

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

Property Number¹	Municipal Address(es)
4	12504 128 Street
5	12820 Yellowhead Trail
6	12504 123 Street
8	12506/10/12 124 Street
9	12505/12511/1215 125 Street
10	12520 Yellowhead Trail
13	12521 123 Street
14	11323 124 Avenue
16	13030 Yellowhead Trail
17	12503 127 Street
19	12519 & 12521 126 Street
20	12517 125 Street
21	12520 125 Street

¹ Please note that to provide continuity, the Property Numbers used in Attachment 1 to the May 24, 2022, Office of the City Manager report OCM01226 coincide with those used in Attachments 1 & 2 to the July 5, 2021, Integrated Infrastructure Services report IIS00615. Property numbers are not in consecutive order, as certain properties identified in IIS00615 have been acquired through voluntary agreements and do not require expropriation.

Attachment 1

Approval is sought, pursuant to the provisions of the Expropriation Act, to approve 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 4:

Municipal Address: 12504 128 Street NW

Legal Description: PLAN 7521162
BLOCK 36
LOT 1A
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: NIXON ELECTRIC LTD.

Estate: Fee Simple

Certificate of Title No: 792 068 711 (North Alberta Land Registration District)

Land Area Required: Full parcel

Known improvements within areas required: Landscaping, parking lot improvement at the back and tenant signage.

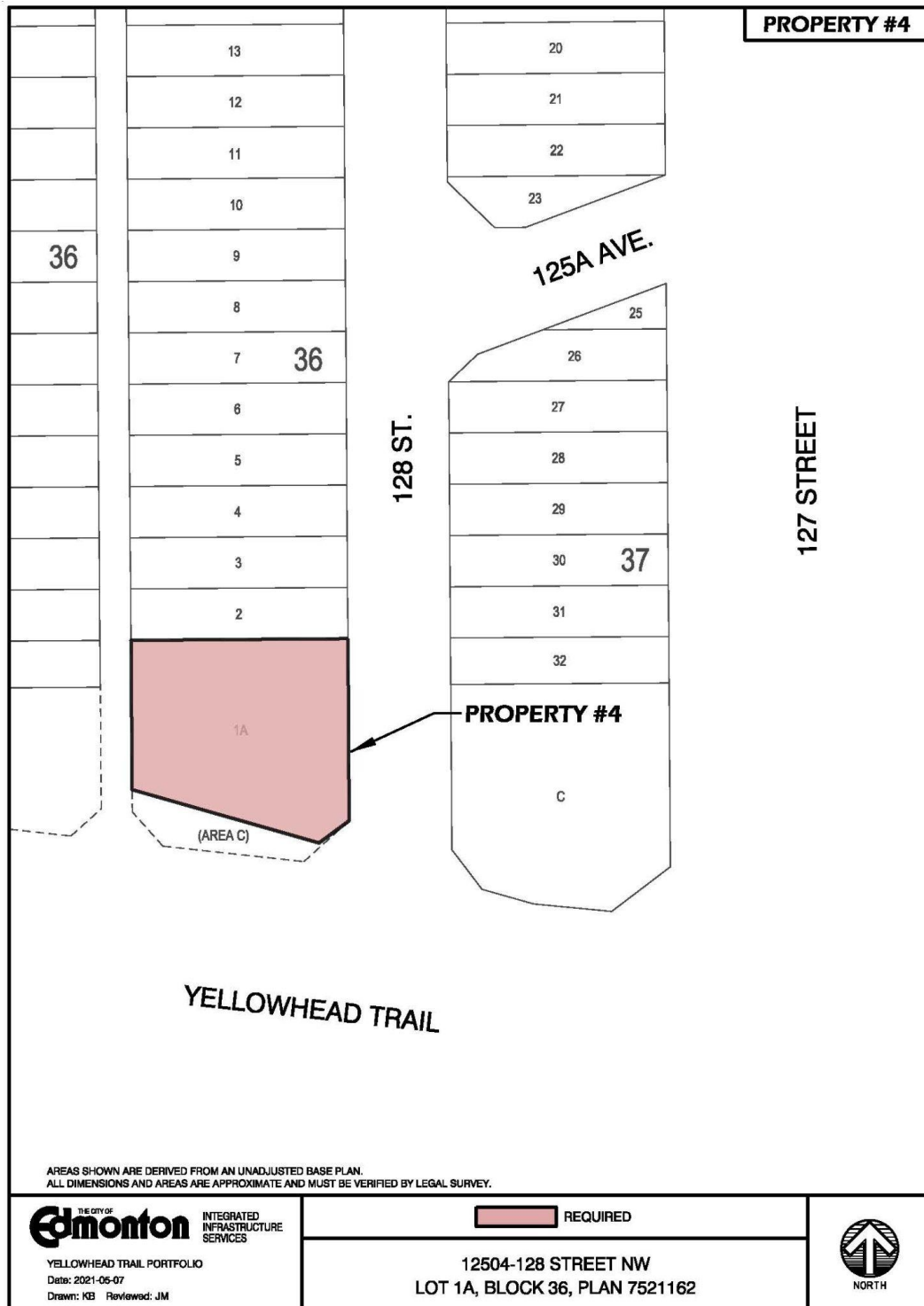
Registered Interests for Property 4:

Registration No.	Name	Registration Type
752 114 920	EPCOR WATER SERVICES INC.	UTILITY RIGHT OF WAY

Known Unregistered Interests for Property 4:

Name	Interest Type
1910681 ALBERTA LTD. O/A MOTOR CREDIT	LEASE
656571 ALBERTA LTD. O/A BLIND MAGIC WINDOW COVERINGS	LEASE

PROPERTY 4 MAP



PROPERTY 5:

Municipal Address: 12820 Yellowhead Trail NW

Legal Descriptions: PLAN 2090AH
BLOCK 36
LOT 30
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 2090AH
BLOCK 36
LOTS 31 and 32
EXCEPTING THEREOUT ALL MINES AND MINERALS

FIRST
FIRST:
PLAN EDMONTON 8720687
AREA (B)
(BEING A PORTION OF YELLOWHEAD TRAIL ON PLAN 8321666)
CONTAINING 0.106 HECTARES, MORE OR LESS.
SECONDLY:
PLAN EDMONTON 8720687
AREA (A)
(BEING A PORTION OF YELLOWHEAD TRAIL ON PLAN 8321666)
CONTAINING 0.005 HECTARES, MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS
SECOND
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: OBCORP HOLDINGS INC.

Estate: Fee Simple

Certificate of Title Nos: 202 252 014 (North Alberta Land Registration District)
202 252 014 +1 (North Alberta Land Registration District)
202 252 014 +2 (North Alberta Land Registration District)

Land Area Required: Full parcels

Known improvements within area required: Landscaping, parking lot improvements and signage.

