN INDUSTRIAL GAS LIMITED.  
BOX 2595 STN M  
CALGARY  
ALBERTA T2P4V4  
"DISCHARGED EXCEPT AS TO PLAN 7182KS #892150525 22  
06 1988"  
(DATA UPDATED BY: CHANGE OF ADDRESS 982235122)

7650OP      20/06/1966 CAVEAT  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
ATTENTION: LAND DEPARTMENT  
10035-105 STREET  
EDMONTON  
ALBERTA T5J2V6  
"DISCHARGED EXCEPT AS TO PLAN 7182KS #892150524 22  
06 1988"  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
962185395)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
982094722)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
012015771)

752 007 020      28/01/1975 CAVEAT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5  
"URW 4191HP, DISCHARGED BY 892102416 03 05 1989  
EXCEPT AS TO PLAN 2047HW"  
(DATA UPDATED BY: CHANGE OF NAME 892271575)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014755)

772 191 417      30/09/1977 CAVEAT  
CAVEATOR - 1352110 ALBERTA LTD.  
ATTN: DAVID EIGENSEHER  
2900, 10180-101 ST. NW  
EDMONTON  
ALBERTA T5J3V5

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 082 453 027

## REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

"DISCHARGED BY 892102417 03 05 1989 EX. AS TO PLAN  
2047HW"

(DATA UPDATED BY: CHANGE OF NAME 892271575)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014766)

802 171 446      01/08/1980 CAVEAT

RE : EASEMENT

CAVEATOR - 1352110 ALBERTA LTD.

ATTN: DAVID EIGENSEHER

2900, 10180-101 ST. NW

EDMONTON

ALBERTA T5J3V5

"DISCHARGED BY 892102418 03 05 1989 EX. AS TO PLAN  
2047HW"

(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014767)

802 171 447      01/08/1980 CAVEAT

RE : EASEMENT

CAVEATOR - 1352110 ALBERTA LTD.

ATTN: DAVID EIGENSEHER

2900, 10180-101 ST. NW

EDMONTON

ALBERTA T5J3V5

"DISCHARGED BY 892102419 03 05 1989 EX. AS TO PLAN  
2047HW"

(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014768)

802 171 448      01/08/1980 CAVEAT

RE : EASEMENT

CAVEATOR - 1352110 ALBERTA LTD.

ATTN: DAVID EIGENSEHER

2900, 10180-101 ST. NW

EDMONTON

ALBERTA T5J3V5

"DISCHARGED BY 892102420 03 05 1989 EX. AS TO PLAN  
7182KS"

(DATA UPDATED BY: TRANSFER OF CAVEAT  
082014769)

832 311 627      23/12/1983 UTILITY RIGHT OF WAY

GRANTEE - ATCO GAS AND PIPELINES LTD.

10035-105 ST

EDMONTON

ALBERTA T5J2V6

AS TO PORTION OR PLAN:8321238

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

# 082 453 027

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

OF WAY 012021719)

832 311 631 23/12/1983 EASEMENT  
"EXTENDED BY"

832 311 632 23/12/1983 CAVEAT  
RE : EASEMENT  
CAVEATOR - THE CITY OF EDMONTON.  
CITY SOLICITOR, #1 SIR WINSTON CHURCHILL SQUARE,  
EDMONTON  
ALBERTA

082 014 748 09/01/2008 RESTRICTIVE COVENANT

082 124 683 20/03/2008 RESTRICTIVE COVENANT

082 124 690 20/03/2008 EASEMENT  
SEE INSTRUMENT FOR DOMINANT AND SERVIENT  
TENEMENTS

082 124 692 20/03/2008 CAVEAT  
RE : EASEMENT

082 412 290 18/09/2008 CAVEAT  
RE : RIGHT OF FIRST REFUSAL  
CAVEATOR - TERVITA CORPORATION.  
BURNET DUCKWORTH & PALMER  
2400, 525-8 AVE SW  
CALGARY  
ALBERTA T2P1G1  
AGENT - JOHN A WILSON  
(DATA UPDATED BY: CHANGE OF NAME 122224067)

