

Legal Descriptions of Subject Properties

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 properties shown in Attachment 1 and listed in this attachment.

DETAILS:

PROPERTY 1:

Municipal Addresses: 12464 - 153 Street NW and 15103 Yellowhead Trail NW, Edmonton, AB

Legal Descriptions: 12464 - 153 Street:
DESCRIPTIVE PLAN 0823418
BLOCK A
LOT 30
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.493 HECTARES (6.16 ACRES) MORE OR LESS

15103 Yellowhead Trail:
FIRST
PLAN 1738KS
BLOCK (A)
LOT FOURTEEN (14)
CONTAINING 1.07 HECTARES MORE OR LESS
EXCEPTING THEREOUT:

Table with 3 columns: Item, HECTARES, ACRES MORE OR LESS. Row 1: A) PLAN 0523984 ROAD, 0.005, 0.01. Text: EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
PLAN 1738KS
BLOCK (A)
LOT FIFTEEN (15)
CONTAINING 1.33 HECTARES MORE OR LESS
EXCEPTING THEREOUT:

Table with 3 columns: Item, HECTARES, (ACRES) MORE OR LESS. Row 1: A) PLAN 7822381 RIGHT OF WAY, 0.028, 0.07. Row 2: B) PLAN 0523984 ROAD, 0.081, 0.20. Text: EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: PURE CANADIAN GAMING CORP.
Estate: Fee Simple

Attachment 2

Certificate of Title No.s: **12464 - 153 Street:**
082 159 081 (North Alberta Land Registration District)

15103 Yellowhead Trail:
052 313 145+1 (North Alberta Land Registration District)

Land Areas Required: **12464 - 153 Street:**
Approximately 0.075 hectares, more or less

15103 Yellowhead Trail:
Approximately 0.172 hectares, more or less

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

Registered Interests for 12464 - 153 Street (Lot 30):

Registration No.	Name	Registration Type
982 398 787	Telus Communications (Edmonton) Inc.	Utility Right of Way
082 158 950	Telus Communications Inc.	Utility Right of Way
112 151 182	The Bank of Nova Scotia	Mortgage
142 169 749	The Bank of Nova Scotia	Amending Agreement

Registered Interests for 15103 Yellowhead Trail (Lots 14 & 15):

Registration No.	Name	Registration Type
112 151 182	The Bank of Nova Scotia	Mortgage
142 169 749	The Bank of Nova Scotia	Amending Agreement

PROPERTY 2:

Municipal Address: 12450 -149 Street NW, Edmonton, AB

Legal Description: FIRST
 PLAN 1738KS
 BLOCK (A)
 LOT SEVEN (7)
 CONTAINING 1.96 HECTARES MORE OR LESS
 EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
 A) PLAN 8022683 - ROAD 0.050 0.12
 B) PLAN 0622940 - ROAD 0.021 0.05
 EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
 PLAN 1738KS
 BLOCK (A)
 LOT EIGHT (8) CONTAINING 1.68 HECTARES, MORE OR LESS.
 EXCEPTING THEREOUT: ALL THAT PORTION CONTAINING 0.089
 HECTARES MORE OR LESS AS SHOWN BOUNDED IN "RED" ON
 RIGHT OF WAY PLAN 8022683.
 EXCEPTING THEREOUT ALL MINES AND MINERALS

THIRD
 PLAN 1738KS
 BLOCK (A)
 LOT NINE (9) CONTAINING 2.10 HECTARES MORE OR LESS.
 EXCEPTING THEREOUT:
 ALL THAT PORTION CONTAINING 0.111 HECTARES MORE OR
 LESS AS SHOWN BOUNDED IN "RED" ON RIGHT OF WAY PLAN
 8022683.
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: COSTCO WHOLESALE CORPORATION
 Estate: Fee Simple
 Certificate of Title No: 092 175 877 (North Alberta Land Registration District)

Land Area Required: Approximately 0.141 hectares, more or less

Known improvements
 within area required: Landscaping and parking lot improvements

Registered Interests for Property 2:

Registration No.	Name	Registration Type
052 021 087	Super Save Disposal (Alberta) Ltd.	Builder's Lien

PROPERTY 3:

Municipal Address: 14445 Yellowhead Trail NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 1621257
 BLOCK 6
 LOT 29
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 0.791 HECTARES (1.95 ACRES) MORE OR LESS

Registered Owner: SEABANK VENTURES INC.