Registered Interests for Property 5:

Lot 30

Registration No.	Name	Registration Type
202 252 015	ATB FINANCIAL	MORTGAGE
202 252 016	ATB FINANCIAL	CAVEAT RE: ASSIGNMENT OF RENTS AND LEASES

Attachment 1

Lots 31 and 32

Registration No.	Name	Registration Type
202 252 015	ATB FINANCIAL	MORTGAGE
202 252 016	ATB FINANCIAL	CAVEAT RE: ASSIGNMENT OF RENTS AND LEASES

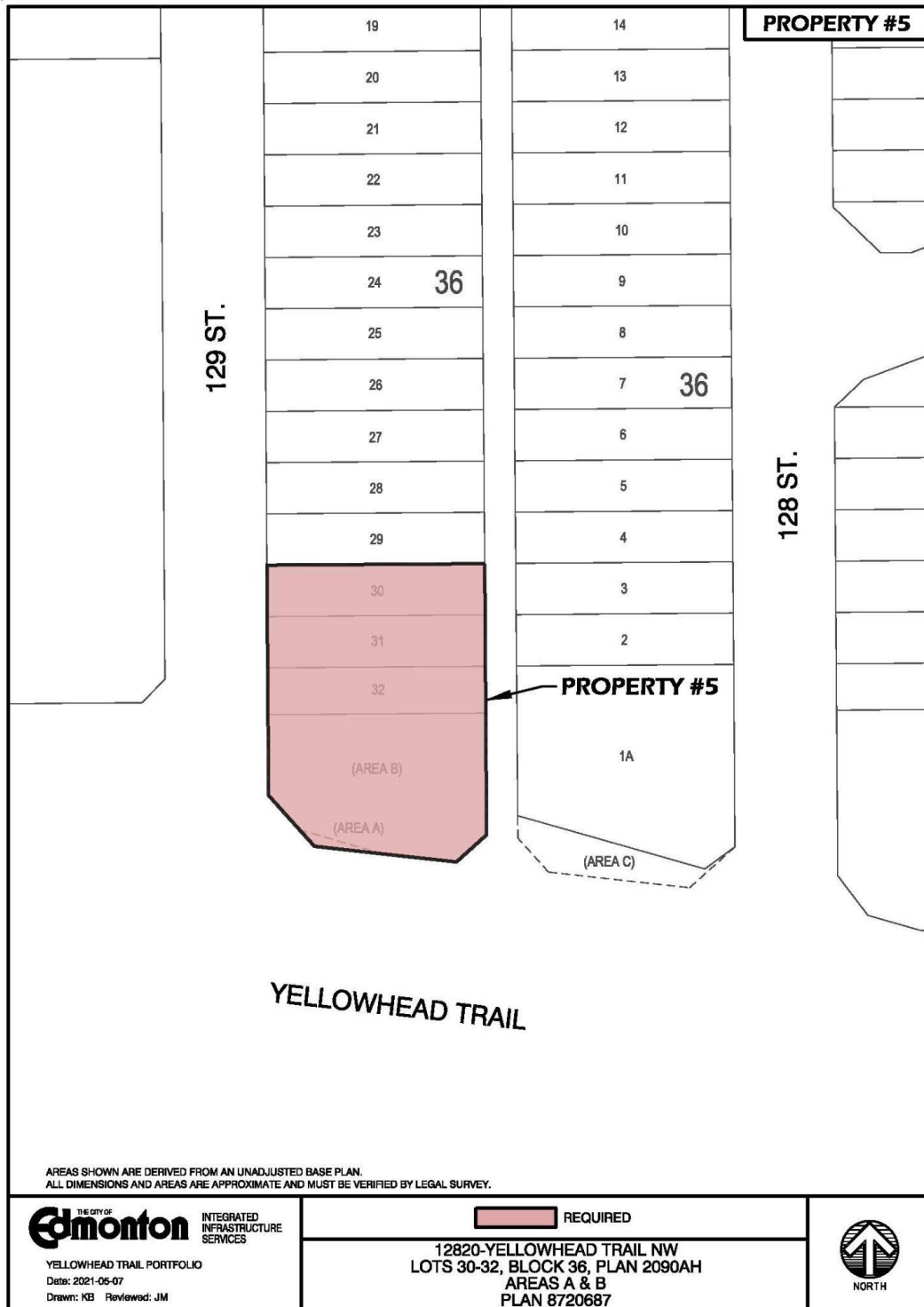
Area B and Area A

Registration No.	Name	Registration Type
872 150 836	EPCOR WATER SERVICES INC.	UTILITY RIGHT OF WAY
182 057 951	OUTFRONT MEDIA CANADA GP CO.	CAVEAT RE: LEASE INTEREST
202 252 015	ATB FINANCIAL	MORTGAGE
202 252 016	ATB FINANCIAL	CAVEAT RE: ASSIGNMENT OF RENTS AND LEASES

Known Unregistered Interests for Property 5:

Name	Interest Type
MONIER CONSTRUCTION LTD.	OCCUPANT
CRYSTAL INTERIORS LTD.	OCCUPANT
CARPLAY LTD.	OCCUPANT

PROPERTY 5 MAP



PROPERTY 6:

Municipal Address: 12504 123 Street NW

Legal Description: PLAN 7622403
 BLOCK 18
 LOT 3B
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1380124 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title No: 202 143 896 (North Alberta Land Registration District)

Land Area Required: Full parcel

Known improvements within areas required: 500.283m2 warehouse building with standard landscaping, concrete walkways, gravel parking pad and yard; yard area enclosed with chain link fencing and gate

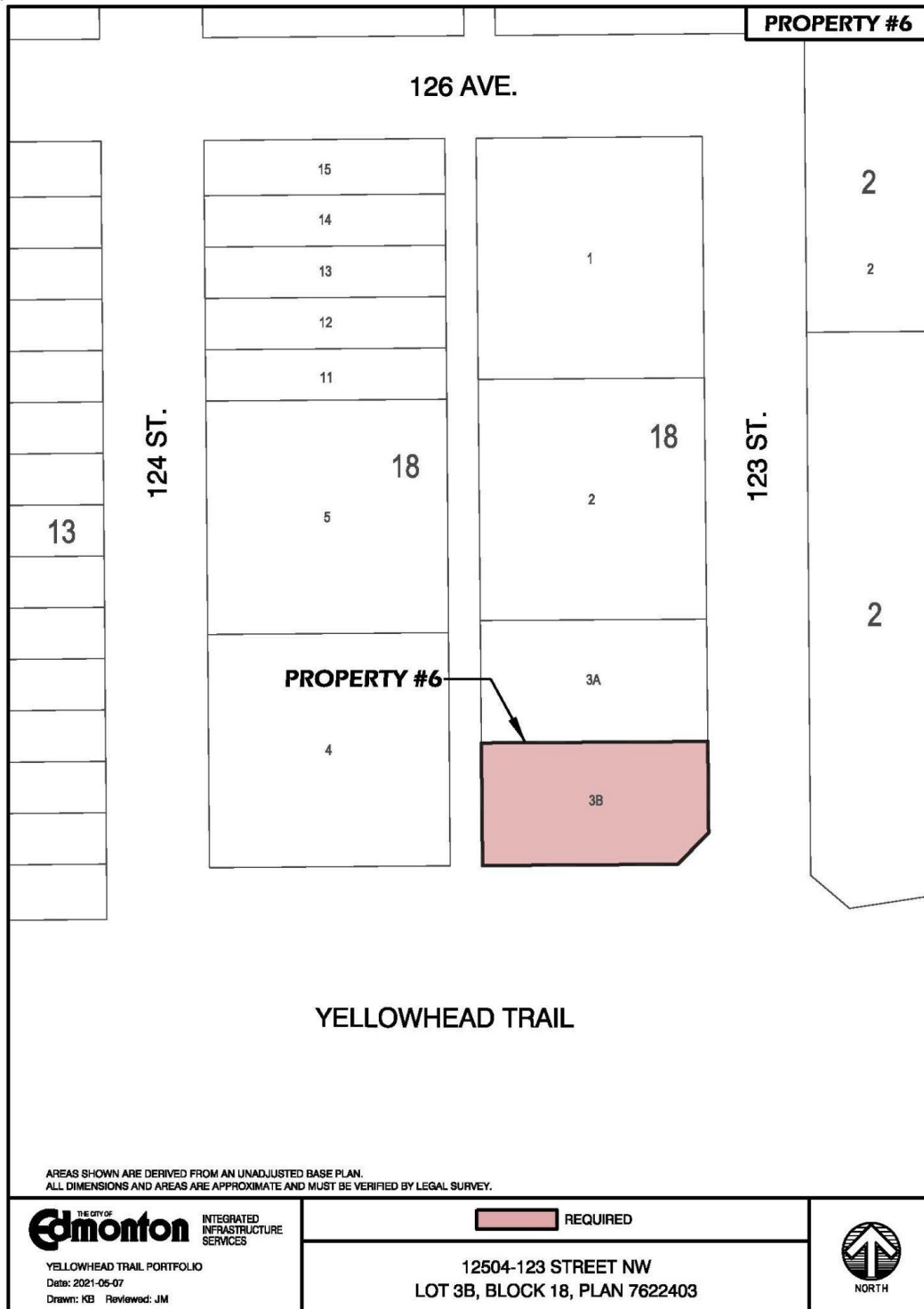
Registered Interests for Property 6:

Registration No.	Name	Registration Type
142 162 760	818635 ALBERTA LTD.	CAVEAT RE: ENCROACHMENT AGREEMENT
202 143 899	ROYAL BANK OF CANADA.	MORTGAGE
202 143 900	ROYAL BANK OF CANADA.	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES

Known Unregistered Interests for Property 6:

Name	Interest Type
986860 ALBERTA LTD. O/A SUN SIGNS AND SERVICE	LEASE

PROPERTY 6 MAP



PROPERTY 8:

Municipal Address: 12506 -124 Street NW
 12510 -124 Street NW
 12512 -124 Street NW

Legal Descriptions: PLAN 644AE
 BLOCK 13
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 644AE
 BLOCK 13
 LOT 2 AND 3
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 644AE
 BLOCK 13
 LOT 4
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 353743 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title Nos: 062 396 267 +2 (North Alberta Land Registration District)
 062 396 267
 062 396 267 +1

Land Area Required: Full parcels

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

Registered Interests for Property 8:

Lot 1

Registration No.	Name	Registration Type
062 446 474	353743 ALBERTA LTD.	CAVEAT RE:ENCROACHMENT AGREEMENT

Lots 2 and 3

Registration No.	Name	Registration Type
062 446 474	353743 ALBERTA LTD.	CAVEAT RE:ENCROACHMENT AGREEMENT
172 114 806	PLUMBING BROTHERS INC.	BUILDER'S LIEN

Attachment 1

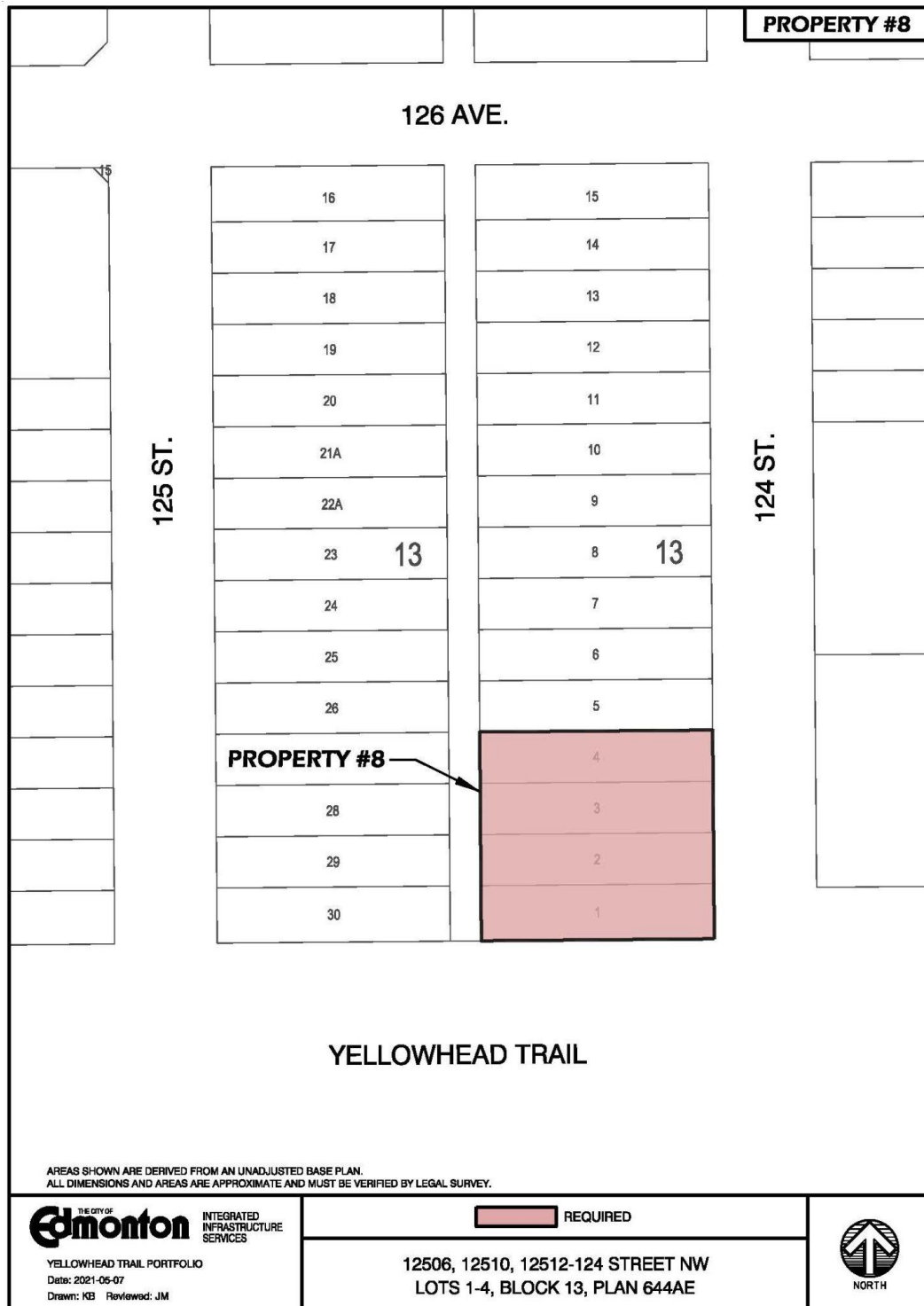
Lot 4

Registration No.	Name	Registration Type
062 446 474	353743 ALBERTA LTD.	CAVEAT RE: ENCROACHMENT AGREEMENT
112 364 718	LIQUOR NATION LTD.	CAVEAT RE: LEASE INTEREST

Known Unregistered Interests for Property 8:

Name	Interest Type
PATTISON OUTDOOR ADVERTISING LP, BY ITS GENERAL PARTNER, PATTISON OUTDOOR ADVERTISING LTD. O/A "PATTISON OUTDOOR ADVERTISING" AND/OR "PATTISON OUTDOOR"	SIGN LICENSE OR LEASE
THE PINNACLE GROUP OF COMPANIES INC.	LEASE
HIDE DEPOT INTERNATIONAL INC. O/A BUCKSKIN LEATHER CO.	LEASE
2327704 ALBERTA LTD. O/A CATALYTIC CONVERTER KING	LEASE
KINCO-YOSILU INC. O/A KINCO TIRES	LEASE
MERCER'S FINE FOOD CATERING LTD. O/A MERCERS CATERING	LEASE
TOWPRO LTD.	LEASE

PROPERTY 8 MAP



PROPERTY 9:

Municipal Address: 12515 125 Street NW
 12511 125 Street NW
 12505 125 Street NW

Legal Descriptions: PLAN 644AE
 BLOCK 13
 LOT 27
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 644AE
 BLOCK 13
 LOT 28
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 644AE
 BLOCK 13
 LOT 29
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 644AE
 BLOCK 13
 LOT 30
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1138472 Alberta Ltd.