082 416 050 22/09/2008 EASEMENT  
RAILWAY LINE EASEMENT -  
SEE INSTRUMENT

082 511 093 24/11/2008 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - PARAGON CAPITAL CORPORATION LTD.  
1200, 1015-4 ST SW  
CALGARY  
ALBERTA T2R1J4

092 359 572 06/10/2009 CERTIFICATE OF LIS PENDENS  
AFFECTS INSTRUMENT: 082511093

092 359 573 06/10/2009 CERTIFICATE OF LIS PENDENS  
AFFECTS INSTRUMENT: 082511093

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

# 082 453 027

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
092 359 574	06/10/2009	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 082511093
092 359 575	06/10/2009	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 082511093
092 365 601	09/10/2009	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 082511093
102 414 416	25/11/2010	CAVEAT RE : EASEMENT
112 318 970	07/10/2011	CAVEAT RE : RIGHT OF WAY AGREEMENT , ETC. CAVEATOR - KRAMER'S TECHNICAL SERVICES INC. 3200, 10180-101 STREET EDMONTON ALBERTA T5J3W8 AGENT - JEREMY TAITINGER
132 173 346	13/06/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALBERTA DILUENT TERMINAL LTD. SUITE 600 SUN LIFE PLAZA WEST TOWER 144-4 AVENUE SW CALGARY ALBERTA T2P3N4 AGENT - DARREN B BECKER
132 250 234	14/08/2013	CAVEAT RE : EASEMENT , ETC.
132 252 285	14/08/2013	CAVEAT RE : EASEMENT , ETC.
162 259 031	19/09/2016	DISCHARGE OF EASEMENT 082416050 PARTIAL EXCEPT PLAN/PORTION: 1622732
162 356 039	21/12/2016	CAVEAT RE : EASEMENT , ETC. AMENDING AGREEMENT
182 106 171	08/05/2018	MORTGAGE MORTGAGEE - ROMSPEN INVESTMENT CORPORATION. 162 CUMBERLAND STREET, SUITE 300 TORONTO ONTARIO M5R3N5 ORIGINAL PRINCIPAL AMOUNT: \$40,000,000 (U.S. FUNDS)

( CONTINUED )

## REGISTRATION

---

NUMBER DATE (D/M/Y) PARTICULARS

---

182 106 172 08/05/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
2500,10303 JASPER AVE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - CATHERINE A FARNELL

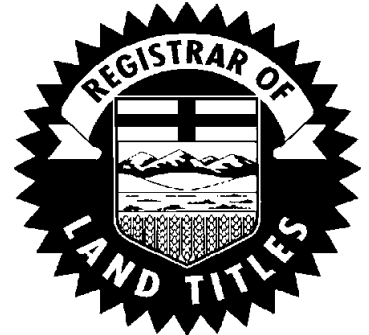
212 086 466 13/04/2021 TAX NOTIFICATION  
BY - THE CITY OF EDMONTON.  
2ND FLOOR, EDMONTON SERVICE CENTRE  
10111 104 AVE NW  
EDMONTON, ALBERTA  
T5J0J4

TOTAL INSTRUMENTS: 033

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
DECEMBER, 2021 AT 03:40 P.M.

ORDER NUMBER: 43215747

CUSTOMER FILE NUMBER: 1209810-5469



\*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  
0034 518 119          4;23;53;17;NE                      102 360 075 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 23 TOWNSHIP 53  
SECTION 17  
QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:                      HECTARES      (ACRES)      MORE OR LESS

A) PLAN 8323217 - SUBDIVISION              16.72              41.32

B) PLAN 8920981 - RIGHT OF WAY              6.74              16.65

TRANSPORTATION/UTILITY CORRIDOR

C) PLAN 0824009 - VALVE SITE              4.40              10.87              AREA "A"

