

Legal Description (including registered and non-registered interests) and Map of Subject Lands

Property Number	Municipal Address	Approval to Commence Expropriation Report Date, Number and Property Number
1 (YHT-003)	15304 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 2
2 (YHT-017)	14820 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 4
3 (YHT-026)	14440 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 5
4 (YHT-096)	14630 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 7
5 (YHT-097)	13920 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 8
6 (YHT-001)	15410 Yellowhead Trail NW	November 16, 2020 - Integrated Infrastructure Services IIS00039, Property 1

Approval is sought, pursuant to the provisions of the *Expropriation Act*, to commence expropriation of all land, rights, titles and interests, expressed or implied, of the “owners” (as defined in the *Expropriation Act*);

1) existing now; and

2) as may become known to the expropriating authority, of the land requirements of the Subject Lands legally described and shown in this attachment:

PROPERTY 1:

Municipal Address: 15304 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 535KS
 BLOCK 2
 LOT B
 CONTAINING 1.11 HECTARES (2.74 ACRES) MORE OR LESS
 EXCEPTING THEREOUT:
 HECTARES (ACRES) MORE OR LESS
 A) PLAN 0421226 - ROAD 0.011 0.027
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 Registered Owner: STEPMAR HOLDINGS LTD.

Estate: Fee Simple

Certificate of Title No.: 132 420 043 (North Alberta Land Registration District)

Land Area Required: Approximately 0.010 hectares, more or less

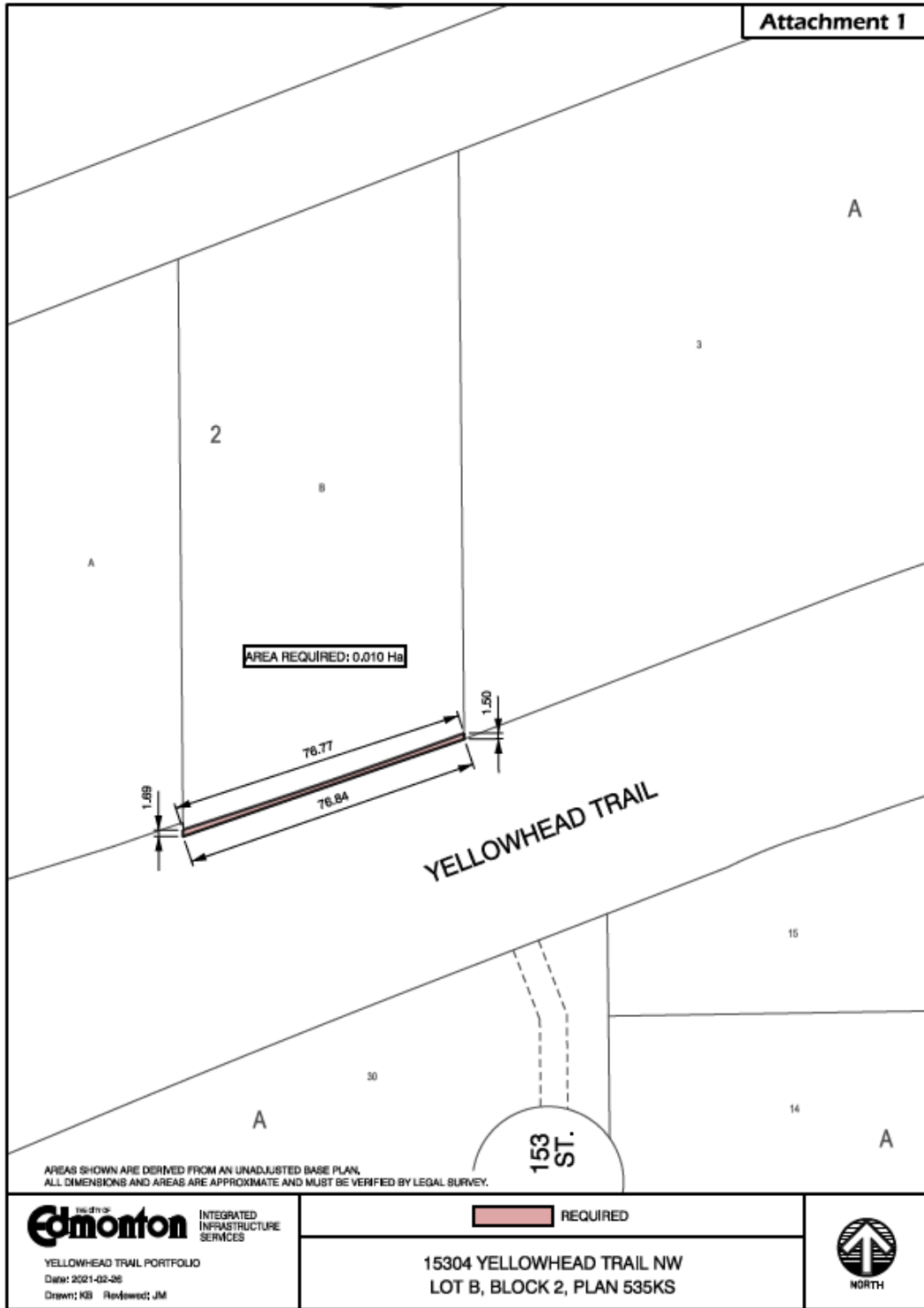
Known improvements within area required: Signage, Fence