Estate: Fee Simple

Certificate of Title No: 162 090 637 (North Alberta Land Registration District)

Land Area Required: Approximately 0.060 hectares, more or less

Known improvements within area required: Landscaping, parking lot improvements and lighting

Registered Interests for Property 3:

Registration No.	Name	Registration Type
132 036 771	Pro-Line Construction Materials Ltd.	Caveat re: Lease Interest
132 115 542	Pro-Line Construction Materials Ltd.	Caveat re: Right of First Refusal
132 115 543	Pro-Line Construction Materials Ltd.	Caveat re: Lease Interest
152 302 961	The Bank of Nova Scotia	Mortgage
152 302 962	The Bank of Nova Scotia	Caveat re: Assignment of Rents and Leases
182 300 783	The Bank of Nova Scotia	Mortgage
182 300 784	The Bank of Nova Scotia	Caveat re: Assignment of Rents and Leases

PROPERTY 4:

Municipal Addresses: 14215 and 14325 Yellowhead Trail NW, Edmonton, AB

Legal Descriptions: **14215 Yellowhead Trail:**
 PLAN 6266KS
 BLOCK SIX (6)
 LOT THREE (3)
 CONTAINING 1.25 HECTARES MORE OR LESS
 EXCEPTING THEREOUT:
 0.142 HECTARES ON ROAD PLAN 7921161
 EXCEPTING THEREOUT ALL MINES AND MINERALS

14325 Yellowhead Trail:
 DESCRIPTIVE PLAN 0722556
 BLOCK 6
 LOT 28
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 0.979 HECTARES (2.42 ACRES) MORE OR LESS

Registered Owner: GPM (12) GP INC.

Estate: Fee Simple

Certificate of Title No.s: **14215 Yellowhead Trail:**
 142 045 910 (North Alberta Land Registration District)

14325 Yellowhead Trail:
 142 045 910+1 (North Alberta Land Registration District)

Land Areas Required: **14215 Yellowhead Trail:**
 Approximately 0.133 hectares, more or less

14325 Yellowhead Trail:
 Approximately 0.128 hectares, more or less

Known improvements within areas required: **14215 Yellowhead Trail:**
 Landscaping, parking lot improvements and signage.

14325 Yellowhead Trail:
 Landscaping, parking lot improvements and signage.

Registered Interests for 14215 Yellowhead Trail (Lot 3):

Registration No.	Name	Registration Type
042 024 267	Caster Town Ltd.	Caveat re: Lease
082 361 127	0725427 B.C. Ltd.	Caveat re: Lease
132 403 171	Caster Town Ltd.	Caveat re: Lease Interest
142 035 527	Atlas Granite Inc.	Caveat re: Lease Interest

Attachment 2

Registered Interests for 14325 Yellowhead Trail (Lot 28):

Registration No.	Name	Registration Type
042 024 267	Caster Town Ltd.	Caveat re: Lease
082 361 127	0725427 B.C. Ltd.	Caveat re: Lease
132 403 171	Caster Town Ltd.	Caveat re: Lease Interest
142 035 527	Atlas Granite Inc.	Caveat re: Lease Interest

PROPERTY 5:

Municipal Address: 13940 Yellowhead Trail NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 9926700
 BLOCK A
 LOT 11
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 10.65 HECTARES (26.32 ACRES), MORE OR LESS

Registered Owner: SDLP SNOWCAT LIMITED

Estate: Fee Simple

Certificate of Title No: 132 370 748 (North Alberta Land Registration District)

Land Area Required: Approximately 0.5970 hectares, more or less

Known improvements within area required: Fencing, parking lot improvements, electrical service building, office/shop structure, landscaping, parking lot improvements, billboard sign, commercial signage and lighting.

Registered Interests for Property 5:

Registration No.	Name	Registration Type
152 093 225	Agropur, Cooperative	Lease Interest

Known Unregistered Interests for Property 5:

-	Name	Interest Type
-	Unknown	Conditional Purchase Agreement

PROPERTY 6:

Municipal Address: 12504 Fort Road NW, Edmonton, AB

Legal Description: PLAN 6414 V
 BLOCK (B)
 LOT ONE (1) AND THE SOUTH WEST TWENTY TWO (22) FEET IN UNIFORM WIDTH THROUGHOUT OF LOT TWO (2) EXCEPTING THEREOUT: ALL THAT PORTION REQUIRED FOR ROAD RIGHT OF WAY AS SHOWN ON PLAN 9020041 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: HUGHES PETROLEUM NORTHERN LTD.