D) PLAN 0940748 - VALVE SITE              2.34              5.78              AREA "B"

E) PLAN 1025092 - VALVE SITE              24.95              61.65              AREA "A"

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 102 004 480 +1

-----  
   REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE              CONSIDERATION  
-----  
  
102 360 075      12/10/2010      TRANSFER OF PART  
   OF LAND

OWNERS

ECO-INDUSTRIAL BUSINESS PARK INC.  
OF 408, 10048 101 AVENUE N.W.  
ALBERTA T5J 0C8

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER              DATE (D/M/Y)              PARTICULARS  
-----

032 286 748      08/08/2003 CAVEAT  
   RE : SURFACE LEASE UNDER 20 ACRES  
   ( CONTINUED )



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

## REGISTRATION

# 102 360 075 +1

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 AGENT - PROGRESS LAND SERVICES LTD. (DATA UPDATED BY: CHANGE OF ADDRESS 122210609) (DATA UPDATED BY: CHANGE OF NAME 152370717)
032 419 836	31/10/2003	CAVEAT RE : LEASE AMENDING AGREEMENT CAVEATOR - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 AGENT - PROGRESS AND SERVICES LTD. (DATA UPDATED BY: CHANGE OF ADDRESS 122210622) (DATA UPDATED BY: CHANGE OF NAME 152370717)
042 041 133	26/01/2004	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 (DATA UPDATED BY: CHANGE OF ADDRESS 122210622) (DATA UPDATED BY: CHANGE OF NAME 152370717)
052 105 372	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA C/O THE MINISTER OF NATIONAL DEFENCE 101 COLONEL BY DRIVE OTTAWA ONTARIO K1A0K2
072 298 440	24/05/2007	UTILITY RIGHT OF WAY GRANTEE - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 (DATA UPDATED BY: CHANGE OF ADDRESS 122221859) (DATA UPDATED BY: CHANGE OF NAME 152371124)
072 318 379	31/05/2007	CAVEAT RE : LEASE INTEREST CAVEATOR - PEMBINA PIPELINE CORPORATION. PO BOX 22128 BANKERS HALL CALGARY ALBERTA T2P4J5 AGENT - PORGRESS LAND SERVICES LTD.

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 102 360 075 +1

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

(DATA UPDATED BY: CHANGE OF ADDRESS 122210666)

(DATA UPDATED BY: CHANGE OF NAME 152371127)

082 014 748 09/01/2008 RESTRICTIVE COVENANT

082 124 683 20/03/2008 RESTRICTIVE COVENANT

082 239 404 16/06/2008 EASEMENT  
SEE AGREEMENT FOR SERVIENT AND DOMINANT TENEMENTS

082 292 655 18/07/2008 EASEMENT  
"FOR THE BENEFIT OF PARCEL A PLAN 5929KS"

082 416 050 22/09/2008 EASEMENT  
RAILWAY LINE EASEMENT -  
SEE INSTRUMENT

112 318 970 07/10/2011 CAVEAT  
RE : RIGHT OF WAY AGREEMENT , ETC.  
CAVEATOR - KRAMER'S TECHNICAL SERVICES INC.  
3200, 10180-101 STREET  
EDMONTON  
ALBERTA T5J3W8  
AGENT - JEREMY TAITINGER

132 252 285 14/08/2013 CAVEAT  
RE : EASEMENT , ETC.

162 259 031 19/09/2016 DISCHARGE OF EASEMENT 082416050  
PARTIAL  
EXCEPT PLAN/PORTION: 1622732

182 106 171 08/05/2018 MORTGAGE  
MORTGAGEE - ROMSPEN INVESTMENT CORPORATION.  
162 CUMBERLAND STREET,SUITE 300  
TORONTO  
ONTARIO M5R3N5  
ORIGINAL PRINCIPAL AMOUNT: \$40,000,000  
(U.S. FUNDS)

182 106 172 08/05/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ROMSPEN INVESTMENT CORPORATION.  
2500,10303 JASPER AVE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - CATHERINE A FARNELL

202 080 381 15/04/2020 TAX NOTIFICATION  
BY - THE CITY OF EDMONTON.