Registered Interests:

Registration No.	Name	Registration Type
052 109 034	Her Majesty the Queen in Right of Canada	Zoning Regulations
152 391 109	Bank of Montreal	Mortgage
152 391 110	Bank of Montreal	Caveat Re: Assignment of Rents And Leases
202 100 436	XXXX	Certificate of Lis Pendens
202 249 975	Bank of Montreal	Caveat Re: Agreement Charging Land

Known Unregistered Interests:

Name	Interest Type
Pattison Outdoor Advertising LP, by its general partner, Pattison Outdoor Advertising Ltd.	Unregistered Sign Tenant



PROPERTY 2:

Municipal Addresses: 14820 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 2397NY
 BLOCK A
 LOT 10
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 2.11 HECTARES (5.21 ACRES) MORE OR LESS

Registered Owner: MIHALCHEON HOLDINGS LTD.

Estate: Fee Simple

Certificate of Title No.: 143V255 (North Alberta Land Registration District)

Land Areas Required: Approximately 0.139 hectares, more or less

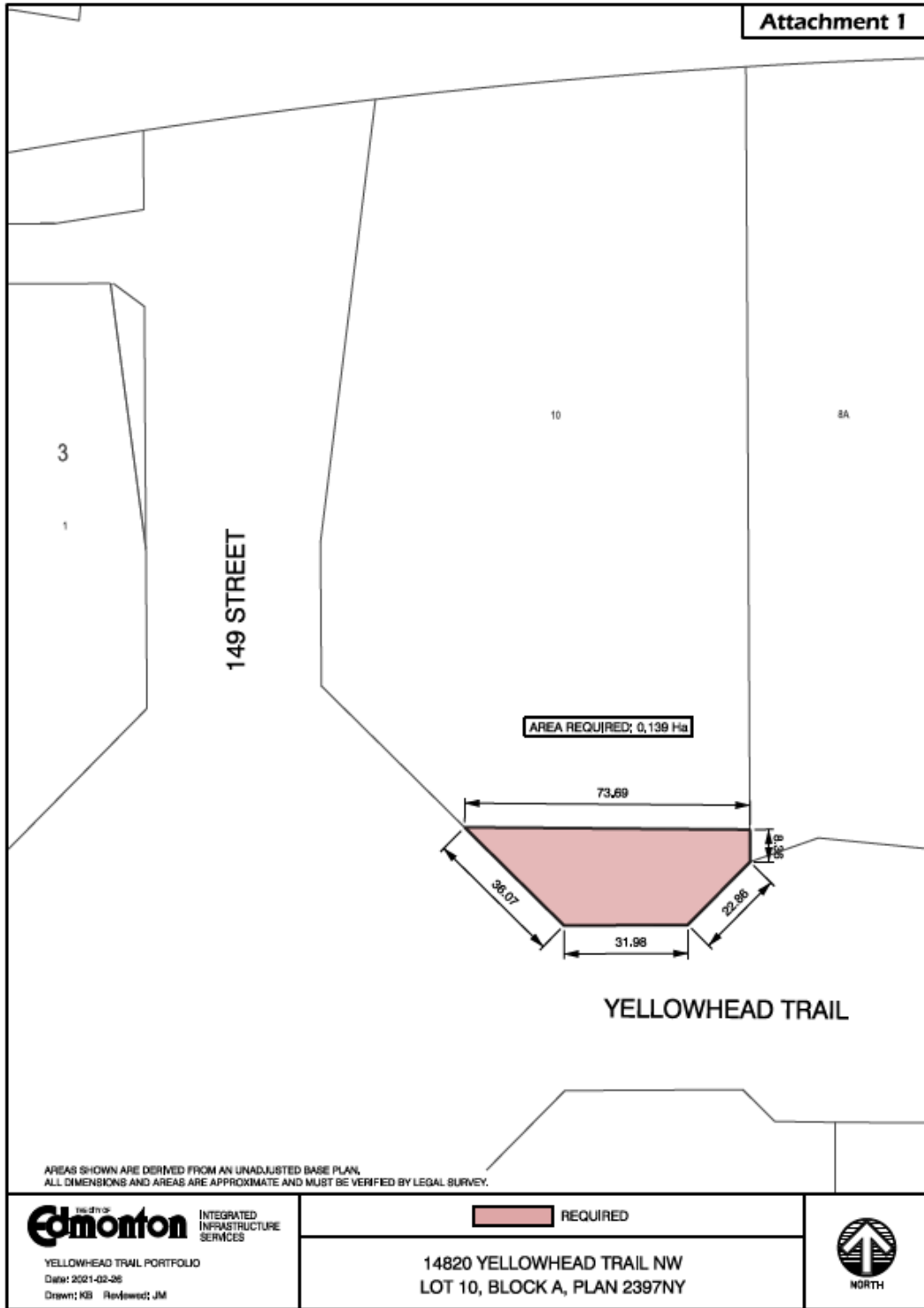
Known improvements within areas required: Landscaping, parking lot improvements, signage

Registered Interests:

Registration No.	Name	Registration Type
172RW	The City of Edmonton	Caveat
052 108 520	Her Majesty in Right of Canada % The Minister of National Defence	Zoning Regulation

Known Unregistered Interests:

Name	Interest Type
Barcol Door Ltd.	Unregistered Tenant



PROPERTY 3:

Municipal Address: 14440 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 4987KS
BLOCK (A)
LOT FIVE (5)
CONTAINING 3.26 HECTARES MORE OR LESS
EXCEPTING THEREOUT: 0.013 HECTARES MORE OR LESS
FOR ROAD PLAN 8421535
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: DENILLE LANDCO LTD.

Estate: Fee Simple

Certificate of Title No.: 012 384 446 (North Alberta Land Registration District)

