

COURT FILE NUMBER 1903-08169

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF FORTIS LGS STRUCTURES INC.

DEFENDANTS STATION POINT DEVELOPMENTS LTD. and
BCM DEVELOPMENTS LTD.

DOCUMENT **AFFIDAVIT**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT

BENNETT JONES LLP
Barristers and Solicitors
3200 Telus House
South Tower, 10020 – 100th Street
Edmonton, Alberta T5J 0N3

Attention: Katherine J. Fisher and Sean Zweig
Telephone No.: (780) 917-4268/ (416) 777-6254
Fax No.: (780) 421-7591
Email: fisherka@bennettjones.com
zweigs@bennettjones.com

AFFIDAVIT OF SHELLY BILINSKY

Sworn on May 9, 2022

I, Shelly Bilinsky of the City of Calgary, in the Province of Alberta, SWEAR/MAKE OATH AND SAY THAT:

1. I am a Paralegal employed by Bennett Jones Services Limited Partnership, a services limited partnership for Bennett Jones LLP, counsel for KSV Restructuring Inc. (formerly KSV Kofman Inc.) in its capacity as Court-appointed trustee and receiver and manager (in all such capacities, the "**Receiver**"), and therefore have personal knowledge of the matters deposed to herein except where otherwise stated to be based upon information and belief.
2. On April 20, 2022, I sent via registered mail correspondence to those parties (the "**Interest Holders**") with an interest registered against title to the lands legally described as:

Firstly

PLAN 0924862
BLOCK 3
LOT 1
CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 1821512 – SUBDIVISION 0.53 1.31
EXCEPTING THEREOUT ALL MINES AND MINERALS

Secondly

PLAN 1821512
BLOCK 3
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

(collectively, the "Lands"). Attached hereto and marked collectively as **Exhibit "A"** are copies of the Certificates of Title with respect to the Lands. Attached hereto and marked as **Exhibit "B"** is a copy of the proposed strata subdivision plan concerning the Lands. Attached hereto and marked collectively as **Exhibit "C"** are copies of the correspondence and enclosures sent via registered mail to the Interest Holders, along with the associated registered mail receipts.

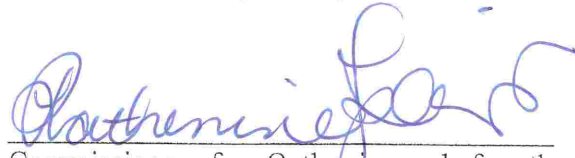
3. The following is a summary of the responses received as at the date of this Affidavit from the Interest Holders:

Interest Holder	Registered Instrument	Instrument Number	Response of Interest Holder
HMT Holdings Inc.	Mortgage	162 208 926	Response received confirming mortgage could be discharged
Fortis L.G.S. Structures Inc.	Builders' Lien	192 026 961	Registered mail returned to sender
Fenceline Rentals Ltd.	Builders' Lien	192 075 558	No response
Vipond Inc.	Builders' Lien	192 091 695	Executed consent received
Met-Ex Construction Ltd.	Builders' Lien	192 162 407	No response
Hagen Surveys (1982) Ltd.	Builders' Lien	192 143 618	No response

Durabuild Windows & Doors Inc.	Builders' Lien	192 160 519	No response
City Disposal Containers Inc.	Builders' Lien	192 174 394	No response
Live Wire Electric Inc.	Builders' Lien	192 179 654	No consent received
Fancy Doors & Mouldings Ltd.	Builders' Lien	192 179 833	No response
Bradcan Caulking & Restoration Ltd.	Builders' Lien	192 217 694	No response
Met-Ex Construction Ltd. Met Exteriors	Builders' Lien	202 040 548	Executed consent received

4. Bennett Jones LLP received an executed Consent to Register a Plan from Met Exteriors (the "**Met Exteriors Consent**"). A copy of the Met Exteriors Consent is attached hereto as **Exhibit "D"**. The met Exteriors Consent is executed in a manner that I understand to be unacceptable to the Land Titles Office for the purpose of registration.
5. Bennett Jones LLP received an executed Consent to Register a Plan from Vipond Inc. (the "**Vipond Consent**"). A copy of the Vipond Consent is attached hereto as **Exhibit "E"**.
6. To date, no further executed Consents to Register a Plan have been received from any of the remaining Interest Holders.
7. I am not physically present before the Commissioner for Oaths to swear this Affidavit, but am linked with the Commissioner for Oaths utilizing video technology. The process for remote commissioning of affidavits specified in Notice to the Profession and Public NPP#2020-02 dated March 25, 2020 (the "Notice") is being followed. The Notice is attached hereto as **Exhibit "F"**. I undertake to send this signed affidavit with its exhibits electronically to the Commissioner for Oaths.

SWORN BEFORE ME at Edmonton,)
 Alberta, this 9th day of May, 2022.)


 Commissioner for Oaths in and for the)
 Province of Alberta)
 Katherine J. Fisher)
 Barrister + Solicitor)

 SHELLY BILINSKY

alp



LAND TITLE CERTIFICATE

THIS IS EXHIBIT "A" referred to in the Affidavit / Declaration of

Shelly Bilinsky

S LINC SHORT LEGAL Sworn / Declared before me this 9 day TITLE NUMBER
0037 960 788 0924862;3;1 of May A.D. 2022 182 116 059 +1

Catherine Fisher

A Commissioner for Oaths in and for the Province of Alberta.
A Notary Public.

Catherine J. Fisher
Barrister + Solicitor

LEGAL DESCRIPTION

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 - SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;23;SW

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 152 018 195

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 116 059 22/05/2018 SUBDIVISION PLAN

OWNERS

STATION POINT DEVELOPMENTS LTD.

OF 201,12906 54 STREET

EDMONTON

ALBERTA T5A 5E5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

092 144 132 07/05/2009 CAVEAT

RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT

CAVEATOR - THE CITY OF EDMONTON.

LAW BRANCH

(CONTINUED)

Handwritten initials

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

9TH FLOOR, CHANCERY HALL, 3 SIR WINSTON
 CHURCHILL SQUARE
 EDMONTON
 ALBERTA T5J2C3
 AGENT - CARL ARGO

092 144 134 07/05/2009 UTILITY RIGHT OF WAY
 GRANTEE - EPCOR WATER SERVICES INC.
 AS TO PORTION OR PLAN: 0924863
 AS TO AREAS 'A,B,C,D,E,G'
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 192263155)

092 144 137 07/05/2009 UTILITY RIGHT OF WAY
 GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC.
 AS TO PORTION OR PLAN: 0924864
 AS TO AREAS 'A,B,C,D,E,F,G,H,I'

132 240 124 07/08/2013 CAVEAT
 RE : VENDOR'S LIEN
 CAVEATOR - THE CITY OF EDMONTON.
 C/O THE CITY OF EDMONTON LAW BRANCH
 9TH FLR, CHANCERY HALL
 #3 SIR WINSTON CHURCHILL SQUARE
 EDMONTON
 ALBERTA T5J2C3
 AGENT - CARL ARGO

162 007 723 12/01/2016 MORTGAGE
 MORTGAGEE - KINGSETT MORTGAGE CORPORATION.
 SUITE 4400 TORONTO DOMINION CENTRE
 TD BANK TOWER
 66 WELLINGTON ST WEST PO BOX 163
 TORONTO
 ONTARIO M5K1H6
 ORIGINAL PRINCIPAL AMOUNT: \$26,250,000

162 007 724 12/01/2016 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES
 CAVEATOR - KINGSETT MORTGAGE CORPORATION.
 BROWNLEE LLP
 #2200, 10155-102 ST
 EDMONTON
 ALBERTA T5J4G8
 AGENT - ROGER I SWAINSON

162 179 259 06/07/2016 CAVEAT
 RE : AMENDING AGREEMENT
 CAVEATOR - KINGSETT MORTGAGE CORPORATION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 116 059 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		BROWNLEE LLP #2200, 10155-102 ST EDMONTON ALBERTA T5J4G8 AGENT - ROGER I SWAINSON
162 208 926	03/08/2016	MORTGAGE MORTGAGEE - HMT HOLDINGS INC. 500, 36 TORONTO STREET TORONTO ONTARIO M5C2C5 ORIGINAL PRINCIPAL AMOUNT: \$1,200,000
162 244 260	06/09/2016	POSTPONEMENT OF CAVE 132240124 TO MORT 162208926
162 339 889	01/12/2016	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:PORTION
182 116 061	22/05/2018	EASEMENT AS TO PORTION OR PLAN:1821513
192 026 961	31/01/2019	BUILDER'S LIEN LIENOR - FORTIS L.G.S. STRUCTURES INC. 9515-28 AVENUE NW EDMONTON ALBERTA T6N0A3 AGENT - PRIORITY CREDIT MANAGEMENT CORP. AMOUNT: \$2,672,255
192 075 558	01/04/2019	BUILDER'S LIEN LIENOR - FENCELINE RENTALS LTD. 24835 117 AVE ACHESON ALBERTA T7X6C2 AGENT - PRIORITY CREDIT MANAGEMENT CORP. AMOUNT: \$9,411
192 089 994	18/04/2019	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 192026961
192 091 695	24/04/2019	BUILDER'S LIEN LIENOR - VIPOND INC. ATTN: DEREK HOSTYN 13056 YELLOWHEAD TRAIL EDMONTON ALBERTA T5T3C1 AGENT - CRAIG SCHMIDT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$107,590

(DATA UPDATED BY: 192129373)

192 143 618	25/06/2019	BUILDER'S LIEN LIENOR - HAGEN SURVEYS (1982) LTD. 8929-20TH STREET EDMONTON ALBERTA T6P1K8 AGENT - DAVID J HAGEN AMOUNT: \$4,767
192 155 971	05/07/2019	ORDER IN FAVOUR OF - KSV KOFMAN INC. 150 KING ST WEST, SUITE 2308 TORONTO ONTARIO M5H1J9 AGAINST - STATION POINT DEVELOPMENTS LTD. RECEIVERSHIP ORDER
192 160 519	09/07/2019	BUILDER'S LIEN LIENOR - DURABUILT WINDOWS & DOORS INC. C/O GURINDER BHANGOO 16404-100 AVE EDMONTON ALBERTA AGENT - GURINDER D.S. BHANGOO AMOUNT: \$90,464
192 162 407	10/07/2019	BUILDER'S LIEN LIENOR - MET-EX CONSTRUCTION LTD. C/O MURRAY L. ENGELKING ENGELKING LAW 4311 SAVARYN DRIVE SW EDMONTON ALBERTA T6X2E8 AGENT - ERCAN MET AMOUNT: \$114,752
192 174 394	23/07/2019	BUILDER'S LIEN LIENOR - CITY DISPOSAL CONTAINERS INC. 17706 - 102 AVENUE EDMONTON ALBERTA T5S1H5 AGENT - THOMAS CAMERSON LEAH AMOUNT: \$8,245
192 179 654	30/07/2019	BUILDER'S LIEN LIENOR - LIVE WIRE ELECTRIC INC. 5405 76 AVENUE NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
 ALBERTA T6B0A7
 AGENT - MARC BRASSARD
 AMOUNT: \$97,524

192 179 833 30/07/2019 BUILDER'S LIEN
 LIENOR - FANCY DOORS & MOULDINGS LTD.
 4421 ROPER ROAD
 EDMONTON
 ALBERTA T6B3S5
 AGENT - HARJIT TOOR
 AMOUNT: \$7,869

192 217 694 09/09/2019 BUILDER'S LIEN
 LIENOR - BRADCAN CAULKING & RESTORATION LTD.
 C/O ANDREW J RYKES
 FINLAY MAXSTON LAW
 13815 127 STREET
 EDMONTON
 ALBERTA T6V1A8
 AGENT - ANDREW J RYKES
 AMOUNT: \$14,784

192 252 918 18/10/2019 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192091695

192 302 684 12/12/2019 CERTIFICATE OF LIS PENDENS

202 001 046 02/01/2020 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192162407

202 018 152 24/01/2020 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192179654

202 040 548 20/02/2020 BUILDER'S LIEN
 LIENOR - MET-EX CONSTRUCTION LTD.
 MET EXTERIORS
 10350 - 72 AVENUE
 EDMONTON
 ALBERTA T6E0Z4
 AGENT - ERCAN MET
 AMOUNT: \$109,515

212 100 855 03/05/2021 POSTPONEMENT
 OF CAVE 132240124
 TO MORT 162007723 CAVE 162007724
 CAVE 162179259

TOTAL INSTRUMENTS: 029

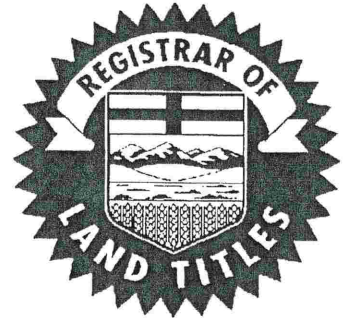
(CONTINUED)

alp

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF APRIL,
2022 AT 09:50 A.M.

ORDER NUMBER: 44135001

CUSTOMER FILE NUMBER: 74735.23



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).