Estate: Fee Simple

Certificate of Title Nos: 162 166 810 (North Alberta Land Registration District)
 132 327 485 (North Alberta Land Registration District)
 052 090 556 (North Alberta Land Registration District)
 052 133 291 (North Alberta Land Registration District)

Land Area Required: Full parcels

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

Registered Interests for Property 9:

Lot 27

Registration No.	Name	Registration Type
172 272 817	ALBERTA TREASURY BRANCHES.	MORTGAGE
172 272 818	ALBERTA TREASURY BRANCHES.	CAVEAT - ASSIGNMENT OF RENTS AND LEASES
172 272 846	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 172272817

Attachment 1

Lot 28

Registration No.	Name	Registration Type
142 208 094	ALBERTA TREASURY BRANCHES.	MORTGAGE
142 241 911	ALBERTA TREASURY BRANCHES.	Caveat - ASSIGNMENT OF RENTS AND LEASES
162 298 163	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094
172 272 845	ALBERTA TREASURY BRANCHES	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094

Lot 29

Registration No.	Name	Registration Type
142 208 094	ALBERTA TREASURY BRANCHES.	MORTGAGE
142 241 911	ALBERTA TREASURY BRANCHES.	CAVEAT - ASSIGNMENT OF RENTS AND LEASES
162 298 163	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094
172 272 845	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094

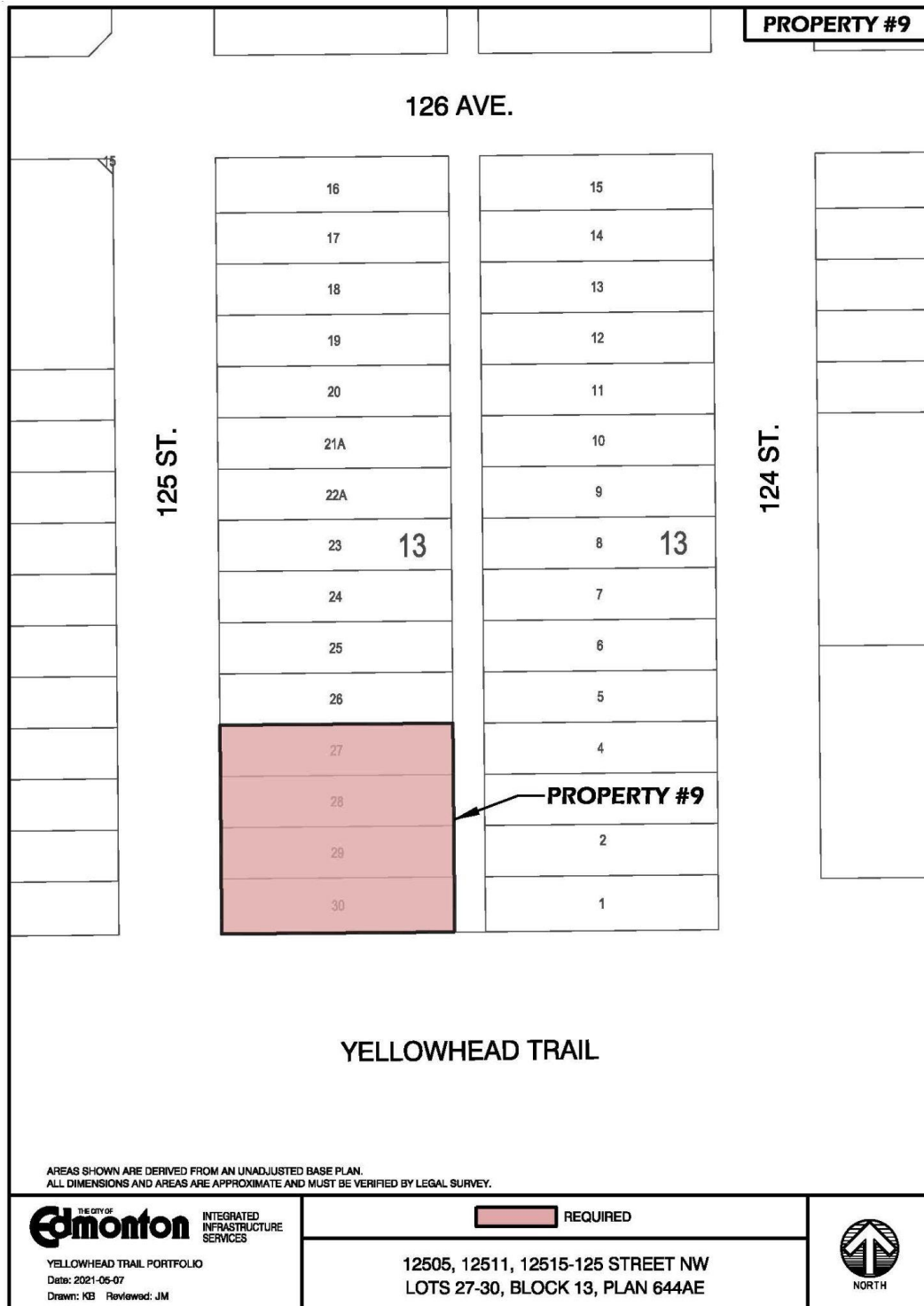
Lot 30

Registration No.	Name	Registration Type
142 208 094	ALBERTA TREASURY BRANCHES.	MORTGAGE
142 241 911	ALBERTA TREASURY BRANCHES.	CAVEAT - ASSIGNMENT OF RENTS AND LEASES
162 298 163	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094
172 272 845	ALBERTA TREASURY BRANCHES.	AMENDING AGREEMENT AFFECTS INSTRUMENT: 142208094

Known Unregistered Interests for Property 9:

Name	Interest Type
856107 ALBERTA LTD. o/a Fix Auto Edmonton North	LEASE

PROPERTY 9 MAP



Attachment 1

PROPERTY 10:

Municipal Address: 12520 Yellowhead Trail NW

Legal Descriptions: PLAN 5116AN
BLOCK 8
LOT 29 AND 30

PLAN 5116AN
BLOCK 8
LOT 28
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 5116AN
BLOCK EIGHT (8)
LOT TWENTY SEVEN (27) AND THE SOUTH HALF OF LOT TWENTY SIX (26)
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 493769 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title Nos: 122 124 114 (North Alberta Land Registration District)
122 124 114 +1 (North Alberta Land Registration District)
122 124 114 +2 (North Alberta Land Registration District)

Land Area Required: Full parcels, excepting all mines and minerals

Known improvements
within areas required: Building and parking lot.