Land Area Required: Approximately 0.116 hectares, more or less

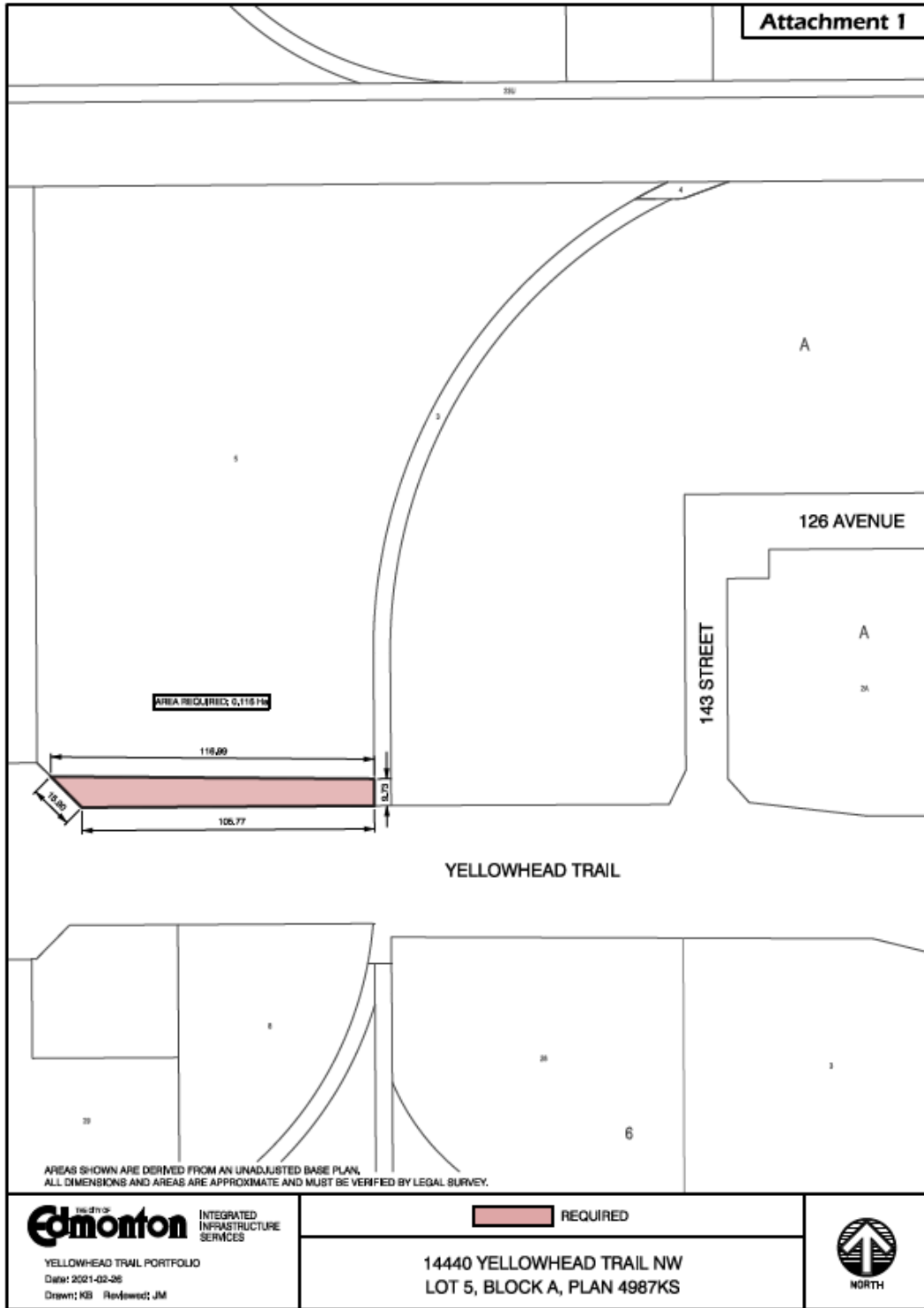
Known improvements
within area required: Landscaping, fencing, sign

Registered Interests:

Registration No.	Name	Registration Type
012 384 447	Canadian National Railway Company	Agreement Re: Restrictive Covenant And Easement
012 384 448	Canadian National Railway Company	Agreement Re: Encroachment And Easement
112 265 881	The Toronto Dominion Bank	Mortgage
112 265 882	The Toronto Dominion Bank	Caveat Re: Assignment of Rents And Leases
112 265 883	The Toronto Dominion Bank	Caveat Re: Assignment of Rents And Leases
132 169 186	944128 Alberta Ltd.	Mortgage