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

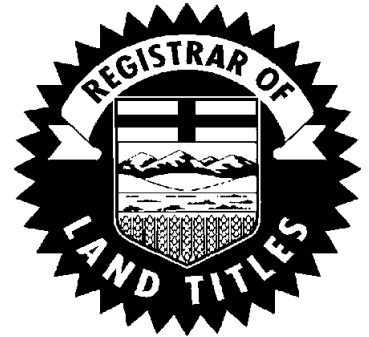
2ND FLOOR, EDMONTON SERVICE CENTRE  
10111 104 AVE NW  
EDMONTON, ALBERTA  
T5J0J4

TOTAL INSTRUMENTS: 017

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 1 DAY OF  
DECEMBER, 2021 AT 03:40 P.M.

ORDER NUMBER:    43215747

CUSTOMER FILE NUMBER:    1209810-5469



\*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).

# SCHEDULE "B"

## Karen Aylward

---

**From:** David Gamage <dgamage@symmetryinc.com>  
**Sent:** November 24, 2021 11:50 AM  
**To:** Karen Aylward  
**Subject:** Re: Absolute and Evo - Info Required

**Importance:** High

**CAUTION:** This email originated from outside of the MNP network. Be cautious of any embedded links and/or attachments.  
**MISE EN GARDE:** Ce courriel ne provient pas du réseau de MNP. Méfiez-vous des liens ou pièces jointes qu'il pourrait contenir.

Good day Karen,

I am not going to be able to help you with these requests. I have been released due to the current situation. Mr. White tells me the company is considered bankrupt due to the mismanagement and intentional diversion of clients and value by Mr. Zarafshani and Romspen.

Much of the information requested was removed by Mr. Zarafshani. He gutted the building housing this information all the way down to the light fixtures and switches.

For further information on the below request please contact Mr. White at 780-237-9560.

Sincerely,

David Gamage

On Nov 22, 2021, at 9:29 AM, Karen Aylward <[Karen.Aylward@mp.ca](mailto:Karen.Aylward@mp.ca)> wrote:

Hi David,

I wanted to touch base on a few matters where we need some information.

1. We had requested detail and reports on the status of the attempted repair on the wells. We are looking to have someone inspect the wells within the next week or two and require information regarding the issue with the well, what work has been completed to date, results of testing, etc. I understand that Calfrac had done some work out there in the summer to try and open up the wells. Can you provide this information to me as soon as possible?

2. Insurance on the site is inadequate and it's imperative that we get the requisite information to place appropriate policies. Can you please provide responses to the insurer's questions which include whether or not the following is available:

- Complete the tank schedule spreadsheet of above ground or underground storage tanks.
- Statement of values
- Underwriting reports or COPE details
- Well construction/engineering details

- Environmental site assessments reports (phase 1, phase 2)
- Monitoring reports for the wells
- Any environmental compliance review
- Any environmental compliance approval or environmental permits
- Description of capital improvements or remedial action or planned use of the properties over the next 12-36 months.
- Name and description of the legal status of the previous owner (prior to the properties going into receivership)

I spoke with the security company and I understand that you'd have a fob and an alarm code. Can you please provide both to me? We can have a courier collect the fob is needed.

Thank you,

**Karen Aylward, CIRP, LIT** <image001.jpg>  
VICE PRESIDENT

**DIRECT 780.969.1400**

PH. 780.455.1155  
FAX 780.409.5415  
TOLL FREE 1.866.465.1155  
10235 101St N.W.  
Suite 1300  
Edmonton, AB  
T5J 3G1  
[mnpdebt.ca](http://mnpdebt.ca)

<image002.png> <image003.png> <image004.png>

<image005.jpg>

Please be advised that our **MNP office is open to the public** under safety protocols. Due to the City of Edmonton bylaw, effective August 1, 2020, **masks are required** on our floor that is open to the public, and during in-person meetings at the MNP office. We have taken social distancing measures to ensure the health and safety of our team members and our clients. Many on our team are continuing to work remotely. We continue to accept electronic delivery of files and documents via the Client Upload or Client Portal links on our website. Please contact your MNP advisor for assistance if required.