Estate: Fee Simple

Certificate of Title No: 862 255 089 (North Alberta Land Registration District)

Land Area Required: Approximately 0.074 hectares, more or less

Known improvements within area required: Parking lot improvements, combined gasoline service station and car wash building, gasoline pump island with canopy, underground fuel storage, commercial signage.

Registered Interests for Property 6:

Registration No.	Name	Registration Type
152 039 527	The Toronto Dominion Bank	Mortgage
152 039 528	The Toronto Dominion Bank	Caveat re: Assignment of Rents and Leases

PROPERTY 7:

Municipal Address: 12425 66 Street NW, Edmonton, AB

Legal Description: PLAN 0221247
BLOCK 5
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 5.27 HECTARES (13.02 ACRES) MORE OR LESS

Registered Owner: TCS ALBERTA INC.

Estate: Fee Simple

Certificate of Title No: 022 088 680 (North Alberta Land Registration District)

Land Area Required: Approximately 0.0076 hectares, more or less

Known improvements
within area required: Fencing and landscaping

Registered Interests for Property 7: None

PROPERTY 8:

Municipal Address: 12510 62 Street NW, Edmonton, AB

Legal Description: PLAN 0221247
 BLOCK 5
 LOT 5
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 5.21 HECTARES (12.87 ACRES) MORE OR LESS

Registered Owner: A.B.S. TRUCKING LTD.

Estate: Fee Simple

Certificate of Title No: 132 241 795 (North Alberta Land Registration District)

Land Area Required: Approximately 0.0346 hectares, more or less

Known improvements within area required: Fencing, compacted and graveled yard improvements

Registered Interests for Property 8:

Registration No.	Name	Registration Type
182 318 221	Business Development Bank of Canada	Mortgage
182 318 222	Business Development Bank of Canada	Caveat re: Assignment of Rents and Leases
192 056 222	Jessica Enterprises Ltd.	Mortgage
192 056 223	Jessica Enterprises Ltd.	Caveat re: Assignment of Rents and Leases

PROPERTY 9:

Municipal Address: 6110 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 9621915
 BLOCK 1
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 1.623 HECTARES (4.01 ACRES) MORE OR LESS

Registered Owner: 1729332 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title No: 132 271 687 (North Alberta Land Registration District)

Land Area Required: Approximately 0.1045 hectares, more or less

Known improvements within area required: Compacted and graveled yard improvements, electrical transformer improvements, minor landscaping.

Registered Interests for Property 9:

Registration No.	Name	Registration Type
132 271 688	Alberta Treasury Branches	Mortgage
132 271 689	Alberta Treasury Branches	Caveat re: Assignment of Rents and Leases

PROPERTY 10:

Municipal Address: 12604 66 Street NW, Edmonton, AB

Legal Description: PLAN 0320253
 BLOCK 1
 LOT 2A
 CONTAINING 6.04 HECTARES (14.93 ACRES) MORE OR LESS
 EXCEPTING THEREOUT
 HECTARES (ACRES) MORE OR LESS
 A) PLAN 1923597 PLAN 0.958 2.37 (AREA "A")
 EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: 1202748 ALBERTA LTD.

Estate: Fee Simple

Certificate of Title No: 202 029 672 +1 (North Alberta Land Registration District)

Land Area Required: Approximately 0.0776 hectares, more or less

Known improvements
 within area required: Minor landscaping.

Registered Interests for Property 10:

Registration No.	Name	Registration Type
952 247 028	Ed Tel Communications Inc.	Utility Right of Way
142 377 504	Canadian Imperial Bank of Commerce	Mortgage
142 377 505	Canadian Imperial Bank of Commerce	Caveat re: Assignment of Rents and Leases
142 377 506	Rona Inc.	Restrictive Covenant

PROPERTY 11:

Municipal Address: 14815 Yellowhead Trail NW, Edmonton, AB

Legal Description: PLAN 7069KS
BLOCK SIX (6)
LOT THIRTEEN (13)
CONTAINING 0.955 HECTARES MORE OR LESS
EXCEPTING THEREOUT: 0.016 HECTARES MORE OR LESS FOR
ROAD PLAN 8421535
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: PLATERS INVESTMENTS LTD.

Estate: Fee Simple

Certificate of Title No: 882 013 841 (North Alberta Land Registration District)

Land Area Required: Approximately 0.043 hectares, more or less

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

Registered Interests for Property 11:

Registration No.	Name	Registration Type
192 002 559	Canadian Western Bank	Mortgage
192 002 560	Canadian Western Bank	Caveat re: Assignment of Rents and Leases