

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: 15410 Yellowhead Trail NW, Edmonton, AB

Legal Descriptions: 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 0.032 hectares, more or less

Known improvements
within areas required: Concrete island, Asphalt

Registered Interests

Registration No.	Name	Registration Type
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
072 611 694	Epcor Water Services Inc.	Utility Right of Way
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.	Assignment of Rents and Leases

PROPERTY 2:

Attachment 2

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
0.011 0.027
A) PLAN 0421226 - ROAD
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 for Property 2:

Registration No.	Name	Registration Type
152 391 109	Bank Of Montreal	Mortgage
152 391 110	Bank Of Montreal	Assignment of Rents And Leases
202 100 436	XXXX	Certificate of Lis Pendens

PROPERTY 3:

Municipal Address: 14950 Yellowhead Trail NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 1222066
 BLOCK 3
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 2.78 HECTARES (6.87 ACRES) MORE OR LESS

Registered Owner: YELLOWHEAD MOTOR INN LTD.

Estate: Fee Simple

Certificate of Title No.: 122 157 606 (North Alberta Land Registration District)

Land Area Required: Approximately 0.050 hectares, more or less

Known improvements within area required: Landscaping, Parking Lot improvements, Signage

Registered Interests for Property 3:

Registration No.	Name	Registration Type
982 055 672	Fido Solutions Inc.	Lease
092 115 234	Husky Oil Operations Ltd.	Lease
102 147 636	Liquor Stores GP Inc.	Lease Interest
132 002 884	Coinamatic Canada Inc.	Lease Interest
192 051 903	Bank of Montreal	Mortgage
192 051 904	Bank of Montreal	Assignment of Rents And Leases
192 051 905	Bank of Montreal	Lease Interest
192 135 867	Bank of Montreal	Postponement
192 138 282	Bank of Montreal	Postponement
192 163 041	Bank of Montreal	Postponement
192 202 490	Bank of Montreal	Postponement

Known Unregistered Interests for Property 3:

Name	Interest Type
Subway Restaurants Franchise	Lease
Shakers Roadhouse	Lease

PROPERTY 4:

Municipal Addresses: 14820 Yellowhead Trail NW, Edmonton, AB

Legal Descriptions: 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 for Property 4:

Nil

PROPERTY 5:

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 for Property 5:

Registration No.	Name	Registration Type
012 384 447	CANADIAN NATIONAL RAILWAY COMPANY	Restrictive Covenant And Easement
012 384 448	CANADIAN NATIONAL RAILWAY COMPANY	Encroachment And Easement
112 265 881	The Toronto Dominion Bank.	Mortgage
112 265 882	The Toronto Dominion Bank.	Assignment of Rents And Leases
112 265 883	The Toronto Dominion Bank.	Assignment of Rents And Leases
132 169 186	944128 Alberta Ltd.	Mortgage

PROPERTY 6:

Municipal Address: 12443 66 Street NW, Edmonton, AB

Legal Description: DESCRIPTIVE PLAN 9921389
BLOCK 5
LOT 3A
CONTAINING 1.99 HECTARES (4.92 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 0123084 - ROAD 0.294 0.73
EXCEPTING THEREOUT ALL MINES AND MINERALS

Registered Owner: S. M. PRODUCTS LTD.

Estate: Fee Simple

Certificate of Title No.: 022 092 891 +1 (North Alberta Land Registration District)

Land Area Required: Approximately 0.0095 hectares, more or less

Known improvements
within area required: Sign, fence

Registered Interests for Property 6:

Nil

Known Unregistered Interests for Property 6:

Name	Interest Type
Jils Landscape Supply Ltd.	Lease

PROPERTY 7:

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 0.055 hectares, more or less

Known improvements within area required: Landscaping, pylon sign, pad mount transformer

Registered Interests for Property 7:

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

Known Unregistered Interests for Property 7:

Name	Interest Type
Kal-Tire	Lease

PROPERTY 8:

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 for Property 8:

Registration No.	Name	Registration Type
022 340 804	Canada Safeway Limited	Restrictive Covenant
042 460 986	Epcor Distribution Inc.	Utility Right of Way
092 420 180	Cantana Investments Limited	Encroachment Agreement
092 420 181	Yellowhead Properties Ltd.	Easement
142 186 335	Alberta Treasury Branches	Mortgage
142 186 336	Alberta Treasury Branches	Assignment of Rents and Leases

PROPERTY 9:

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

Legal Descriptions: **14215 Yellowhead Trail NW:**
 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 NW:
 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 Nos.: **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:**
 1.25 hectares, more or less

14325 Yellowhead Trail:
 0.979 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 :

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 :

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