Known Unregistered Interests:

Name	Interest Type
Pattison Outdoor Advertising LP, by its general partner, Pattison Outdoor Advertising Ltd.	Unregistered Tenant



PROPERTY 4:

Municipal Address: 14630 Yellowhead Trail NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 9926308
 BLOCK A
 LOT 8A
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 3.14 HECTARES (7.76 ACRES) MORE OR LESS

Registered Owner: N & T PROPERTIES LTD.

Estate: Fee Simple

Certificate of Title No.: 992 355 249 (North Alberta Land Registration District)

Land Area Required: Approximately 0.052 hectares, more or less

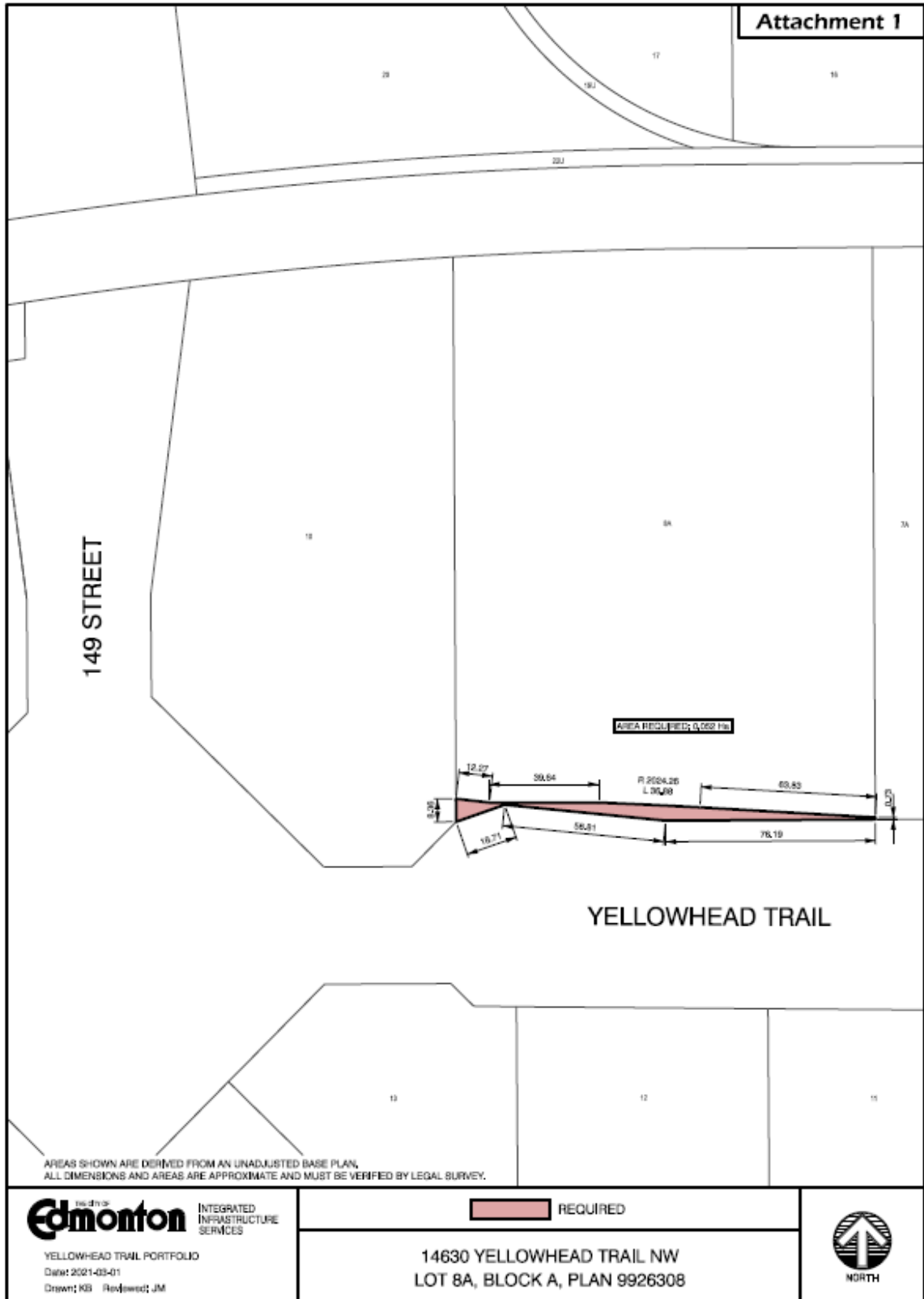
Known improvements within area required: Landscaping, pylon sign, padmount transformer