For relevant and up-to-date information, visit our [COVID-19 Business Advice Centre](#) on our website. You will find timely updates on Government regulations, tax information, advice for employers and our continued response to this evolving circumstance.

This email and any accompanying attachments contain confidential information intended only for the individual or entity named above. Any dissemination or action taken in reliance on this email or attachments by anyone other than the intended recipient is strictly prohibited. If you believe you have received this message in error, please delete it and contact the sender by return email. In compliance with Canada's Anti-spam legislation (CASL), if you do not wish to receive further electronic communications from MNP, please reply to this email with "REMOVE ME" in the subject line.

# SCHEDULE "C"

## Karen Aylward

---

**From:** Karen Aylward  
**Sent:** December 8, 2021 3:40 PM  
**To:** Dan White (dwhite@symmetryinc.com); Dan White (d.white.eight@icloud.com)  
**Cc:** Victor Kroeger; jon.hillson@dentons.com  
**Subject:** RE: Eco-Industrial Business Park Inc. et al - Access to Books and Records

Hello, Dan:

I am following up on my email below and our request for books and records as we've had no response following the November 30<sup>th</sup> deadline.

It is imperative that we are given access to the relevant books and records (or the location therefore) as soon as possible.

I look forward to a response at your earliest opportunity.

Regards,

**Karen Aylward, CIRP, LIT**  
VICE PRESIDENT

**DIRECT 780.969.1400**  
PH. 780.455.1155  
FAX 780.409.5415  
TOLL FREE 1.866.465.1155  
10235 101St N.W.  
Suite 1300  
Edmonton, AB  
T5J 3G1  
[mnpdebt.ca](http://mnpdebt.ca)



Please be advised that our **MNP office is open to the public** under safety protocols. Due to the City of Edmonton bylaw, effective August 1, 2020, **masks are required** on our floor that is open to the public, and during in-person meetings at the MNP office. We have taken social distancing measures to ensure the health and safety of our team members and our clients. Many on our team are continuing to work remotely. We continue to accept electronic delivery of files and documents via the Client Upload or Client Portal links on our website. Please contact your MNP advisor for assistance if required.

For relevant and up-to-date information, visit our [COVID-19 Business Advice Centre](#) on our website. You will find timely updates on Government regulations, tax information, advice for employers and our continued response to this evolving circumstance.



---

**From:** Karen Aylward

**Sent:** November 26, 2021 10:49 AM

**To:** Dan White (dwhite@symmetryinc.com) <dwhite@symmetryinc.com>; Dan White (d.white.eight@icloud.com) <d.white.eight@icloud.com>

**Cc:** Victor Kroeger <Victor.Kroeger@mnp.ca>; jon.hillson@dentons.com

**Subject:** Eco-Industrial Business Park Inc. et al - Access to Books and Records

Good morning, Dan:

As you're aware, MNP Ltd. was appointed as Receiver of Lot 11 GP Ltd., Lot 11 Limited Partnership, Eco-Industrial Business Park Inc., Absolute Energy Resources Inc. and Absolute Environmental Waste Management Inc. (collectively referred to as the "**Companies**") by way of a Court of Queen's Bench of Alberta Order dated November 4, 2021 (the "**Receivership Order**"). The Receivership Order is attached for your records.

We had previously been corresponding with Mr. David Gamage who we understand was acting on behalf of the Companies asset manager, Symmetry Asset Management Inc. ("**Symmetry**"), with respect to the business affairs of the Companies. Mr. Gamage had previously been responding to our requests for information with respect to the Companies including providing access to financial records. We have been advised by Mr. Gamage that he is no longer involved with Symmetry or the Companies as he was released of his duties as a result of the Receivership Order and, as such, he has directed us to you for all future inquiries.