Registered Interests for Property 10:

Lots 29 and 30

Registration No.	Name	Registration Type
122 124 115	ALBERTA TREASURY BRANCHES.	Mortgage
122 124 116	ALBERTA TREASURY BRANCHES.	Caveat Re: Assignment of Rents and Leases
212 082 908	SELENIUM CREATIVE LIMITED.	Caveat Re: Lease Interest

Lot 28

Registration No.	Name	Registration Type
122 124 115	ALBERTA TREASURY BRANCHES.	Mortgage
122 124 116	ALBERTA TREASURY BRANCHES.	Caveat Re: Assignment of Rents and Leases

Lot 27 and the South Half of Lot 26

Registration No.	Name	Registration Type
------------------	------	-------------------

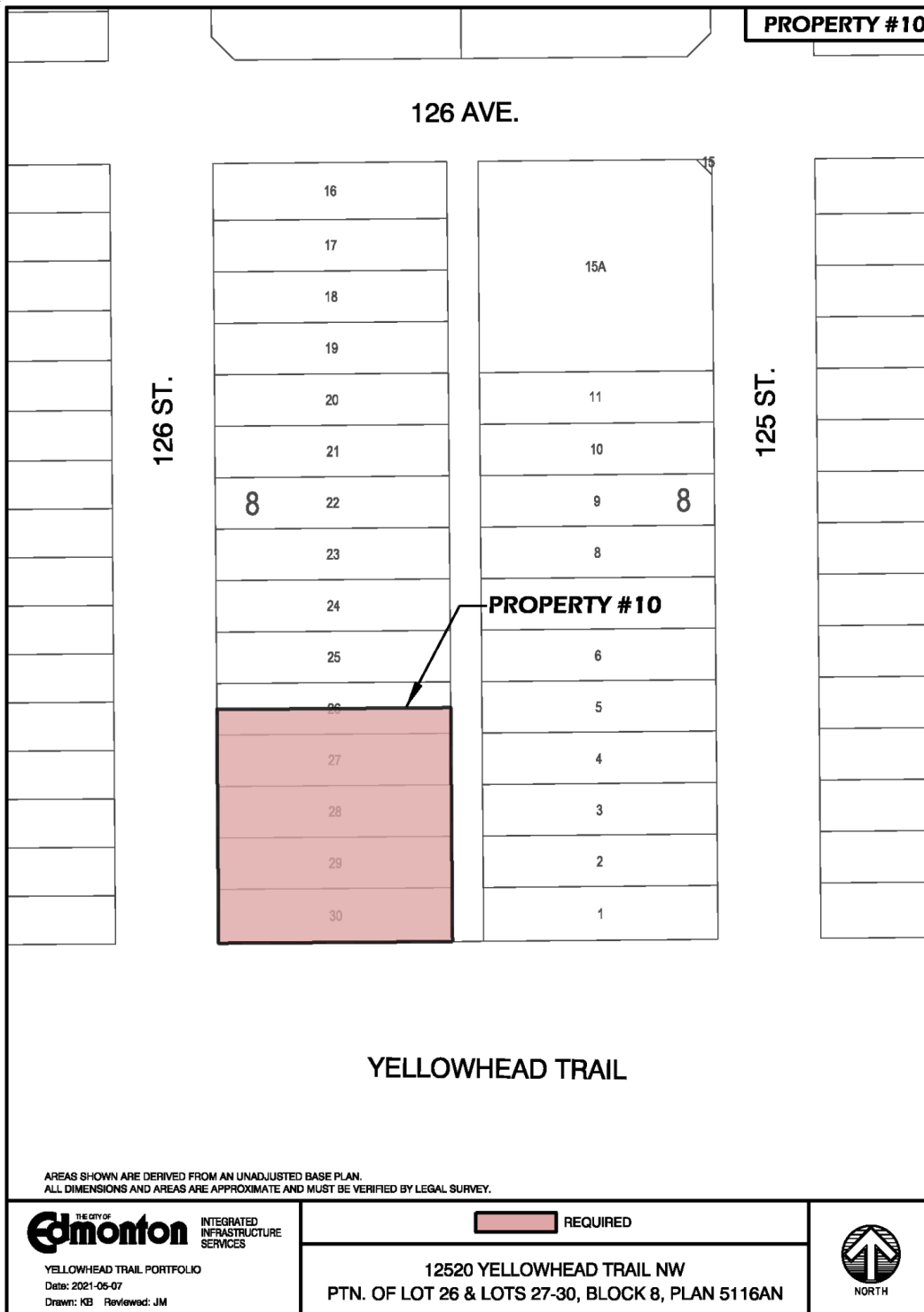
Attachment 1

122 124 115	ALBERTA TREASURY BRANCHES.	Mortgage
122 124 116	ALBERTA TREASURY BRANCHES.	Caveat Re: Assignment of Rents and Leases

Known Unregistered Interests for Property 10:

None.

PROPERTY 10 MAP



PROPERTY 13:

Municipal Address: 12521 123 Street NW

Legal Description: PLAN 1497HW
 BLOCK TWO (2)
 CONTAINING 2.43 HECTARES, MORE OR LESS.
 EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
 A) PLAN 7521603 - ROAD 0.109 0.27
 B) PLAN 1220195 - SUBDIVISION 0.626 1.55
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1101731 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title No: 212 075 823 (North Alberta Land Registration District)

Land Area Required: Approximately 0.104 hectares, more or less

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

Registered Interests for Property 13:

None.

Known Unregistered Interests for Property 13:

Name	Interest Type
PATTISON OUTDOOR ADVERTISING LP, BY ITS GENERAL PARTNER, PATTISON OUTDOOR ADVERTISING LTD. O/A "PATTISON OUTDOOR ADVERTISING" AND/OR "PATTISON OUTDOOR"	SIGN LICENSE OR LEASE

PROPERTY 13 MAP



PROPERTY 14:

Municipal Address: 11323 124 Avenue NW

Legal Description: PLAN 2336HW
BLOCK E
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: DENILLE LANDCO LTD.

Estate: Fee Simple

Certificate of Title No: 972 284 996 (North Alberta Land Registration District)

Land Area Required: Full parcel

Known improvements within areas required: Fence, relocatable offices, two small Storage sheds

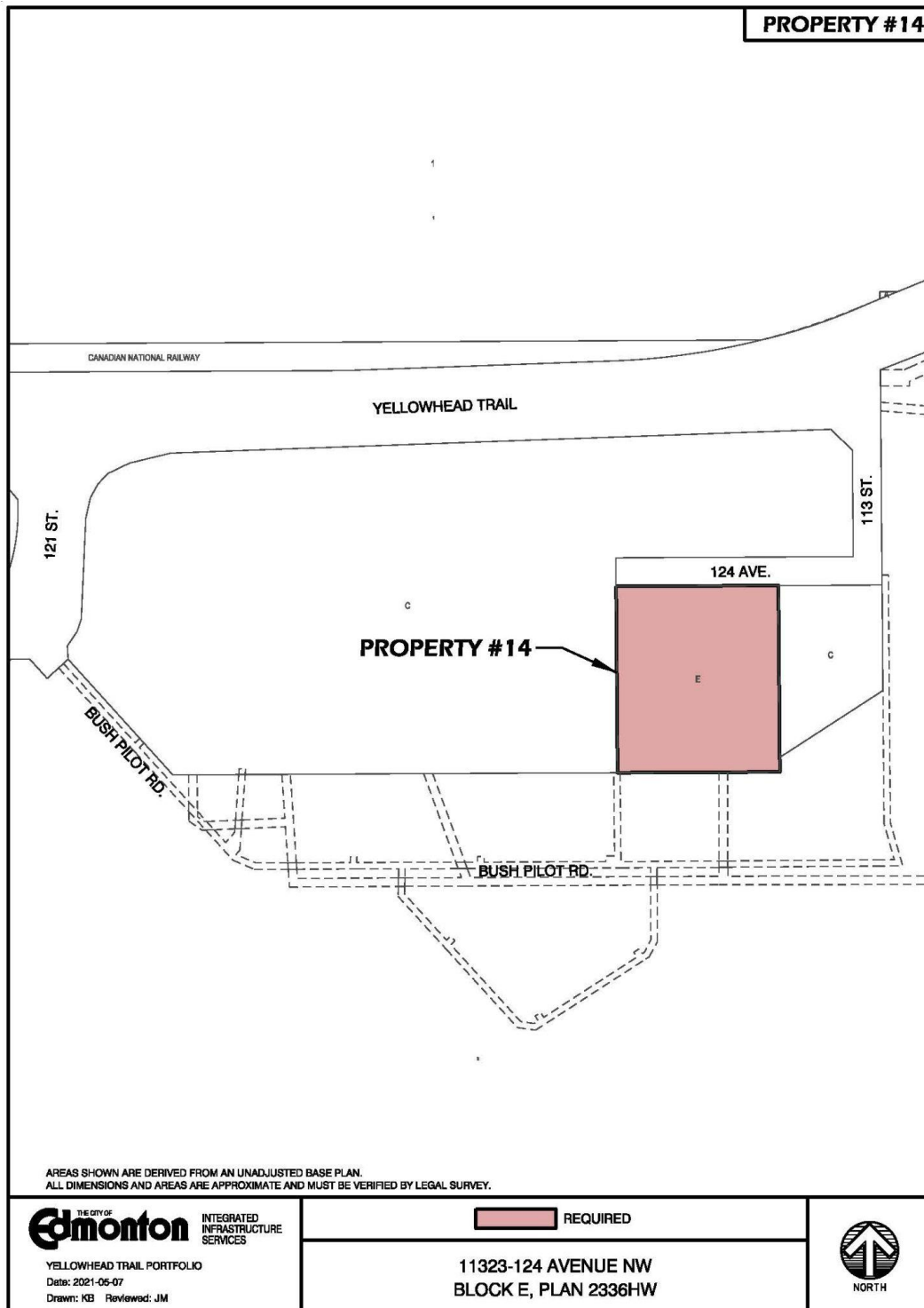
Registered Interests for Property 14:

Registration No.	Name	Registration Type
664HF	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	RESTRICTIVE COVENANT
7630HR	NORTHWEST INDUSTRIES LIMITED.	CAVEAT
132 169 186	944128 ALBERTA LTD.	MORTGAGE
212 254 106	CANADIAN IMPERIAL BANK OF COMMERCE	MORTGAGE
212 254 107	CANADIAN IMPERIAL BANK OF COMMERCE	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES
212 254 108	CANADIAN IMPERIAL BANK OF COMMERCE	POSTPONEMENT

Known Unregistered Interests for Property 14:

None.

PROPERTY 14 MAP



PROPERTY 16:

Municipal Address: 13030 Yellowhead Trail NW

Legal Description: PLAN 4877HW
 BLOCK (C)
 CONTAINING 2.98 HECTARES MORE OR LESS
 EXCEPTING THEREOUT:
 ALL THAT PORTION AS SHOWN OUTLINED IN RED ON FILED
 PLAN 7921316
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: ALBARI HOLDINGS LTD.

Estate: Fee Simple

Certificate of Title No: 102 390 198 (North Alberta Land Registration District)

Land Area Required: Approximately 0.042 hectares, more or less

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

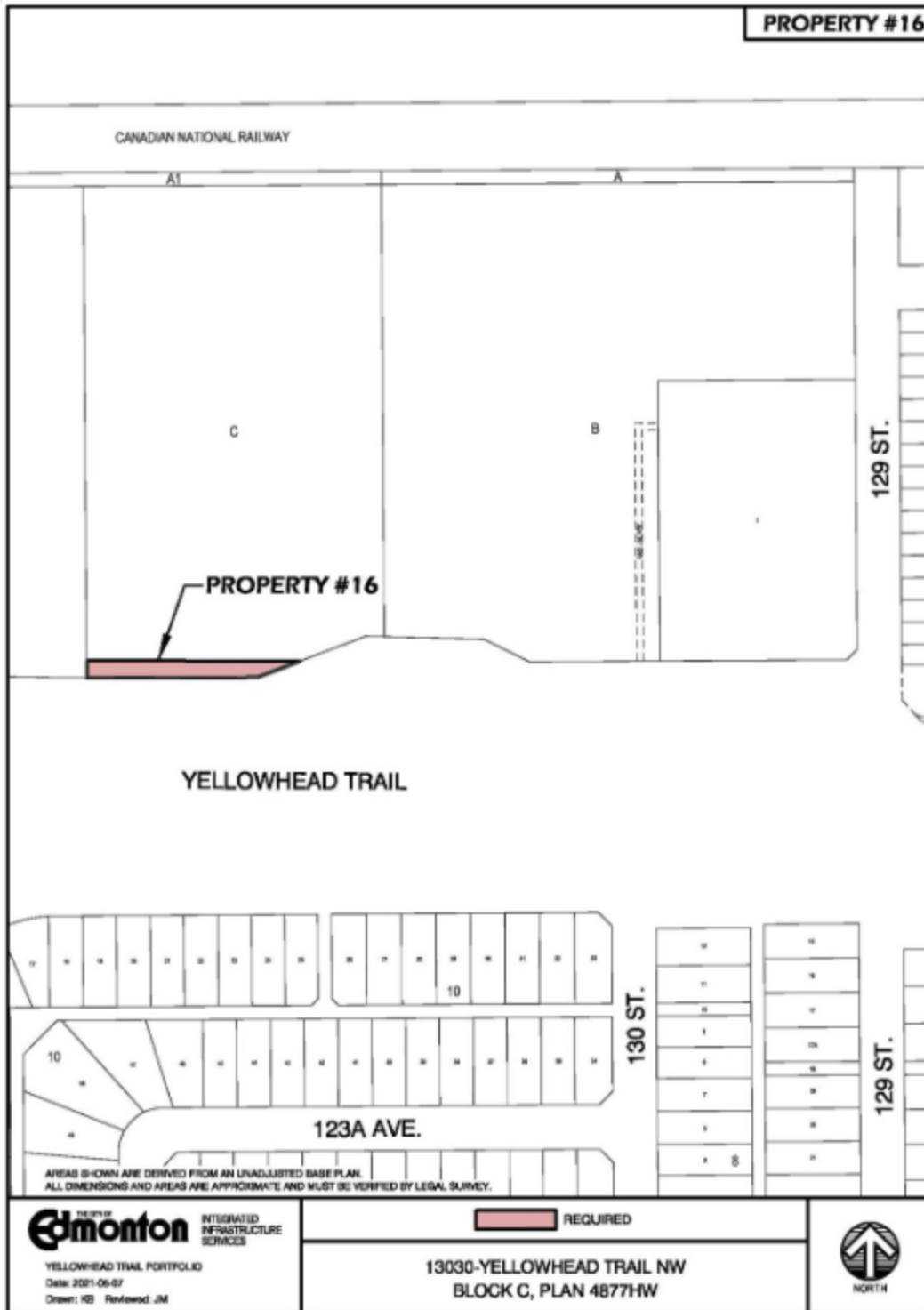
Registered Interests for Property 16:

Registration No.	Name	Registration Type
5064JJ	CITY OF EDMONTON	UTILITY RIGHT OF WAY
152 267 796	CITY OF EDMONTON	CAVEAT RE: LEASE INTEREST

Known Unregistered Interests for Property 16:

None.