OKF



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 960 796 1821512;3;2 182 116 059

LEGAL DESCRIPTION
PLAN 1821512
BLOCK 3
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;24;53;23;SW

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 152 018 195

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

182 116 059 22/05/2018 SUBDIVISION PLAN

OWNERS

STATION POINT DEVELOPMENTS LTD.
OF 201,12906 54 STREET
EDMONTON
ALBERTA T5A 5E5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

092 144 132 07/05/2009 CAVEAT
RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF EDMONTON.
LAW BRANCH
9TH FLOOR, CHANCERY HALL, 3 SIR WINSTON
CHURCHILL SQUARE
EDMONTON

(CONTINUED)

dt

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 116 059

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		ALBERTA T5J2C3 AGENT - CARL ARGO
132 240 124	07/08/2013	CAVEAT RE : VENDOR'S LIEN CAVEATOR - THE CITY OF EDMONTON. C/O THE CITY OF EDMONTON LAW BRANCH 9TH FLR, CHANCERY HALL #3 SIR WINSTON CHURCHILL SQUARE EDMONTON ALBERTA T5J2C3 AGENT - CARL ARGO
162 007 723	12/01/2016	MORTGAGE MORTGAGEE - KINGSETT MORTGAGE CORPORATION. SUITE 4400 TORONTO DOMINION CENTRE TD BANK TOWER 66 WELLINGTON ST WEST PO BOX 163 TORONTO ONTARIO M5K1H6 ORIGINAL PRINCIPAL AMOUNT: \$26,250,000
162 007 724	12/01/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - KINGSETT MORTGAGE CORPORATION. BROWNLEE LLP #2200, 10155-102 ST EDMONTON ALBERTA T5J4G8 AGENT - ROGER I SWAINSON
162 179 259	06/07/2016	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - KINGSETT MORTGAGE CORPORATION. BROWNLEE LLP #2200, 10155-102 ST EDMONTON ALBERTA T5J4G8 AGENT - ROGER I SWAINSON
162 208 926	03/08/2016	MORTGAGE MORTGAGEE - HMT HOLDINGS INC. 500, 36 TORONTO STREET TORONTO ONTARIO M5C2C5 ORIGINAL PRINCIPAL AMOUNT: \$1,200,000
162 244 260	06/09/2016	POSTPONEMENT OF CAVE 132240124

(CONTINUED)

OR

REGISTRATION

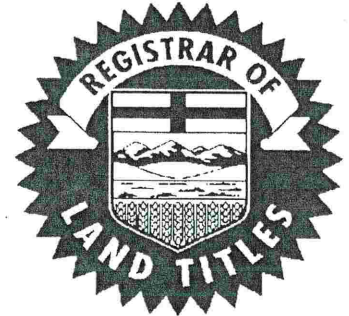
NUMBER	DATE (D/M/Y)	PARTICULARS
		TO MORT 162208926
162 339 889	01/12/2016	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:PORTION
182 116 061	22/05/2018	EASEMENT AS TO PORTION OR PLAN:1821513
192 155 971	05/07/2019	ORDER IN FAVOUR OF - KSV KOFMAN INC. 150 KING ST WEST, SUITE 2308 TORONTO ONTARIO M5H1J9 AGAINST - STATION POINT DEVELOPMENTS LTD. RECEIVERSHIP ORDER
212 100 855	03/05/2021	POSTPONEMENT OF CAVE 132240124 TO MORT 162007723 CAVE 162007724 CAVE 162179259

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 APRIL, 2022 AT 09:50 A.M.

ORDER NUMBER: 44135001

CUSTOMER FILE NUMBER: 74735.23



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).

OK



Subdivision Authority

7th Floor, Edmonton Tower
10111 - 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 10, 2021

ISL Engineering and Land Services Ltd.
4015 7 Street SE
Calgary, AB T2G 2Y9

THIS IS EXHIBIT "B" referred to in the
Affidavit / Declaration of
Shelly Bilinsky File No. LDA21-0065

Sworn / Declared before me this 9 day
of May A.D. 2022
[Signature]

A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

Katherine J. Fisher
[Signature]

ATTENTION: Darren Young

RE: Tentative plan of subdivision to create two (2) Mixed-use Strata Lots from Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512, located south of Fort Road NW and east of 66 Street NW;
BELVEDERE

I The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

1. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies;
2. that the owner shall provide Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities and systems, to the satisfaction of the City of Edmonton Law Branch;
3. that the owner shall provide an access easement to facilitate access within the proposed strata lots. The City shall be party to the easement;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512 was addressed by dedication with LDA07-0191.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

[Handwritten initials]

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

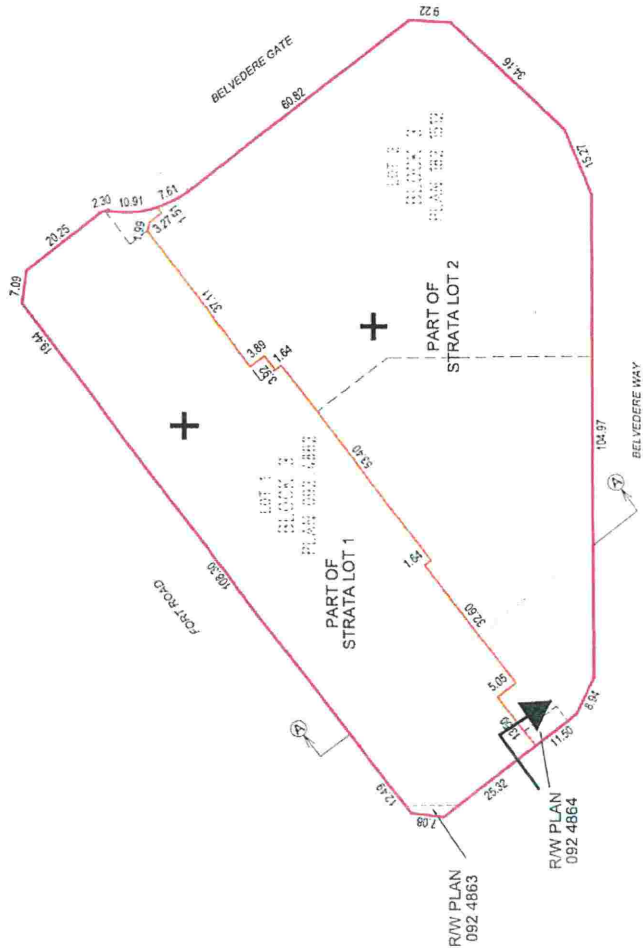
A handwritten signature in black ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell
Subdivision Authority

BM/sm/Posse #379654845-004

Enclosure(s)

Enclosure I: Strata Subdivision elevations at 659.00 and above



ELEVATIONS AT 659.00 AND ABOVE

Restrictive covenant re: Disturbed soil

Access easement

ISL Engineering and Land Services Ltd.

- NOTES:**
- ALL DISTANCES AND ELEVATIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE LENGTHS.
 - THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLANNING DEPARTMENT.
 - ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM A.D.M. (ELEV. = 1111.11).
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS.

SHEET 1 OF 2 SHEETS

KEY PLAN



REV. NO.	DATE	ITEM	BY
1	Sept 2021	UPDATED ELEVATIONS	RH
2	Nov 2020	OVERLAY SITE PLAN ONTO TENTATIVE PLAN	RH
0	Nov 13 20	ORIGINAL PLAN COMPLETED	RH

REVISIONS

**STATION POINTE
TENTATIVE PLAN SHOWING
STRATA SPACE SUBDIVISION**

OF
LOT 1, BLOCK 3, PLAN 092 4862
AND
LOT 2, BLOCK 3, PLAN 182 1512
WITHIN THE

S.W. 1/4 SEC. 23 - TWP. 53 - RGE. 24 - W. 4TH MER,
EDMONTON - ALBERTA

SCALE: 1:1000

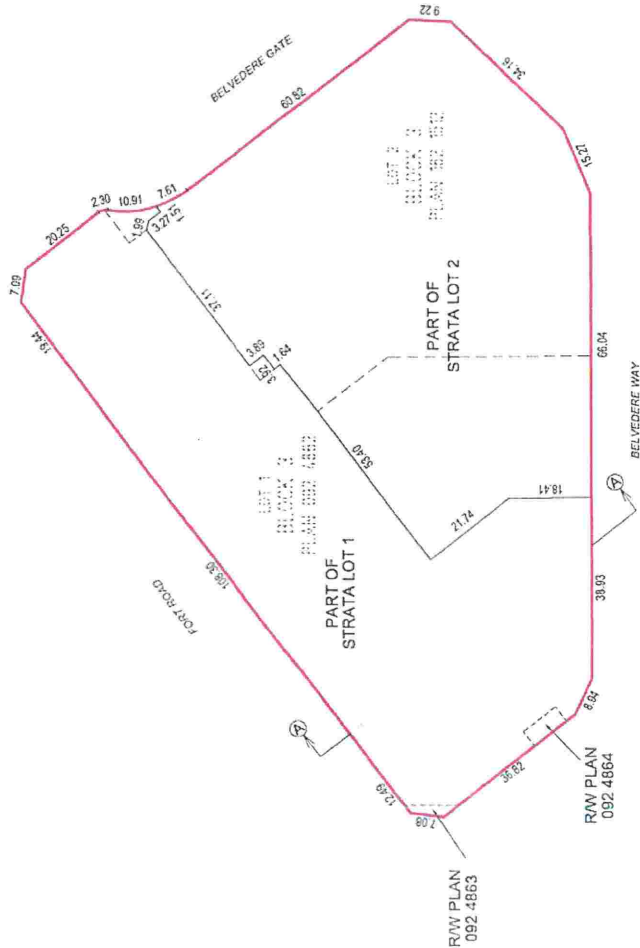


Phone: (780) 455-3177 Fax: (780) 451-5047
Email: edmonton@palsgeomatics.com
10704-175 Street NW, Edmonton, Alberta, T5S 1J7

FILE NO. 120027853-7 DRAFTED BY: RH CHECKED BY: RH

dk

Enclosure II: Strata Subdivision elevations below 659.00



ELEVATIONS BELOW 659.00



CROSS SECTION 'A-A'
NOT TO SCALE

J Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@jpallegeomatics.com
 10704-170 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 120027652-T
 DRAWN BY: RH
 CHECKED BY: **

OKA



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

HMT Holdings Inc.
#500, 36 Toronto Street
Toronto, Ontario M5C 2C5

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

We are the lawyers for KSV Restructuring Inc., in its capacity as trustee pursuant to the *Builders' Lien Act* and receiver and manager pursuant to the *Judicature Act* and the *Bankruptcy and Insolvency Act* (in such capacities, the "Receiver") of the Lands. The Receiver intends to register a strata subdivision plan in the form set out in Schedule "B" of this letter (the "Strata Plan"), and as you have an interest registered against the title to the Lands, the *Land Titles Act* (Alberta) requires that the enclosed Consent to Register a Plan be executed (and witnessed and commissioned if required) and an original be returned to our office.

If your corporation has a corporate seal, please affix it to the first page of the Consent to Register a Plan and there is no need for the completion of the subsequent affidavits.

We confirm that your instrument will remain registered against both strata lots created by the Strata Plan.

Kindly execute the attached and deliver the original (docusign or .PDF are not acceptable at the land titles office) to our office no later than **April 27, 2022**. If you are unable or unwilling to execute the enclosed prior to that date, we will take further steps as set out under the *Land Titles Act* to apply to the court for an order dispensing with the need for your signature.

Yours truly,

Alixé A. Cameron

AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)

THIS IS EXHIBIT C referred to in the
Affidavit / Declaration of
Shelly Bilinsky
Sworn / Declared before me this 9 day
of MAY A.D. 2022
Katherine J. Fisher
A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

Katherine J. Fisher
Barrister + Solicitor



SCHEDULE "A"

Lot 1

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 - SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Lot 2

PLAN 1821512

BLOCK 3

LOT 2

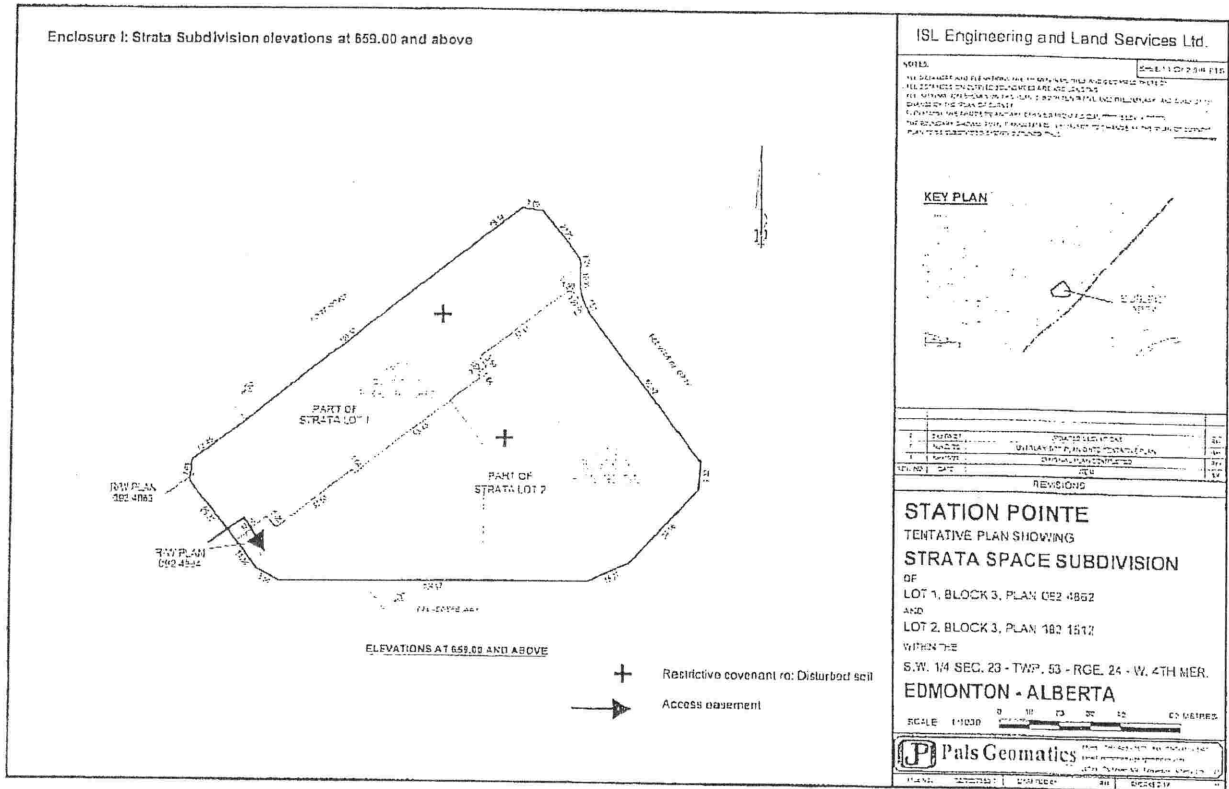
EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