Registered Interests:

Registration No.	Name	Registration Type
032 061 585	Royal Bank of Canada	Mortgage
032 061 586	Royal Bank of Canada	Caveat Re: Assignment of Rents

Known Unregistered Interests:

Name	Interest Type
Kal Tire Ltd.	Unregistered Tenant



PROPERTY 5:

Municipal Address: 13920 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 4965MC
 BLOCK (A)
 LOT ONE-C (1-C)
 CONTAINING 0.910 HECTARES MORE OR LESS
 EXCEPTING THEREOUT:
 ALL THAT PORTION OF SAID LOT REQUIRED FOR ROADWAY
 RIGHT OF WAY ON PLAN 7921162
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 994459 NUNAVUT LTD.

Estate: Fee Simple

Certificate of Title No: 122 372 581 (North Alberta Land Registration District)

Land Area Required: Approximately 0.007 hectares, more or less

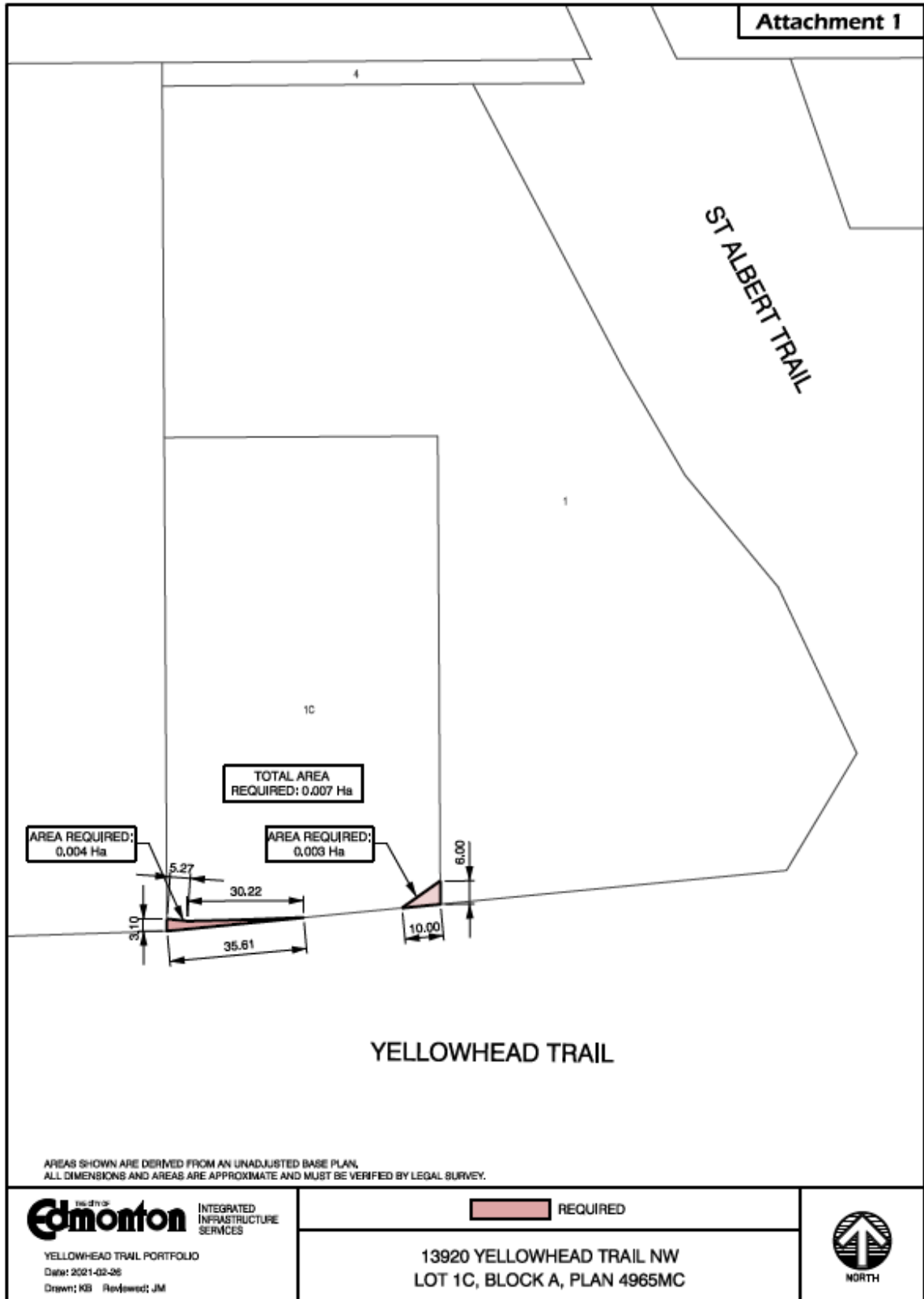
Known improvements within area required: Landscaping, Utility Services Boxes