PROPERTY 16 MAP



PROPERTY 17:

Municipal Address: 12503 127 Street NW

Legal Descriptions: PLAN 1870AA
 BLOCK THREE (3)
 LOTS TWENTY EIGHT (28) TO THIRTY TWO (32) INCLUSIVE
 EXCEPTING THEREOUT: A) PART OF EACH LOT FOR ROAD AS
 SHOWN ON ROAD PLAN 7622088
 B) ALL THAT PORTION OF LOTS THIRTY (30), THIRTY ONE (31) AND
 THIRTY TWO (32) TAKEN FOR ROAD PLAN 8621916.
 EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 1870AA
 BLOCK THREE (3)
 LOT TWENTY SEVEN (27)
 EXCEPTING THEREOUT: THE WESTERLY 3.96 METRES IN
 UNIFORM WIDTH THROUGHOUT OF SAID LOT TWENTY SEVEN (27)
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1030386 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title Nos: 042 226 896 (North Alberta Land Registration District)
 042 226 896 +1 (North Alberta Land Registration District)

Land Area Required: Full parcels

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

Registered Interests for Property 17:

Lots 28 to 32

Registration No.	Name	Registration Type
892 077 278	HUMPTY'S EGG PLACE FRANCHISES INC.	CAVEAT RE: LEASE
002 106 201	PRO-TECH TRANSMISSIONS LTD.	CAVEAT RE: LEASE
072 202 397	XXXX; XXXX ; XXXX and XXXX	MORTGAGE

Lot 27:

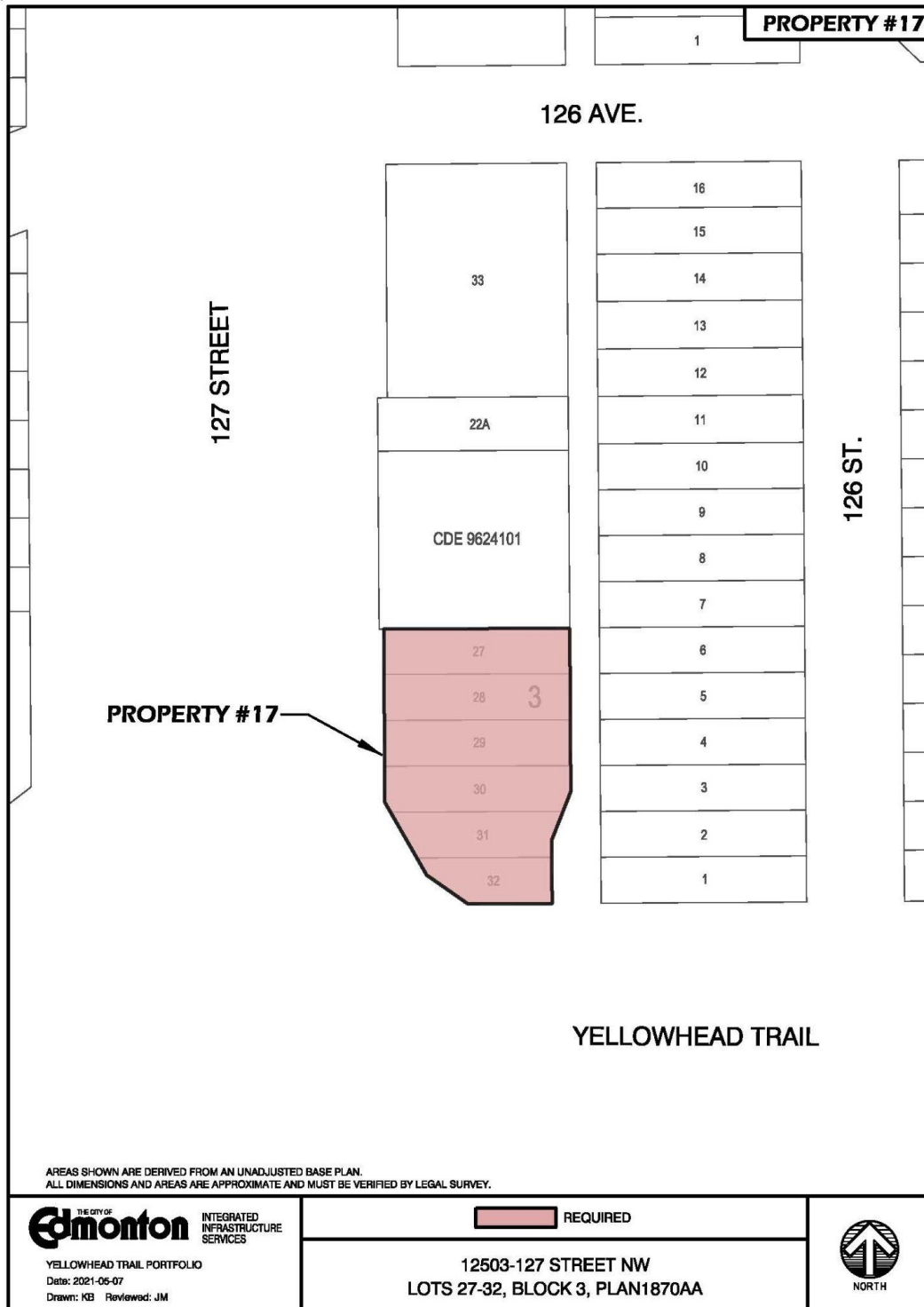
Registration No.	Name	Registration Type
892 077 278	HUMPTY'S EGG PLACE FRANCHISES INC.	CAVEAT RE: LEASE
002 106 201	PRO-TECH TRANSMISSIONS LTD.	CAVEAT RE: LEASE

Attachment 1

Known Unregistered Interests for Property 17:

Name	Interest Type
1727826 ALBERTA LTD. o/a BEST KEBAB	LEASE

PROPERTY 17 MAP



PROPERTY 19:

Municipal Address: 12519 126 Street NW
12521 126 Street NW

Legal Descriptions: PLAN 5116AN
BLOCK EIGHT (8)
LOT TWENTY FIVE (25) AND THE NORTH HALF OF LOT TWENTY SIX (26)
EXCEPTING THEREOUT ALL MINES AND MINERALS

PLAN 5116AN
BLOCK 8
LOT 24
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 847479 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title Nos: 072 646 784 (North Alberta Land Registration District)
072 646 784 +1 (North Alberta Land Registration District)