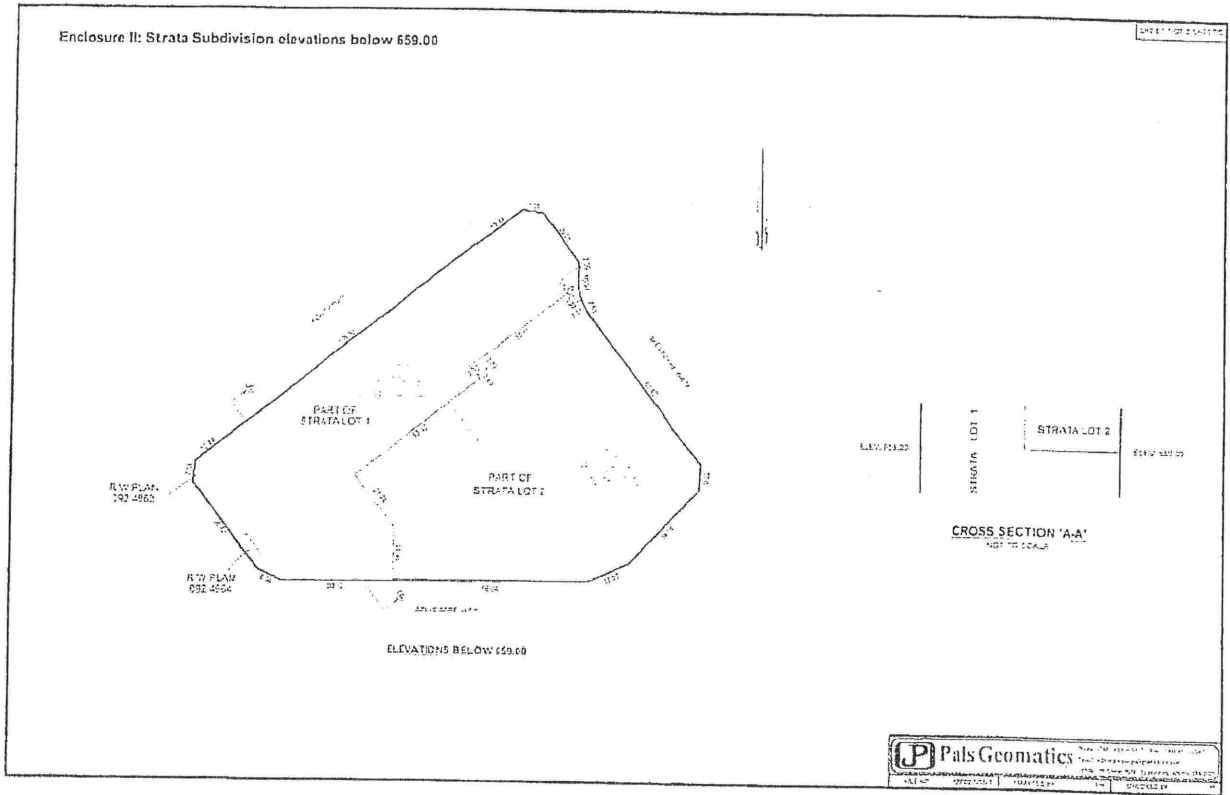


Handwritten signature or initials in blue ink.

SCHEDULE "B"



dup



KP



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fortis L.G.S. Structures Inc.
9515 – 28 Avenue NW
Edmonton, Alberta T6N 0A3
Agent: Priority Credit Management Corp.

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



AKP



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fenceline Rentals Ltd.
24835 – 117 Avenue
Acheson, Alberta T7X 6C2
Agent: Priority Credit Management Corp.

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



ALF



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Vipond Inc.
13056 Yellowhead Trail
Edmonton, Alberta T5T 3C1
Attention: Derek Hostyn

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

AKP



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: camerna@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Met-Ex Construction Ltd.
c/o Murray L. Engelking, Engelking Law
4311 Savaryn Drive SW Edmonton, Alberta
T6X 2E8
Attention: Ercan Met

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)

AK



Bennett Jones

Bennett Jones LLP

4500 Bankers Hall East, 855 - 2nd Street SW

Calgary, Alberta, Canada T2P 4K7

Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Met-Ex Construction Ltd.
Met Exteriors
10350 - 72 Avenue
Edmonton, Alberta T6E 0Z4
Attention: Ercan Met

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Hagen Surveys (1982) Ltd.
8929 – 20 Street
Edmonton, Alberta T6P 1K8
Attention: David J. Hagen

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Durabuilt Windows & Doors Inc.
16404 – 100 Avenue NW
Edmonton, Alberta T5P 4Y2
Attention: Gurinder Bhangoo

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

City Disposal Containers Inc.
17706 – 102 Avenue
Edmonton, Alberta T5S 1H5
Agent: Thomas Camerson Leah

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



QAF



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Live Wire Electric Inc.
5405 – 76 Avenue NW
Edmonton, Alberta T6B 0A7
Agent: Marc Brassard

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fancy Doors & Mouldings Ltd.
4421 Roper Road
Edmonton, Alberta T6B 3S5
Agent: Harjit Toor

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Client (via email)



BennettJones.com/100Years

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Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Bradcan Caulking & Restoration Ltd.
c/o Finlay Maxston Law
13815 - 127 Street NW
Edmonton, Alberta T6V 1A8
Attention: Andrew J. Rykes

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



QA



Bennett Jones

4500 Bankers Hall East
855 2nd St SW
Calgary, Alberta T2P 4K7

Lawyer: Aline Cameron
File #: 74735-23

TOTAL COST:
\$ 46.76
POD Required:

Registered Mail Receipt

Sender Instructions:

- 1) Complete and remove customer receipt = top half without bar code
- 2) Remove paper backing from customer receipt and affix to this form
- 3) Remove paper backing from bottom bar code and apply to envelope

→

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Live Wire Electric Inc.</u>			
Name	<u>5405 - 76 Avenue NW</u>	FOR DELIVERY CONFIRMATION	
Address	<u>Edmonton AB T6B 0A7</u>	CONFIRMATION DE LA LIVRAISON	
City / Prov. / Postal Code	<u>File: 74735-23</u>	canadapost.ca / postescanada.ca	
Declared Value	\$	1 888 550-6333	
Value		CPC Tracking Number / Numéro de repérage de la SCP	
		RN 637 843 111 CA	
	33-086-584 (17-12)		

→

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Fancy Design Mouldings Ltd.</u>			
Name	<u>4421 Roper Road</u>	FOR DELIVERY CONFIRMATION	
Address	<u>Edmonton AB T6B 3S5</u>	CONFIRMATION DE LA LIVRAISON	
City / Prov. / Postal Code	<u>File: 74735-23</u>	canadapost.ca / postescanada.ca	
Declared Value	\$	1 888 550-6333	
Value		CPC Tracking Number / Numéro de repérage de la SCP	
		RN 637 843 125 CA	
	33-086-584 (17-12)		

→

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>BraceandBuckley Restoration Ltd</u>			
Name	<u>13815 -127 Street NW</u>	FOR DELIVERY CONFIRMATION	
Address	<u>Edmonton AB T6V 1A8</u>	CONFIRMATION DE LA LIVRAISON	
City / Prov. / Postal Code	<u>File: 74735-23</u>	canadapost.ca / postescanada.ca	
Declared Value	\$	1 888 550-6333	
Value		CPC Tracking Number / Numéro de repérage de la SCP	
		RN 637 843 108 CA	
	33-086-584 (17-12)		

→

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>HMT Holdings Inc.</u>			
Name	<u>500, 36 Toronto Street</u>	FOR DELIVERY CONFIRMATION	
Address	<u>Toronto ON M5C 2C5</u>	CONFIRMATION DE LA LIVRAISON	
City / Prov. / Postal Code	<u>File: 74735-23</u>	canadapost.ca / postescanada.ca	
Declared Value	\$	1 888 550-6333	
Value		CPC Tracking Number / Numéro de repérage de la SCP	
		RN 637 843 085 CA	
	33-086-584 (17-12)		

DP



Bennett Jones

4500 Bankers Hall East
855 2nd St SW
Calgary, Alberta T2P 4K7

Lawyer: Alix Cameron
File #: 74735.23

TOTAL COST:
\$ 46.96
POD Required:

Registered Mail Receipt

Sender Instructions:

- 1) Complete and remove customer receipt = top half without bar code
- 2) Remove paper backing from customer receipt and affix to this form
- 3) Remove paper backing from bottom bar code and apply to envelope

\$ 11.69

		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
CUSTOMER RECEIPT		REÇU DU CLIENT		
To: <u>Durabuilt Windows & Doors Inc.</u>				
Name: <u>16404 700 Ave NW</u>		FOR DELIVERY CONFIRMATION		
Address: <u>Edmonton AB T5P4Y2</u>		CONFIRMATION DE LA LIVRAISON		
City / Prov. / Postal Code: <u>Edmonton AB T5P4Y2</u>		canadapost.ca postescanada.ca		
File No: <u>74735.23</u>		1 888 550-6333		
Declared Value: \$		OPC Tracking Number Numéro de repérage de la SCP		
33-086-584 (17-12)		RN 637 843 160 CA		

\$ 11.69

		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
CUSTOMER RECEIPT		REÇU DU CLIENT		
To: <u>Met-Ex Construction Ltd.</u>				
Name: <u>4311 Savaryn Drive SW</u>		FOR DELIVERY CONFIRMATION		
Address: <u>Edmonton AB T6X2E8</u>		CONFIRMATION DE LA LIVRAISON		
City / Prov. / Postal Code: <u>Edmonton AB T6X2E8</u>		canadapost.ca postescanada.ca		
File: <u>74735.23</u>		1 888 550-6333		
Declared Value: \$		OPC Tracking Number Numéro de repérage de la SCP		
33-086-584 (17-12)		RN 637 843 156 CA		

\$ 11.69

		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
CUSTOMER RECEIPT		REÇU DU CLIENT		
To: <u>Met-Ex Interiors / Met-Ex Construction</u>				
Name: <u>10358 - 72 Avenue</u>		FOR DELIVERY CONFIRMATION		
Address: <u>Edmonton AB T6E 0Z4</u>		CONFIRMATION DE LA LIVRAISON		
City / Prov. / Postal Code: <u>Edmonton AB T6E 0Z4</u>		canadapost.ca postescanada.ca		
File: <u>74735.23</u>		1 888 550-6333		
Declared Value: \$		OPC Tracking Number Numéro de repérage de la SCP		
33-086-584 (17-12)		RN 637 843 139 CA		

\$ 11.69

		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
CUSTOMER RECEIPT		REÇU DU CLIENT		
To: <u>City Disposal Containers Inc.</u>				
Name: <u>17306 - 102 Avenue</u>		FOR DELIVERY CONFIRMATION		
Address: <u>Edmonton AB T5S 1H5</u>		CONFIRMATION DE LA LIVRAISON		
City / Prov. / Postal Code: <u>Edmonton AB T5S 1H5</u>		canadapost.ca postescanada.ca		
File: <u>74735.23</u>		1 888 550-6333		
Declared Value: \$		OPC Tracking Number Numéro de repérage de la SCP		
33-086-584 (17-12)		RN 637 843 142 CA		

dt



Bennett Jones

4500 Bankers Hall East
855 2nd St SW
Calgary, Alberta T2P 4K7

Lawyer: Alix Cameron

File #: 74735.23

TOTAL COST:
\$ 46.76

POD Required:

Registered Mail Receipt

Sender Instructions:

- 1) Complete and remove customer receipt = top half without bar code
- 2) Remove paper backing from customer receipt and affix to this form
- 3) Remove paper backing from bottom bar code and apply to envelope

4822
AB
\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Fortis G.S. Structures Inc.</u>				
Name	Destinataire			
<u>9515 - 28 Avenue NW</u>	Nom			
Address	Adresse			
<u>Edmonton AB T6N 0A3</u>	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
<u>File: 74735.23</u>	Ville / Prov. / Code postal			
Declared Value	Value déclarée	\$		
		\$		
		\$		
33-086-584 (17-12)		FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON canadapost.ca / postescanada.ca 1 888 550-6333 CPC Tracking Number / Numéro de repérage de la SCP RN 637 843 195 CA		

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Fence Line Rentals Ltd</u>				
Name	Destinataire			
<u>24835 - 117 Avenue</u>	Nom			
Address	Adresse			
<u>Edmonton AB T7X 6C2</u>	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
<u>File: 74735.23</u>	Ville / Prov. / Code postal			
Declared Value	Value déclarée	\$		
		\$		
		\$		
33-086-584 (17-12)		FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON canadapost.ca / postescanada.ca 1 888 550-6333 CPC Tracking Number / Numéro de repérage de la SCP RN 637 843 173 CA		

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Vipond Inc</u>				
Name	Destinataire			
<u>13056 Yellowhead Trail</u>	Nom			
Address	Adresse			
<u>Edmonton AB T5T 3C1</u>	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
<u>File: 74735.23</u>	Ville / Prov. / Code postal			
Declared Value	Value déclarée	\$		
		\$		
		\$		
33-086-584 (17-12)		FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON canadapost.ca / postescanada.ca 1 888 550-6333 CPC Tracking Number / Numéro de repérage de la SCP RN 637 843 187 CA		

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: <u>Hagen Services (1982) Ltd</u>				
Name	Destinataire			
<u>8429 - 20 Street</u>	Nom			
Address	Adresse			
<u>Edmonton AB T6P 1K5</u>	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
<u>File: 74735.23</u>	Ville / Prov. / Code postal			
Declared Value	Value déclarée	\$		
		\$		
		\$		
33-086-584 (17-12)		FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON canadapost.ca / postescanada.ca 1 888 550-6333 CPC Tracking Number / Numéro de repérage de la SCP RN 637 843 099 CA		

OK

CONSENT TO REGISTER A PLAN

I / we, **Met Exteriors**

■ having a registered interest or claimed interest by virtue of an instrument or caveat registered as instrument no:

202 040 548

hereby consent to the registration of the plan prepared by Ben De Jong, A.L.S. (File No. 12000279SS) in respect of the following lands:

PLAN 0924862 C OF T _____
BLOCK 3
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

Dated this 26 day of APRIL, 2022.

signed by the above named in the presence of

ERCHAN MET
Witness

DESERAE SHEEN
Witness

Met Exteriors

[Signature]
(signature & seal)

[Signature]
(signature & seal)

THIS IS EXHIBIT " 0 " referred to in the Affidavit / Declaration of Shelly Bilinsky
Sworn / Declared before me this 9 day of MAY A.D. 2022
[Signature]
A Commissioner for Oaths in and for the Province of Alberta.
A Notary Public.