We understand that you are the controlling mind behind each of the Companies as well as Symmetry. We further understand that Symmetry has been managing the business affairs of the Companies for a significant period of time. Since our appointment, we have received little to no financial or operational books and records in relation to the Companies. Please provide us with the following information by Tuesday November 30, 2021:

- Immediate release of the books and records of the Companies to us, including contact information for any other party that may be in possession of the books and records. We will then make arrangements to collect these books and records;
- A copy of the most current accounting back-up of the books and records of the Companies (assuming it is electronically stored in an accounting program);
- Details on the status of the operations, including invoices and reports issued in or around July and August 2021 for the attempted repair of the disposal wells located on the Eco Industrial lands;
- Details on any assets that may be owned by the Companies that are not located on the Eco Lands, including confirmation as to where the assets are stored and contact information for retrieval;
- Confirmation as to whether the Companies have any bank accounts outside of the accounts held with CIBC; and,
- Confirmation as to whether employees are owed any amounts and whether Records of Employment and T4's have been issued for 2021;

Please note that this list is not exhaustive and that we will likely have further requests for information as the need arises.

Pursuant to paragraphs 5, 6 and 7 of the Receivership Order, you required to provide and deliver to the Receiver the Companies books and records in your control as well as confirm the existence of any books and records of the Companies that are, to your knowledge, held with a third party. Retrieval of the books and records is both time sensitive and critical in ensuring the property contained within the Receivership estate is properly administered.

In addition to receiving the data, we would like to meet with you to get a fulsome picture of the events that have transpired with the operations of the Companies over the last 12+ months. Please let me know your availability and I will send an invite for a meeting.

Regards,

**Karen Aylward, CIRP, LIT**  
VICE PRESIDENT



Member of Praxity, AISBL  
Global Alliance of Independent Firms

**DIRECT 780.969.1400**  
PH. 780.455.1155  
FAX 780.409.5415  
TOLL FREE 1.866.465.1155  
10235 101St N.W.  
Suite 1300  
Edmonton, AB  
T5J 3G1  
[mnpdebt.ca](http://mnpdebt.ca)



Please be advised that our **MNP office is open to the public** under safety protocols. Due to the City of Edmonton bylaw, effective August 1, 2020, **masks are required** on our floor that is open to the public, and during in-person meetings at the MNP office. We have taken social distancing measures to ensure the health and safety of our team members and our clients. Many on our team are continuing to work remotely. We continue to accept electronic delivery of files and documents via the Client Upload or Client Portal links on our website. Please contact your MNP advisor for assistance if required.

For relevant and up-to-date information, visit our [COVID-19 Business Advice Centre](#) on our website. You will find timely updates on Government regulations, tax information, advice for employers and our continued response to this evolving circumstance.

# SCHEDULE “D”

District of Alberta  
Division No. 01 - Edmonton  
Court No. 24-116203  
Estate No. 24-116203

Absolute Environmental Waste Management Inc. et al - In Receivership  
Statement of Receipts and Disbursements  
For the Period November 4, 2021 to January 28, 2022

<b>RECEIPTS</b>	
Receiver's Borrowings	\$ 200,000.00
Miscellaneous refunds	354.99
GST collected	15.25
<b>TOTAL RECEIPTS</b>	<u>200,370.24</u>
<b>DISBURSEMENTS</b>	
Legal fees/disbursements	68,691.25
Consulting services	16,586.77
Insurance	7,902.00
GST paid	4,393.52
Operating Expense	2,126.50
Security	565.50
Filing fees paid to the OR	72.97
<b>TOTAL DISBURSEMENTS</b>	<u>100,338.51</u>
<b>Net Cash Receipts over Cash Disbursements represented by Cash in Bank</b>	<u><u>\$ 100,031.73</u></u>