Land Area Required: Full parcels

Known improvements within areas required: Fence, wooden shed, 20 ft container

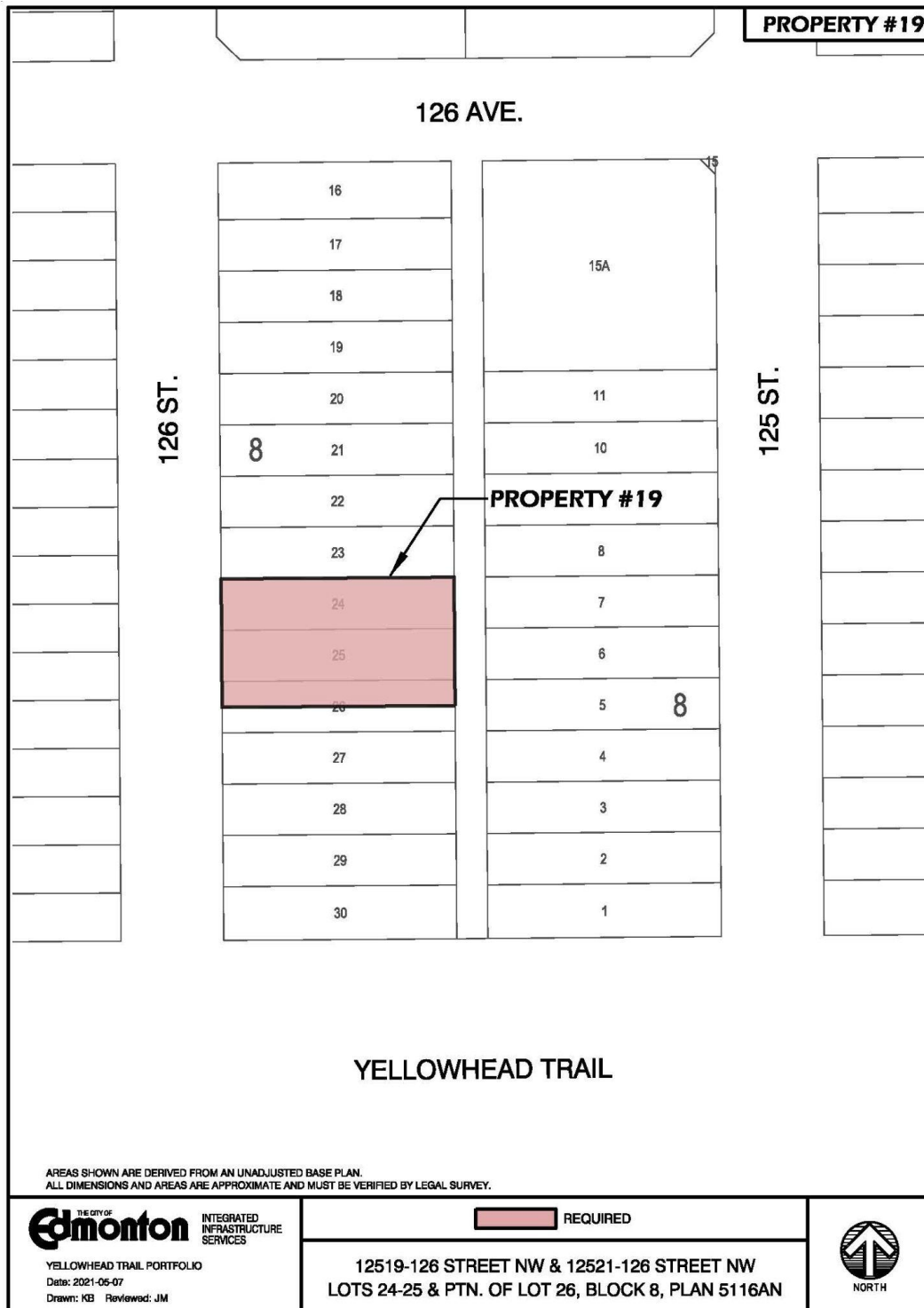
Registered Interests for Property 19:

None.

Known Unregistered Interests for Property 19:

Name	Interest Type
XXXX and/or DISCOUNT TOWING LTD. and/or DISCOUNT TOWING LTD	LEASE

PROPERTY 19 MAP



PROPERTY 20:

Municipal Address: 12517 125 Street NW

Legal Description: PLAN 644AE
BLOCK 13
LOT 26
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1596672 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title No: 112 254 123 (North Alberta Land Registration District)

Land Area Required: Full parcel

Known improvements
within areas required: Landscaping, building.

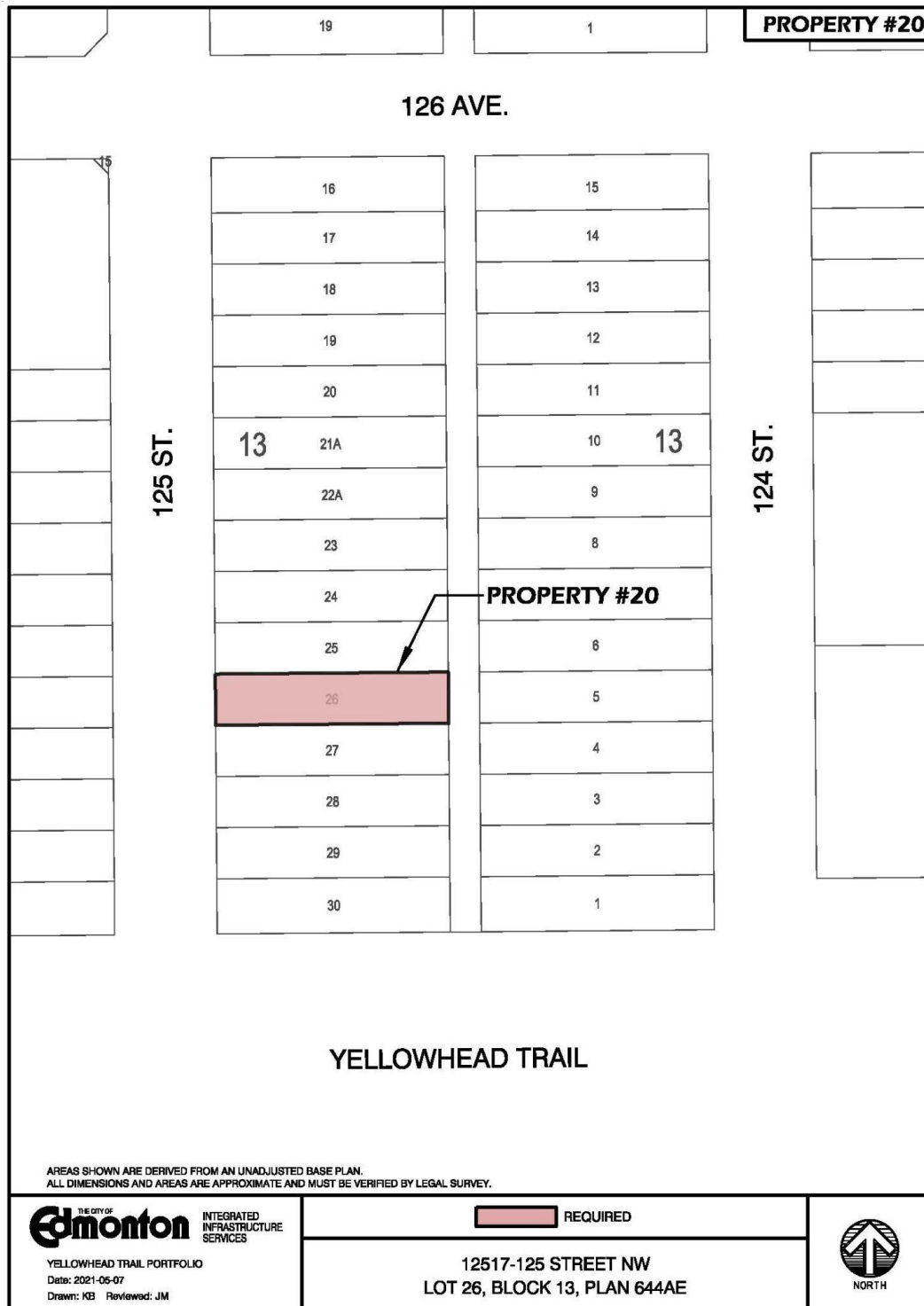
Registered Interests for Property 20:

Registration No.	Name	Registration Type
8222 026 788	THE BANK OF NOVA SCOTIA	MORTGAGE

Known Unregistered Interests for Property 20:

None.

PROPERTY 20 MAP



PROPERTY 21:

Municipal Address: 12520 125 Street NW

Legal Description: PLAN 5116AN
BLOCK 8
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: OLIVER TROOCK UPHOLSTERY LTD.

Estate: Fee Simple

Certificate of Title No: 972 173 028 (North Alberta Land Registration District)

Land Area Required: Full parcel

Known improvements within areas required: Parking lot improvements and signage (hanging on building).

Registered Interests for Property 21:

Registration No.	Name	Registration Type
972 173 029	PROVINCE OF ALBERTA TREASURY BRANCHES	MORTGAGE

Known Unregistered Interests for Property 21:

None.

PROPERTY 21 MAP