Katherine J. Fisher
Barrister + Solicitor

(If no seal, signature witness & forms 31 and 31.1 are required)

File: 12000279SS

df

DUNCAN CRAIG LLP
LAWYERS MEDIATORS

Our File: 202990

Your File:

Lawyer: Brad Angove
Telephone: 780.441.3442
Email: bangove@dcllp.com
Fax: 780.428.9683

May 6, 2022

Bennett Jones LLP
4500 Bankers Hall East
855 - 2 Street SW
Calgary, AB T2P 4K7

Attention: **Alixé A. Cameron**

Dear Madam:

Re: Consent to Register a Strata Subdivision Plan - Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

We are in receipt of your letter dated April 20, 2022, requesting an endorsed Consent to Register a Plan. Please find the same enclosed.

Yours truly,

DUNCAN CRAIG LLP

Per:



BRAD ANGOVE
BA/tlg
Enclosure

THIS IS EXHIBIT "E" referred to in the
Affidavit / Declaration of

Shelly Bilinsky

Sworn / Declared before me this 9 day

of May A.D. 2022

[Signature]

A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

Katherine J. Fisher

[Signature] ^{CLF} Barrister + Solicitor

Via Regular Mail

SCHEDULE "A"

Lot 1

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 - SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Lot 2

PLAN 1821512

BLOCK 3

LOT 2

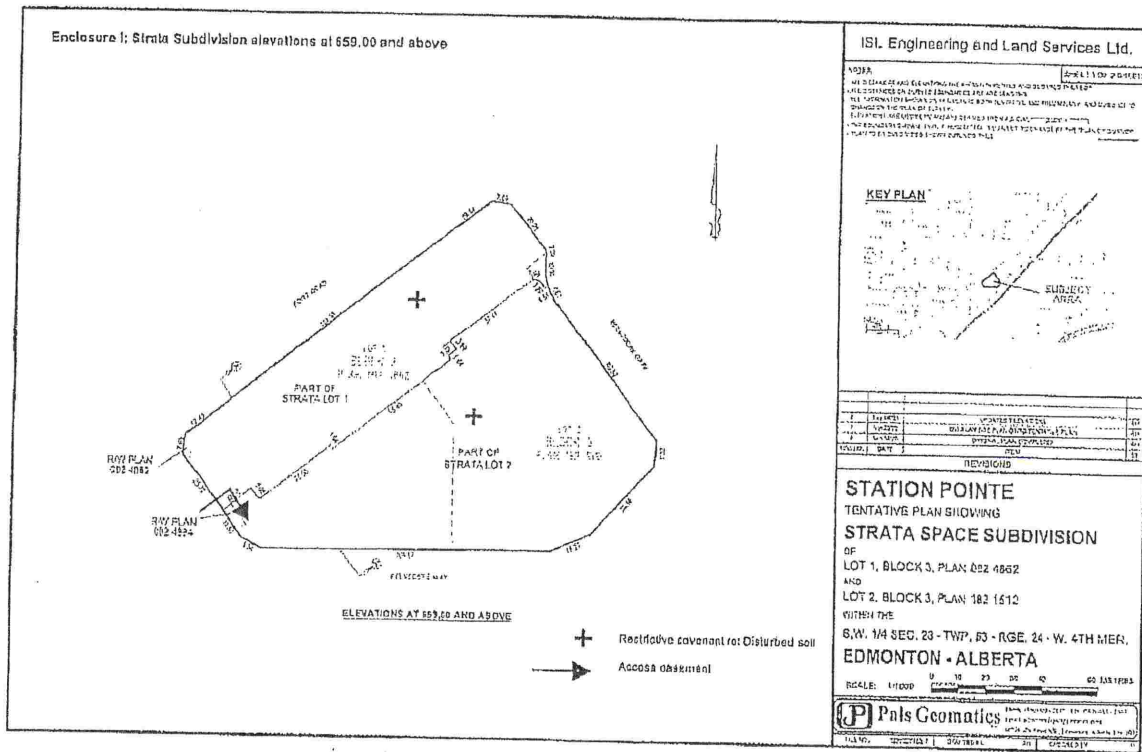
EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

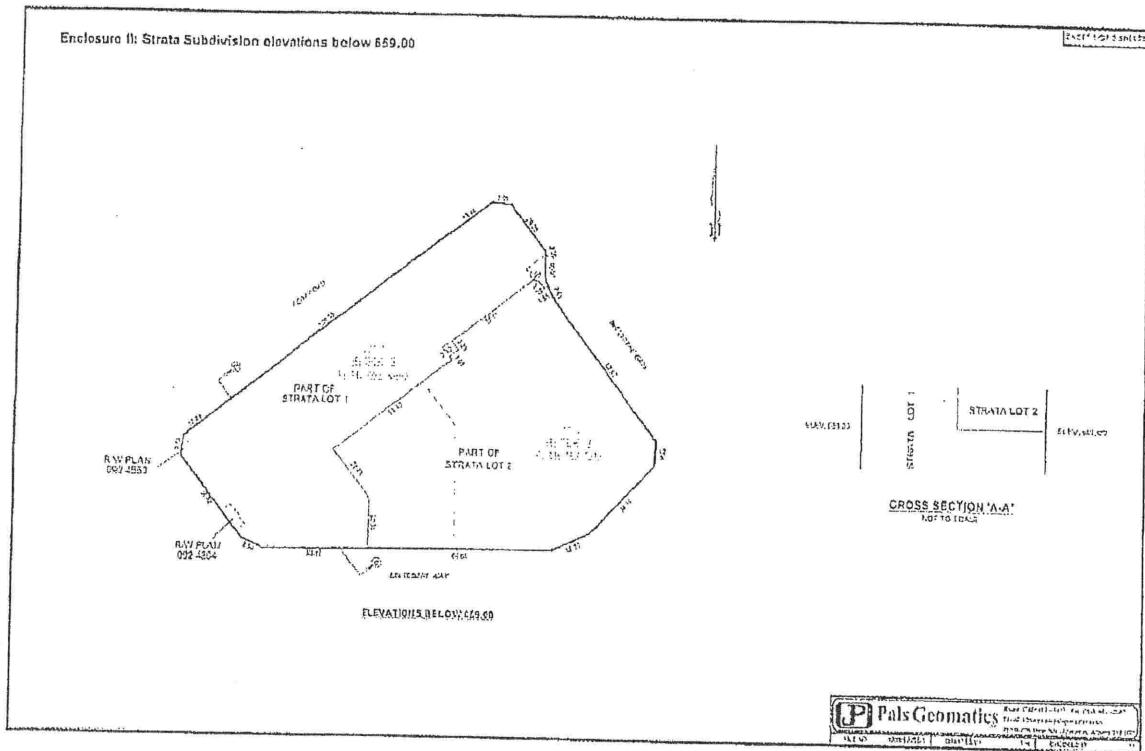


dlr

SCHEDULE "B"



96



96

CONSENT TO REGISTER A PLAN

I / we, **Vipond Inc.**

■ having a registered interest or claimed interest by virtue of an instrument or caveat registered as instrument no:

192 091 695
192 252 918

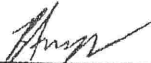
hereby consent to the registration of the plan prepared by Ben De Jong, A.L.S.
(File No. 12000279SS) in respect of the following lands:

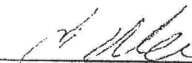
PLAN 0924862 C OF T _____
BLOCK 3
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS


Dated this 29th day of April, 2022.


signed by the above named in the presence of

Vipond Inc.


Witness Brad Angove


Evan Maclean (signature & seal)


Witness Brad Angove


Derek Hostyn (signature & seal)

(If no seal, signature witness & forms 31 and 31.1 are required)

File: 12000279SS

9/17

FORM 31.1


LAND TITLES ACT
(Section 152.3)

AFFIDAVIT VERIFYING
CORPORATE SIGNING AUTHORITY

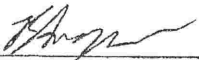
I, ~~Brad Angove~~ Evan McLean of Edmonton
in the Province of Alberta Make Oath and Say:

1. I am an officer or a director of Vipond Inc. named in the within or annexed instrument (or caveat).
2. I am authorized by the corporation to execute the instrument (or caveat) without affixing a corporate seal.

Sworn before me at Edmonton)
in the Province of Alberta this 29th)
day of April, 2022)



(Signature)



A Commissioner for Oaths in and for the
Province of Alberta Brad Angove
Name Barrister & Solicitor
Expiry _____

Handwritten initials

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Brad Angove of Edmonton
in the Province of Alberta Make Oath and Say:

1. I was personally present and did see Evan McClean who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument;

or

I was personally present and did see _____ who, on the basis of the identification provided to me, I believe to be the person named in the within (or annexed) instrument, duly sign the instrument;

2. The instrument was signed at Edmonton, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

Sworn before me at Edmonton)
in the Province of Alberta this 29th)
day of April, 2022)

[Signature]
(Signature)

[Signature]
A Commissioner for Oaths in and for the
Province of Alberta
Name _____
Expiry _____

TARA GREENWAY
A Commissioner for Oaths
in and for Alberta
My Commission Expires Sept. 4, 2024

9/24

NPP#2020-02
March 25, 2020



THIS IS EXHIBIT "F" referred to in the
Affidavit / Declaration of
Shelly Bilinsky
Sworn / Declared before me this 9 day
of May A.D., 2020
Katherine J. Fisher
A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

Katherine J. Fisher
Barrister +
Solicitor

COURT OF QUEEN'S BENCH OF ALBERTA

NOTICE TO THE PROFESSION AND PUBLIC

**REMOTE COMMISSIONING OF AFFIDAVITS FOR USE IN CIVIL AND FAMILY
PROCEEDINGS DURING THE COVID-19 PANDEMIC**

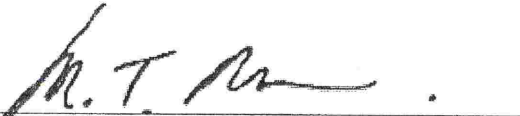
During the COVID-19 pandemic, some accommodation must be made for the commissioning of affidavits in circumstances where it is not possible or is medically unsafe for the deponent to physically attend before a commissioner. Examples might include deponents who are unable to leave their residences, are not permitted to receive visitors, or for those who are required to self-isolate or self-quarantine.

With the approval of the Law Society of Alberta, until further notice, the following accommodations will be made for affidavits to be used in the Court of Queen's Bench of Alberta, subject always to the discretion of the Courts to apply the best evidence requirements to their use:

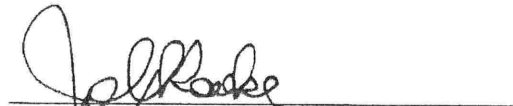
1. Any affidavit to be sworn using video technology must contain a paragraph at the end of the body of the affidavit describing that the deponent was not physically present before the commissioner, but was linked with the commissioner utilizing video technology and that the process described below for remote commissioning of affidavits was utilized.
2. While connected via video technology, the deponent must show the commissioner the front and back of the deponent's current government-issued photo identification and the commissioner must compare the video image of the deponent and information in the deponent's government-issued photo identity document to be reasonably satisfied that it is the same person and that the document is valid and current. The commissioner must also take a screenshot of the front and back of the deponent's government-issued photo identity document and retain it.
3. The commissioner and the deponent are both required to have a paper copy of the affidavit, including all exhibits, before each of them while connected via video technology.
4. The commissioner and the deponent must review each page of the affidavit and exhibits to verify that the pages are identical and if so, must initial each page in the lower right corner.

df


5. At the conclusion of the review, the commissioner will administer the oath, the deponent will state what needs to be said to swear or affirm the truth of the facts, and the commissioner must watch the deponent sign his or her name to the affidavit.
6. The deponent will then send the signed affidavit with exhibits electronically to the commissioner.
7. Before completing the affidavit, the commissioner must compare each page of the copy received from the deponent against the initialed copy that was before him or her in the video conference and may affix his or her name to the jurat only upon being satisfied that the two copies are identical.
8. The two copies will then be attached together with a certificate signed by the commissioner stating that the commissioner was satisfied that the process was necessary because it was impossible or unsafe, for medical reasons, for the deponent and the commissioner to be physically present together.
9. The completed package would then be permitted to be filed.