Registered Interests:

Registration No.	Name	Registration Type
4757NF	The City of Edmonton	Utility Right of Way
022 340 804	Canada Safeway Limited	Caveat Re: Restrictive Covenant
042 460 986	Epcor Distribution Inc.	Utility Right of Way
092 420 180	Yellowhead Properties Ltd.	Encroachment Agreement
092 420 181	Yellowhead Properties Ltd.	Easement
142 186 335	ATB Financial	Mortgage
142 186 336	ATB Financial	Caveat Re: Assignment of Rents and Leases

Known Unregistered Interests:

None.



PROPERTY 6:

Municipal Address: 15410 Yellowhead Trail NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 0729001
BLOCK A
LOT 1A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.097 HECTARES (7.65 ACRES) MORE OR LESS

Registered Owner: MCCAIG REAL ESTATE LIMITED

Estate: Fee Simple

Certificate of Title No.: 202 136 669 (North Alberta Land Registration District)

Land Area Required: Approximately 0.030 hectares, more or less

Known improvements within area required: Concrete island, Asphalt

Registered Interests:

Registration No.	Name	Registration Type
052 108 731	Her Majesty the Queen in Right of Canada	Zoning Regulations
052 418 042	Telus Communications Inc.	Utility Right of Way
052 418 043	Epcor Distribution Inc.	Utility Right of Way
052 418 044	Epcor Water Services Inc.	Utility Right of Way
072 611 693	The City of Edmonton	Utility Right of Way
072 611 694	Epcor Water Services Inc.	Utility Right of Way
072 611 695	The City of Edmonton	Caveat Re: Restrictive Covenant Pursuant to Municipal Government Act
072 611 696	Epcor Distribution & Transmission Inc	Utility Right of Way
072 611 697	Epcor Water Services Inc.	Utility Right of Way
202 142 681	Servus Credit Union Ltd.	Mortgage
202 142 682	Servus Credit Union Ltd.	Caveat Re: Assignment of Rents and Leases
212 053 248	Trimac Transportation Services Inc.	Caveat Re: Lease Interest

Known Unregistered Interests:

None.