Mary T. Moreau, Chief Justice



John D. Rooke, Associate Chief Justice



Kenneth G. Nielsen, Associate Chief Justice

OK

REMOTE COMMISSIONING CERTIFICATE

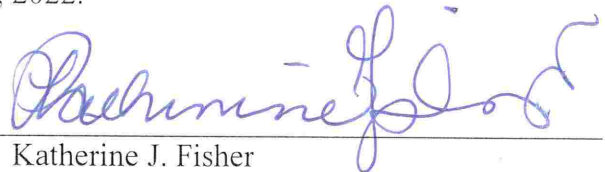
C A N A D A

PROVINCE OF ALBERTA

I, KATHERINE J. FISHER, a Commissioner for Oaths in and for the Province of Alberta,
DO HEREBY CERTIFY that:

- 1 The process for remote commissioning of affidavits specified in Notice to the Profession and Public NPP#2020-02 dated March 25, 2020 (the "Process") has been followed for the attached affidavit; and
- 2 I am satisfied that the Process was necessary because it was impossible or unsafe, for medical reasons, for the deponent and me to be physically present together.

DATED at Edmonton, Alberta this 9th day of May, 2022.



Katherine J. Fisher
A Commissioner for Oaths in and for the
Province of Alberta

dr

COURT FILE NUMBER 1903-08169

COURT COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE EDMONTON

PLAINTIFF FORTIS LGS STRUCTURES INC.

DEFENDANTS STATION POINT DEVELOPMENTS LTD. and
BCM DEVELOPMENTS LTD.

DOCUMENT **AFFIDAVIT**

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING THIS
DOCUMENT

BENNETT JONES LLP
Barristers and Solicitors
3200 Telus House
South Tower, 10020 – 100th Street
Edmonton, Alberta T5J 0N3

Attention: Katherine J. Fisher and Sean Zweig
Telephone No.: (780) 917-4268/ (416) 777-6254
Fax No.: (780) 421-7591
Email: fisherka@bennettjones.com
zweigs@bennettjones.com

AFFIDAVIT OF SHELLY BILINSKY

Sworn on May 9, 2022

I, Shelly Bilinsky of the City of Calgary, in the Province of Alberta, SWEAR/MAKE OATH AND SAY THAT:

1. I am a Paralegal employed by Bennett Jones Services Limited Partnership, a services limited partnership for Bennett Jones LLP, counsel for KSV Restructuring Inc. (formerly KSV Kofman Inc.) in its capacity as Court-appointed trustee and receiver and manager (in all such capacities, the "**Receiver**"), and therefore have personal knowledge of the matters deposed to herein except where otherwise stated to be based upon information and belief.
2. On April 20, 2022, I sent via registered mail correspondence to those parties (the "**Interest Holders**") with an interest registered against title to the lands legally described as:

Firstly

PLAN 0924862
BLOCK 3
LOT 1
CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 1821512 – SUBDIVISION 0.53 1.31
EXCEPTING THEREOUT ALL MINES AND MINERALS

Secondly

PLAN 1821512
BLOCK 3
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

(collectively, the "**Lands**"). Attached hereto and marked collectively as **Exhibit "A"** are copies of the Certificates of Title with respect to the Lands. Attached hereto and marked as **Exhibit "B"** is a copy of the proposed strata subdivision plan concerning the Lands. Attached hereto and marked collectively as **Exhibit "C"** are copies of the correspondence and enclosures sent via registered mail to the Interest Holders, along with the associated registered mail receipts.

3. The following is a summary of the responses received as at the date of this Affidavit from the Interest Holders:

Interest Holder	Registered Instrument	Instrument Number	Response of Interest Holder
HMT Holdings Inc.	Mortgage	162 208 926	Response received confirming mortgage could be discharged
Fortis L.G.S. Structures Inc.	Builders' Lien	192 026 961	Registered mail returned to sender
Fenceline Rentals Ltd.	Builders' Lien	192 075 558	No response
Vipond Inc.	Builders' Lien	192 091 695	Executed consent received
Met-Ex Construction Ltd.	Builders' Lien	192 162 407	No response
Hagen Surveys (1982) Ltd.	Builders' Lien	192 143 618	No response



LAND TITLE CERTIFICATE

THIS IS EXHIBIT "A" referred to in the Affidavit / Declaration of

Shelly Bilinsky

S LINC SHORT LEGAL Sworn / Declared before me this 9 day TITLE NUMBER
0037 960 788 0924862;3;1 of May A.D. 2022 182 116 059 +1

A Commissioner for Oaths in and for the Province of Alberta.
A Notary Public.

LEGAL DESCRIPTION

PLAN 0924862
BLOCK 3
LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 1821512 - SUBDIVISION 0.53 1.31
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;23;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 152 018 195

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 116 059 22/05/2018 SUBDIVISION PLAN

OWNERS

STATION POINT DEVELOPMENTS LTD.
OF 201,12906 54 STREET
EDMONTON
ALBERTA T5A 5E5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS

092 144 132 07/05/2009 CAVEAT
RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE CITY OF EDMONTON.
LAW BRANCH

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

9TH FLOOR, CHANCERY HALL, 3 SIR WINSTON
 CHURCHILL SQUARE
 EDMONTON
 ALBERTA T5J2C3
 AGENT - CARL ARGO

092 144 134 07/05/2009 UTILITY RIGHT OF WAY
 GRANTEE - EPCOR WATER SERVICES INC.
 AS TO PORTION OR PLAN: 0924863
 AS TO AREAS 'A,B,C,D,E,G'
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
 OF WAY 192263155)

092 144 137 07/05/2009 UTILITY RIGHT OF WAY
 GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC.
 AS TO PORTION OR PLAN: 0924864
 AS TO AREAS 'A,B,C,D,E,F,G,H,I'

132 240 124 07/08/2013 CAVEAT
 RE : VENDOR'S LIEN
 CAVEATOR - THE CITY OF EDMONTON.
 C/O THE CITY OF EDMONTON LAW BRANCH
 9TH FLR, CHANCERY HALL
 #3 SIR WINSTON CHURCHILL SQUARE
 EDMONTON
 ALBERTA T5J2C3
 AGENT - CARL ARGO

162 007 723 12/01/2016 MORTGAGE
 MORTGAGEE - KINGSETT MORTGAGE CORPORATION.
 SUITE 4400 TORONTO DOMINION CENTRE
 TD BANK TOWER
 66 WELLINGTON ST WEST PO BOX 163
 TORONTO
 ONTARIO M5K1H6
 ORIGINAL PRINCIPAL AMOUNT: \$26,250,000

162 007 724 12/01/2016 CAVEAT
 RE : ASSIGNMENT OF RENTS AND LEASES
 CAVEATOR - KINGSETT MORTGAGE CORPORATION.
 BROWNLEE LLP
 #2200, 10155-102 ST
 EDMONTON
 ALBERTA T5J4G8
 AGENT - ROGER I SWAINSON

162 179 259 06/07/2016 CAVEAT
 RE : AMENDING AGREEMENT
 CAVEATOR - KINGSETT MORTGAGE CORPORATION.

(CONTINUED)

SB

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 116 059 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		BROWNLEE LLP #2200, 10155-102 ST EDMONTON ALBERTA T5J4G8 AGENT - ROGER I SWAINSON
162 208 926	03/08/2016	MORTGAGE MORTGAGEE - HMT HOLDINGS INC. 500, 36 TORONTO STREET TORONTO ONTARIO M5C2C5 ORIGINAL PRINCIPAL AMOUNT: \$1,200,000
162 244 260	06/09/2016	POSTPONEMENT OF CAVE 132240124 TO MORT 162208926
162 339 889	01/12/2016	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:PORTION
182 116 061	22/05/2018	EASEMENT AS TO PORTION OR PLAN:1821513
192 026 961	31/01/2019	BUILDER'S LIEN LIENOR - FORTIS L.G.S. STRUCTURES INC. 9515-28 AVENUE NW EDMONTON ALBERTA T6N0A3 AGENT - PRIORITY CREDIT MANAGEMENT CORP. AMOUNT: \$2,672,255
192 075 558	01/04/2019	BUILDER'S LIEN LIENOR - FENCELINE RENTALS LTD. 24835 117 AVE ACHESON ALBERTA T7X6C2 AGENT - PRIORITY CREDIT MANAGEMENT CORP. AMOUNT: \$9,411
192 089 994	18/04/2019	CERTIFICATE OF LIS PENDENS AFFECTS INSTRUMENT: 192026961
192 091 695	24/04/2019	BUILDER'S LIEN LIENOR - VIPOND INC. ATTN: DEREK HOSTYN 13056 YELLOWHEAD TRAIL EDMONTON ALBERTA T5T3C1 AGENT - CRAIG SCHMIDT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AMOUNT: \$107,590

(DATA UPDATED BY: 192129373)

192 143 618 25/06/2019 BUILDER'S LIEN
 LIENOR - HAGEN SURVEYS (1982) LTD.
 8929-20TH STREET
 EDMONTON
 ALBERTA T6P1K8
 AGENT - DAVID J HAGEN
 AMOUNT: \$4,767

192 155 971 05/07/2019 ORDER
 IN FAVOUR OF - KSV KOFMAN INC.
 150 KING ST WEST, SUITE 2308
 TORONTO
 ONTARIO M5H1J9
 AGAINST - STATION POINT DEVELOPMENTS LTD.
 RECEIVERSHIP ORDER

192 160 519 09/07/2019 BUILDER'S LIEN
 LIENOR - DURABUILT WINDOWS & DOORS INC.
 C/O GURINDER BHANGOO
 16404-100 AVE
 EDMONTON
 ALBERTA
 AGENT - GURINDER D.S. BHANGOO
 AMOUNT: \$90,464

192 162 407 10/07/2019 BUILDER'S LIEN
 LIENOR - MET-EX CONSTRUCTION LTD.
 C/O MURRAY L. ENGELKING
 ENGELKING LAW
 4311 SAVARYN DRIVE SW
 EDMONTON
 ALBERTA T6X2E8
 AGENT - ERCAN MET
 AMOUNT: \$114,752

192 174 394 23/07/2019 BUILDER'S LIEN
 LIENOR - CITY DISPOSAL CONTAINERS INC.
 17706 - 102 AVENUE
 EDMONTON
 ALBERTA T5S1H5
 AGENT - THOMAS CAMERSON LEAH
 AMOUNT: \$8,245

192 179 654 30/07/2019 BUILDER'S LIEN
 LIENOR - LIVE WIRE ELECTRIC INC.
 5405 76 AVENUE NW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

182 116 059 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

EDMONTON
 ALBERTA T6B0A7
 AGENT - MARC BRASSARD
 AMOUNT: \$97,524

192 179 833 30/07/2019 BUILDER'S LIEN
 LIENOR - FANCY DOORS & MOULDINGS LTD.
 4421 ROPER ROAD
 EDMONTON
 ALBERTA T6B3S5
 AGENT - HARJIT TOOR
 AMOUNT: \$7,869

192 217 694 09/09/2019 BUILDER'S LIEN
 LIENOR - BRADCAN CAULKING & RESTORATION LTD.
 C/O ANDREW J RYKES
 FINLAY MAXSTON LAW
 13815 127 STREET
 EDMONTON
 ALBERTA T6V1A8
 AGENT - ANDREW J RYKES
 AMOUNT: \$14,784

192 252 918 18/10/2019 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192091695

192 302 684 12/12/2019 CERTIFICATE OF LIS PENDENS

202 001 046 02/01/2020 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192162407

202 018 152 24/01/2020 CERTIFICATE OF LIS PENDENS
 AFFECTS INSTRUMENT: 192179654

202 040 548 20/02/2020 BUILDER'S LIEN
 LIENOR - MET-EX CONSTRUCTION LTD.
 MET EXTERIORS
 10350 - 72 AVENUE
 EDMONTON
 ALBERTA T6E0Z4
 AGENT - ERCAN MET
 AMOUNT: \$109,515

212 100 855 03/05/2021 POSTPONEMENT
 OF CAVE 132240124
 TO MORT 162007723 CAVE 162007724
 CAVE 162179259

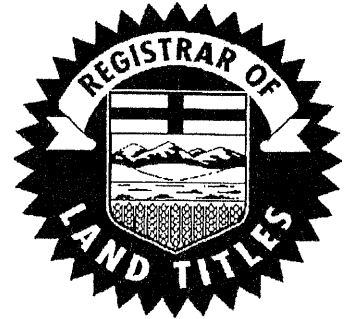
TOTAL INSTRUMENTS: 029

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 8 DAY OF APRIL,
2022 AT 09:50 A.M.

ORDER NUMBER: 44135001

CUSTOMER FILE NUMBER: 74735.23



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 960 796 1821512;3;2 182 116 059

LEGAL DESCRIPTION

PLAN 1821512

BLOCK 3

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;24;53;23;SW

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 152 018 195

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

182 116 059 22/05/2018 SUBDIVISION PLAN

OWNERS

STATION POINT DEVELOPMENTS LTD.

OF 201,12906 54 STREET

EDMONTON

ALBERTA T5A 5E5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

092 144 132 07/05/2009 CAVEAT

RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL
GOVERNMENT ACT

CAVEATOR - THE CITY OF EDMONTON.

LAW BRANCH

9TH FLOOR, CHANCERY HALL, 3 SIR WINSTON

CHURCHILL SQUARE

EDMONTON

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 116 059

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T5J2C3
AGENT - CARL ARGO

132 240 124 07/08/2013 CAVEAT
RE : VENDOR'S LIEN
CAVEATOR - THE CITY OF EDMONTON.
C/O THE CITY OF EDMONTON LAW BRANCH
9TH FLR, CHANCERY HALL
#3 SIR WINSTON CHURCHILL SQUARE
EDMONTON
ALBERTA T5J2C3
AGENT - CARL ARGO

162 007 723 12/01/2016 MORTGAGE
MORTGAGEE - KINGSETT MORTGAGE CORPORATION.
SUITE 4400 TORONTO DOMINION CENTRE
TD BANK TOWER
66 WELLINGTON ST WEST PO BOX 163
TORONTO
ONTARIO M5K1H6
ORIGINAL PRINCIPAL AMOUNT: \$26,250,000

162 007 724 12/01/2016 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - KINGSETT MORTGAGE CORPORATION.
BROWNLEE LLP
#2200, 10155-102 ST
EDMONTON
ALBERTA T5J4G8
AGENT - ROGER I SWAINSON

162 179 259 06/07/2016 CAVEAT
RE : AMENDING AGREEMENT
CAVEATOR - KINGSETT MORTGAGE CORPORATION.
BROWNLEE LLP
#2200, 10155-102 ST
EDMONTON
ALBERTA T5J4G8
AGENT - ROGER I SWAINSON

162 208 926 03/08/2016 MORTGAGE
MORTGAGEE - HMT HOLDINGS INC.
500, 36 TORONTO STREET
TORONTO
ONTARIO M5C2C5
ORIGINAL PRINCIPAL AMOUNT: \$1,200,000

162 244 260 06/09/2016 POSTPONEMENT
OF CAVE 132240124

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

182 116 059

REGISTRATION

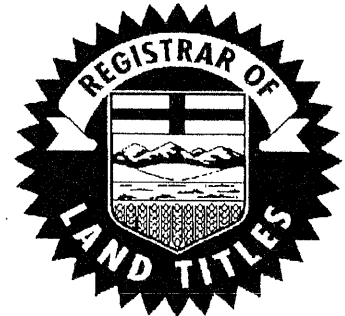
NUMBER	DATE (D/M/Y)	PARTICULARS
		TO MORT 162208926
162 339 889	01/12/2016	UTILITY RIGHT OF WAY GRANTEE - EPCOR DISTRIBUTION & TRANSMISSION INC. AS TO PORTION OR PLAN:PORTION
182 116 061	22/05/2018	EASEMENT AS TO PORTION OR PLAN:1821513
192 155 971	05/07/2019	ORDER IN FAVOUR OF - KSV KOFMAN INC. 150 KING ST WEST,SUITE 2308 TORONTO ONTARIO M5H1J9 AGAINST - STATION POINT DEVELOPMENTS LTD. RECEIVERSHIP ORDER
212 100 855	03/05/2021	POSTPONEMENT OF CAVE 132240124 TO MORT 162007723 CAVE 162007724 CAVE 162179259

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 APRIL, 2022 AT 09:50 A.M.

ORDER NUMBER: 44135001

CUSTOMER FILE NUMBER: 74735.23



END OF CERTIFICATE

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Subdivision Authority

7th Floor, Edmonton Tower
10111 - 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 10, 2021

ISL Engineering and Land Services Ltd.
4015 7 Street SE
Calgary, AB T2G 2Y9

THIS IS EXHIBIT "B" referred to in the
Affidavit / Declaration of

Shelly Bilinsky

File No. LDA21-0065

Sworn / Declared before me this 9 day
of May A.D. 2022

A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

ATTENTION: Darren Young

RE: Tentative plan of subdivision to create two (2) Mixed-use Strata Lots from Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512, located south of Fort Road NW and east of 66 Street NW;
BELVEDERE

I The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

1. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies;
2. that the owner shall provide Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities and systems, to the satisfaction of the City of Edmonton Law Branch;
3. that the owner shall provide an access easement to facilitate access within the proposed strata lots. The City shall be party to the easement;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512 was addressed by dedication with LDA07-0191.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

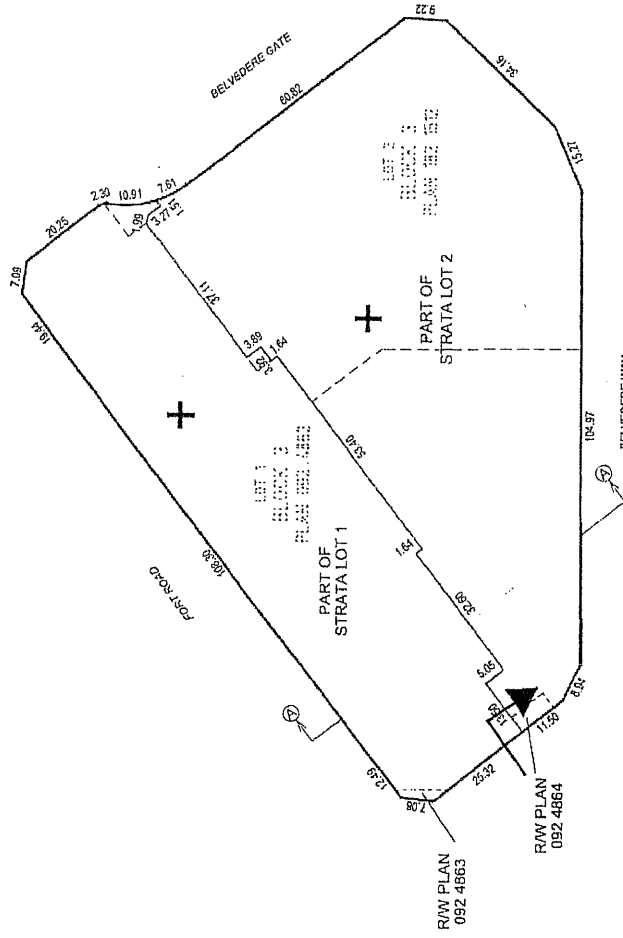
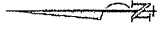
A handwritten signature in black ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell
Subdivision Authority

BM/sm/Posse #379654845-004

Enclosure(s)

Enclosure I: Strata Subdivision elevations at 659.00 and above



RESTRICTIVE COVENANT re: Disturbed soil
 +
 Access easement
 →
 ELEVATIONS AT 659.00 AND ABOVE

ISL Engineering and Land Services Ltd.

- NOTES:**
- ALL DISTANCES AND ELEVATIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DIMENSIONS ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL DIMENSIONS ON STRAIGHT BOUNDARIES ARE POINT TO POINT IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM A S.C.M. ***** (ELEV. = *****).
 - THE BOUNDARY SHOWN, EVEN IF ASSOCIATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THERE.

SHEET 1 OF 2 SHEETS

KEY PLAN



REV. NO.	DATE	ITEM	BY
2	2022/02/21	UPDATED ELEVATIONS	RH
1	2022/02/20	OVERLAY SITE PLAN INTO TENTATIVE PLAN	RH
0	2022/02/08	ORIGINAL PLAN COMPLETED	RH

REVISIONS

STATION POINTE
 TENTATIVE PLAN SHOWING
STRATA SPACE SUBDIVISION

OF
 LOT 1, BLOCK 3, PLAN 092 4862
 AND
 LOT 2, BLOCK 3, PLAN 182 1512
 WITHIN THE

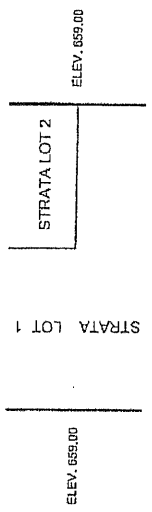
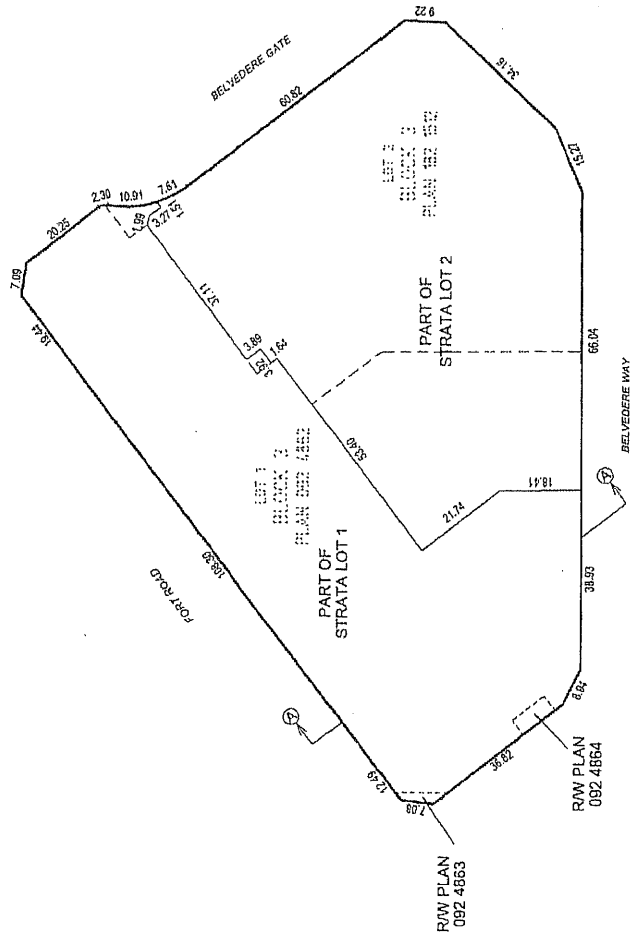
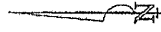
S.W. 1/4 SEC. 23 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:1000
 0 10 20 30 40 60 METRES

Pals Geomatics
 Phone: (780) 455-5171 Fax: (780) 451-3817
 Email: info@palsgeomatics.com
 10041 78 Street NW, Edmonton, Alberta T5X 1G7

FILE NO. 202207855-1 DRAFTED BY: RH CHECKED BY: RH

Enclosure II: Strata Subdivision elevations below 659.00

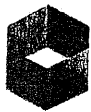


CROSS SECTION 'A-A'
NOT TO SCALE

ELEVATIONS BELOW 659.00

Pals Geomatics
 Phone: (780) 455-3172 Fax: (780) 451-2867
 Email: info@palsgeomatics.com
 10764-13 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 20027555-1 DRAFTED BY: RH CHECKED BY: ..



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

HMT Holdings Inc.
#500, 36 Toronto Street
Toronto, Ontario M5C 2C5

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

We are the lawyers for KSV Restructuring Inc., in its capacity as trustee pursuant to the *Builders' Lien Act* and receiver and manager pursuant to the *Judicature Act* and the *Bankruptcy and Insolvency Act* (in such capacities, the "Receiver") of the Lands. The Receiver intends to register a strata subdivision plan in the form set out in Schedule "B" of this letter (the "Strata Plan"), and as you have an interest registered against the title to the Lands, the *Land Titles Act* (Alberta) requires that the enclosed Consent to Register a Plan be executed (and witnessed and commissioned if required) and an original be returned to our office.

If your corporation has a corporate seal, please affix it to the first page of the Consent to Register a Plan and there is no need for the completion of the subsequent affidavits.

We confirm that your instrument will remain registered against both strata lots created by the Strata Plan.

Kindly execute the attached and deliver the original (docusign or .PDF are not acceptable at the land titles office) to our office no later than **April 27, 2022**. If you are unable or unwilling to execute the enclosed prior to that date, we will take further steps as set out under the *Land Titles Act* to apply to the court for an order dispensing with the need for your signature.

Yours truly,

Alixé A. Cameron

AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)

THIS IS EXHIBIT C referred to in the
Affidavit / Declaration of
Shelly Bilinsky
Sworn / Declared before me this 9 day
of May A.D. 2022
A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.



April 20, 2022

Page 2

SCHEDULE "A"

Lot 1

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 - SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Lot 2

PLAN 1821512

BLOCK 3

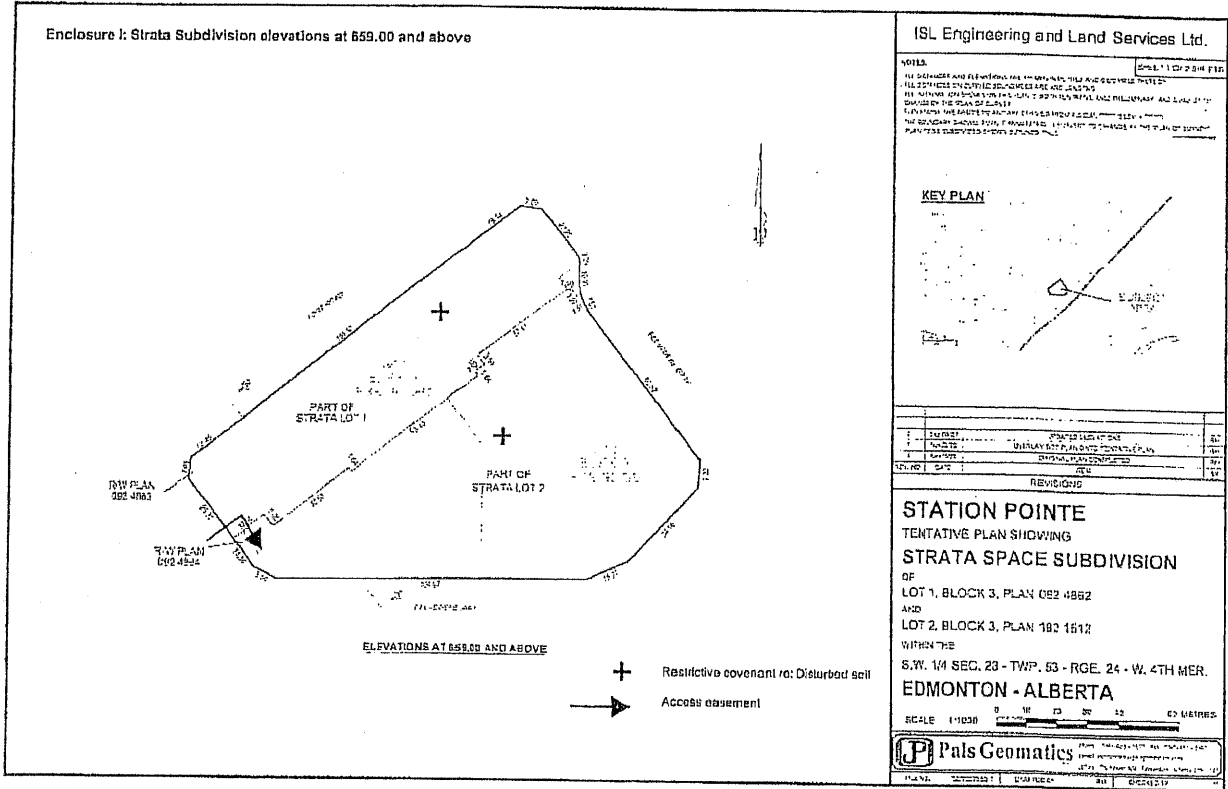
LOT 2

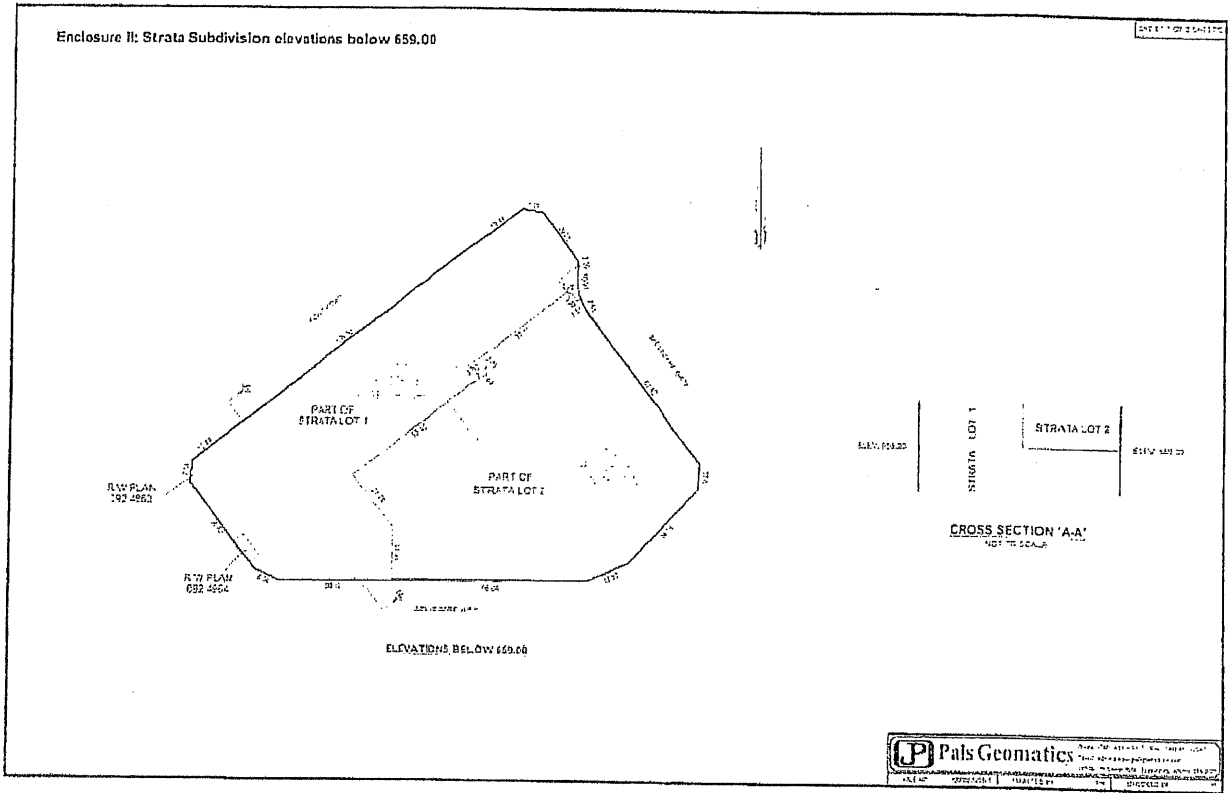
EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS



SCHEDULE "B"







Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fortis L.G.S. Structures Inc.
9515 - 28 Avenue NW
Edmonton, Alberta T6N 0A3
Agent: Priority Credit Management Corp.

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

We are the lawyers for KSV Restructuring Inc., in its capacity as trustee pursuant to the *Builders' Lien Act* and receiver and manager pursuant to the *Judicature Act* and the *Bankruptcy and Insolvency Act* (in such capacities, the "**Receiver**") of the Lands. The Receiver intends to register a strata subdivision plan in the form set out in Schedule "B" of this letter (the "**Strata Plan**"), and as you have an interest registered against the title to the Lands, the *Land Titles Act* (Alberta) requires that the enclosed Consent to Register a Plan be executed (and witnessed and commissioned if required) and an original be returned to our office.

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

SB



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fenceline Rentals Ltd.
24835 – 117 Avenue
Acheson, Alberta T7X 6C2
Agent: Priority Credit Management Corp.

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Vipond Inc.
13056 Yellowhead Trail
Edmonton, Alberta T5T 3C1
Attention: Derek Hostyn

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

SB



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Met-Ex Construction Ltd.
c/o Murray L. Engelking, Engelking Law
4311 Savaryn Drive SW Edmonton, Alberta
T6X 2E8
Attention: Ercan Met

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

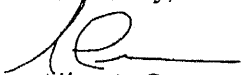
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Yours truly,


Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

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Bennett Jones

Bennett Jones LLP

4500 Bankers Hall East, 855 - 2nd Street SW

Calgary, Alberta, Canada T2P 4K7

Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Met-Ex Construction Ltd.
Met Exteriors
10350 - 72 Avenue
Edmonton, Alberta T6E 0Z4
Attention: Ercan Met

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

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Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Hagen Surveys (1982) Ltd.
8929 – 20 Street
Edmonton, Alberta T6P 1K8
Attention: David J. Hagen

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

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Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Durabuilt Windows & Doors Inc.
16404 – 100 Avenue NW
Edmonton, Alberta T5P 4Y2
Attention: Gurinder Bhangoo

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

City Disposal Containers Inc.
17706 - 102 Avenue
Edmonton, Alberta T5S 1H5
Agent: Thomas Camerson Leah

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

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SB



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameronaa@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Live Wire Electric Inc.
5405 – 76 Avenue NW
Edmonton, Alberta T6B 0A7
Agent: Marc Brassard

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)





Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alix A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Fancy Doors & Mouldings Ltd.
4421 Roper Road
Edmonton, Alberta T6B 3S5
Agent: Harjit Toor

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Yours truly,

Alix A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



BennettJones.com/100Years

WSLEGAL\074735\00023\30335490v1

SB



Bennett Jones

Bennett Jones LLP
4500 Bankers Hall East, 855 - 2nd Street SW
Calgary, Alberta, Canada T2P 4K7
Tel: 403.298.3100 Fax: 403.265.7219

Alixé A. Cameron
Partner
Direct Line: 403.298.4482
e-mail: cameron@bennettjones.com

April 20, 2022

VIA REGISTERED MAIL

Bradcan Caulking & Restoration Ltd.
c/o Finlay Maxston Law
13815 - 127 Street NW
Edmonton, Alberta T6V 1A8
Attention: Andrew J. Rykes

Dear Sir/Madam:

RE: Consent to Register a Strata Subdivision Plan – Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

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Alixé A. Cameron
AAC/sb
Enclosure

cc: Mr. Sean Zweig, Bennett Jones LLP (via email)
Client (via email)



Bennett Jones

4500 Bankers Hall East
855 2nd St SW
Calgary, Alberta T2P 4K7

Lawyer: Allye Cameron
File #: 74735-23

TOTAL COST:
\$ 46.76
POD Required:

Registered Mail Receipt

Sender Instructions:

- 1) Complete and remove customer receipt = top half without bar code
- 2) Remove paper backing from customer receipt and affix to this form
- 3) Remove paper backing from bottom bar code and apply to envelope

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To <u>Live Wire Electric Inc.</u>			
Name	Nom		
<u>5405-76 Avenue NW</u>			
Address	Adresse		
<u>Edmonton AB T6B 0A7</u>			
City / Prov. / Postal Code	Ville / Prov. / Code postal		
<u>File: 74735-23</u>			
Declared Value	Value déclarée		
	\$		
33-086-584 (17-12)			
		FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
		canadapost.ca	postescanada.ca
		or/ou	
		1 888 550-6333	
		OPC Tracking Number	Numéro de repérage de la BCP
		RN 637 843 111 CA	

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To <u>Fancy Dobbies Mouldings Ltd.</u>			
Name	Nom		
<u>4421 Roper Road</u>			
Address	Adresse		
<u>Edmonton AB T6B 3S5</u>			
City / Prov. / Postal Code	Ville / Prov. / Code postal		
<u>File: 74735-23</u>			
Declared Value	Value déclarée		
	\$		
33-086-584 (17-12)			
		FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
		canadapost.ca	postescanada.ca
		or/ou	
		1 888 550-6333	
		OPC Tracking Number	Numéro de repérage de la BCP
		RN 637 843 125 CA	

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To <u>Bradcan Moulding Restoration Ltd</u>			
Name	Nom		
<u>13815-127 Street NW</u>			
Address	Adresse		
<u>Edmonton AB T6V 1A8</u>			
City / Prov. / Postal Code	Ville / Prov. / Code postal		
<u>File: 74735-23</u>			
Declared Value	Value déclarée		
	\$		
33-086-584 (17-12)			
		FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
		canadapost.ca	postescanada.ca
		or/ou	
		1 888 550-6333	
		OPC Tracking Number	Numéro de repérage de la BCP
		RN 637 843 108 CA	

\$ 11.69

	REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
	CUSTOMER RECEIPT	REÇU DU CLIENT	
To <u>HMT Holdings Inc.</u>			
Name	Nom		
<u>500, 36 Toronto Street</u>			
Address	Adresse		
<u>Toronto ON M5C 2C5</u>			
City / Prov. / Postal Code	Ville / Prov. / Code postal		
<u>File: 74735-23</u>			
Declared Value	Value déclarée		
	\$		
33-086-584 (17-12)			
		FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
		canadapost.ca	postescanada.ca
		or/ou	
		1 888 550-6333	
		OPC Tracking Number	Numéro de repérage de la BCP
		RN 637 843 085 CA	



Bennett Jones

4500 Bankers Hall East
855 2nd St SW
Calgary, Alberta T2P 4K7

Lawyer: Alix Cameron
File #: 74735.23

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CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: Durabuilt Windows & Doors Inc.		Name: 16404 700 Ave NW	FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON	
Address: Edmonton AB T5P4Y2		City / Prov. / Postal Code: Edmonton AB T5P4Y2	canadapost.ca / postescanada.ca	
File No: 74735.23		Declared Value: \$	1 888 550-6333	
			OPC Tracking Number / Numéro de repérage de la BCP: RN 637 843 160 CA	
33-086-584 (17-12)				

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: Met-Ex Construction Ltd.		Name: 4311 Savaryn Drive SW	FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON	
Address: Edmonton AB T6X2E8		City / Prov. / Postal Code: Edmonton AB T6X2E8	canadapost.ca / postescanada.ca	
File: 74735.23		Declared Value: \$	1 888 550-6333	
			OPC Tracking Number / Numéro de repérage de la BCP: RN 637 843 156 CA	
33-086-584 (17-12)				

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: Met-Exteriors / Met-Ex Construction		Name: 10358 - 72 Avenue	FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON	
Address: Edmonton AB T6E 0Z4		City / Prov. / Postal Code: Edmonton AB T6E 0Z4	canadapost.ca / postescanada.ca	
File: 74735.23		Declared Value: \$	1 888 550-6333	
			OPC Tracking Number / Numéro de repérage de la BCP: RN 637 843 139 CA	
33-086-584 (17-12)				

\$ 11.69

CANADA POST / POSTES CANADA		REGISTERED DOMESTIC	RECOMMANDÉ RÉGIME INTÉRIEUR	R
		CUSTOMER RECEIPT	REÇU DU CLIENT	
To: City Disposal Containers Inc.		Name: 17306 - 102 Avenue	FOR DELIVERY CONFIRMATION / CONFIRMATION DE LA LIVRAISON	
Address: Edmonton AB T5S 1H5		City / Prov. / Postal Code: Edmonton AB T5S 1H5	canadapost.ca / postescanada.ca	
File: 74735.23		Declared Value: \$	1 888 550-6333	
			OPC Tracking Number / Numéro de repérage de la BCP: RN 637 843 142 CA	
33-086-584 (17-12)				

CONSENT TO REGISTER A PLAN

I / we, **Met Exteriors**

■ having a registered interest or claimed interest by virtue of an instrument or caveat registered as instrument no:

202 040 548

hereby consent to the registration of the plan prepared by Ben De Jong, A.L.S. (File No. 12000279SS) in respect of the following lands:

PLAN 0924862 C OF T _____
BLOCK 3
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

THIS IS EXHIBIT "0" referred to in the Affidavit / Declaration of Shelly Bilinsky
Sworn / Declared before me this 9 day of May A.D., 2022

Dated this 26 day of APRIL, 2022.

signed by the above named in the presence of

A Commissioner for Oaths in and for the Province of Alberta.
A Notary Public.

Met Exteriors

ERCHAN MET
Witness

[Signature]
(signature & seal)

DESERME SHEEN
Witness

[Signature]
(signature & seal)

(If no seal, signature witness & forms 31 and 31.1 are required)

File: 12000279SS

DUNCAN CRAIG LLP
LAWYERS MEDIATORS

Our File: 202990

Your File:

Lawyer: Brad Angove
Telephone: 780.441.3442
Email: bangove@dcllp.com
Fax: 780.428.9683

May 6, 2022

THIS IS EXHIBIT "E" referred to in the
Affidavit / Declaration of

Shelly Bilinsky
Sworn / Declared before me this 9 day
of May A.D., 2022

Via Regular Mail

Bennett Jones LLP
4500 Bankers Hall East
855 - 2 Street SW
Calgary, AB T2P 4K7

A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

Attention: Alixe A. Cameron

Dear Madam:

Re: Consent to Register a Strata Subdivision Plan - Fort Crossing for the lands located in Edmonton, Alberta and legally described as Plan 0924862; Block 3; Lot 1 and Plan 1821512; Block 3; Lot 2 as set out in Schedule "A" attached to this letter (the "Lands") owned by Station Point Developments Ltd. (the "Company")

We are in receipt of your letter dated April 20, 2022, requesting an endorsed Consent to Register a Plan. Please find the same enclosed.

Yours truly,

DUNCAN CRAIG LLP

Per:



BRAD ANGOVE
BA/tlg
Enclosure

www.dcllp.com

780.428.6036 ▪ 1.800.782.9409 ▪ Fax: 780.428.9683
2800 Scotia Place, 10060 Jasper Avenue, Edmonton, Alberta T5J 3V9

SB

April 20, 2022

Page 2

SCHEDULE "A"

Lot 1

PLAN 0924862

BLOCK 3

LOT 1

CONTAINING 1.345 HECTARES (3.32 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 1821512 - SUBDIVISION 0.53 1.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

Lot 2

PLAN 1821512

BLOCK 3

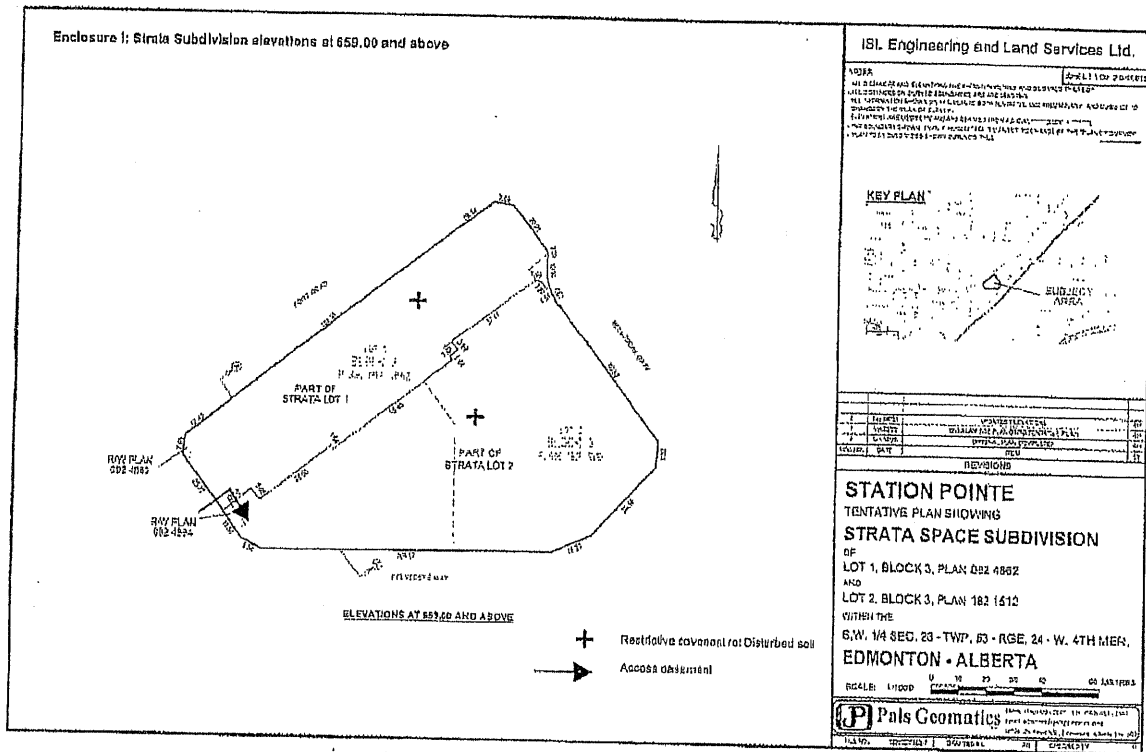
LOT 2

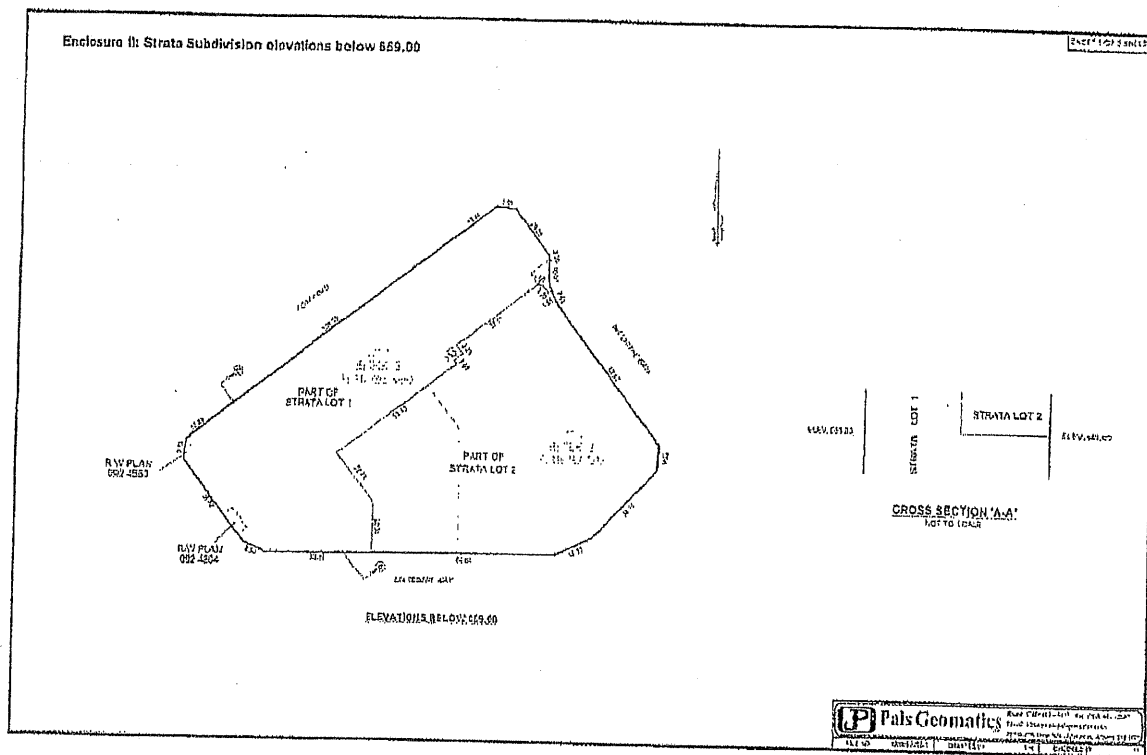
EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.53 HECTARES (1.31 ACRES) MORE OR LESS



SCHEDULE "B"





CONSENT TO REGISTER A PLAN

I / we, **Vipond Inc.**

■ having a registered interest or claimed interest by virtue of an instrument or caveat registered as Instrument no:

192 091 695
192 252 918

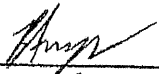
hereby consent to the registration of the plan prepared by Ben De Jong, A.L.S. (File No. 12000279SS) in respect of the following lands:

PLAN 0924862 C OF T _____
BLOCK 3
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS

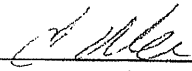
Dated this 29th day of April, 2022.

signed by the above named in the presence of

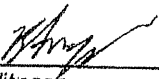
Vipond Inc.



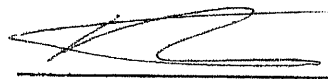
Witness Brad Angove



Evan Maclean (signature & seal)



Witness Brad Angove



Derek Hostyn (signature & seal)

(If no seal, signature witness & forms 31 and 31.1 are required)

File: 12000279SS

FORM 31.1

LAND TITLES ACT
(Section 152.3)

AFFIDAVIT VERIFYING
CORPORATE SIGNING AUTHORITY

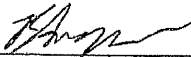
I, ~~Brad Angove~~ Evan McLean of Edmonton
in the Province of Alberta Make Oath and Say:

1. I am an officer or a director of Vipond Inc. named in the within or annexed instrument (or caveat).
2. I am authorized by the corporation to execute the instrument (or caveat) without affixing a corporate seal.

Sworn before me at Edmonton)
in the Province of Alberta this 29th)
day of April, 2022)



(Signature)



A Commissioner for Oaths in and for the
Province of Alberta **Brad Angove**
Name Barrister & Solicitor
Expiry _____

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Brad Angove of Edmonton
in the Province of Alberta Make Oath and Say:

1. I was personally present and did see Evan McClean who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument;

or

I was personally present and did see _____ who, on the basis of the identification provided to me, I believe to be the person named in the within (or annexed) instrument, duly sign the instrument;

2. The instrument was signed at Edmonton, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

Sworn before me at Edmonton)
in the Province of Alberta this 29th)
day of April, 20 22)

[Signature]
(Signature)

[Signature]
A Commissioner for Oaths in and for the
Province of Alberta
Name _____
Expiry _____

TARA GREENWAY
A Commissioner for Oaths
in and for Alberta
My Commission Expires Sept. 4, 2024

NPP#2020-02
March 25, 2020



THIS IS EXHIBIT "F" referred to in the
Affidavit / Declaration of
Shelly Bilinsky
Sworn / Declared before me this 9 day
of May A.D., 2020
A Commissioner for Oaths in and
for the Province of Alberta.
A Notary Public.

COURT OF QUEEN'S BENCH OF ALBERTA

NOTICE TO THE PROFESSION AND PUBLIC


REMOTE COMMISSIONING OF AFFIDAVITS FOR USE IN CIVIL AND FAMILY PROCEEDINGS DURING THE COVID-19 PANDEMIC

During the COVID-19 pandemic, some accommodation must be made for the commissioning of affidavits in circumstances where it is not possible or is medically unsafe for the deponent to physically attend before a commissioner. Examples might include deponents who are unable to leave their residences, are not permitted to receive visitors, or for those who are required to self-isolate or self-quarantine.

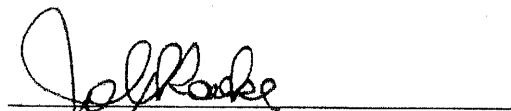
With the approval of the Law Society of Alberta, until further notice, the following accommodations will be made for affidavits to be used in the Court of Queen's Bench of Alberta, subject always to the discretion of the Courts to apply the best evidence requirements to their use:

1. Any affidavit to be sworn using video technology must contain a paragraph at the end of the body of the affidavit describing that the deponent was not physically present before the commissioner, but was linked with the commissioner utilizing video technology and that the process described below for remote commissioning of affidavits was utilized.
2. While connected via video technology, the deponent must show the commissioner the front and back of the deponent's current government-issued photo identification and the commissioner must compare the video image of the deponent and information in the deponent's government-issued photo identity document to be reasonably satisfied that it is the same person and that the document is valid and current. The commissioner must also take a screenshot of the front and back of the deponent's government-issued photo identity document and retain it.
3. The commissioner and the deponent are both required to have a paper copy of the affidavit, including all exhibits, before each of them while connected via video technology.
4. The commissioner and the deponent must review each page of the affidavit and exhibits to verify that the pages are identical and if so, must initial each page in the lower right corner.


5. At the conclusion of the review, the commissioner will administer the oath, the deponent will state what needs to be said to swear or affirm the truth of the facts, and the commissioner must watch the deponent sign his or her name to the affidavit.
6. The deponent will then send the signed affidavit with exhibits electronically to the commissioner.
7. Before completing the affidavit, the commissioner must compare each page of the copy received from the deponent against the initialed copy that was before him or her in the video conference and may affix his or her name to the jurat only upon being satisfied that the two copies are identical.
8. The two copies will then be attached together with a certificate signed by the commissioner stating that the commissioner was satisfied that the process was necessary because it was impossible or unsafe, for medical reasons, for the deponent and the commissioner to be physically present together.
9. The completed package would then be permitted to be filed.



Mary T. Moreau, Chief Justice



John D. Rooke, Associate Chief Justice



Kenneth G. Nielsen, Associate Chief Justice