

## Map and Legal Description of Subject Lands

Property Number	Municipal Address(es)	Approval to Commence Expropriation Report Date, Number and Original Property Number
1 (YHT 005 & 006)	12464 153 Street NW and 15103 Yellowhead Trail NW	June 22, 2020, Integrated Infrastructure Services CR_7845, Property 1
2 (YHT 018)	12450 149 Street NW	June 22, 2020, Integrated Infrastructure Services CR_7845, Property 2
3 (YHT 030)	14445 Yellowhead Trail NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 3
4 (YHT 028)	13940 Yellowhead Trail NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 5
5 (YHT 041)	12504 Fort Road NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 6
6 (YHT 065 & 074)	12425 66 Street NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 7
7 (YHT 075)	12510 62 Street NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 8
8 (YHT 076)	6110 Yellowhead Trail NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 9
9 (YHT 085)	12604 66 Street NW	June 22, 2020 - Integrated Infrastructure Services CR_7845, Property 10

Map and Legal Description, including Registered/Non-Registered Interests of Subject Lands

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 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:

	HECTARES	ACRES MORE OR LESS
A) PLAN 0523984 ROAD	0.005	0.01

EXCEPTING THEREOUT ALL MINES AND MINERALS

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

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 7822381 RIGHT OF WAY	0.028	0.07
B) PLAN 0523984 ROAD	0.081	0.20

EXCEPTING THEREOUT ALL MINES AND MINERALS

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

Certificate of Title No: **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:**

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:**

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

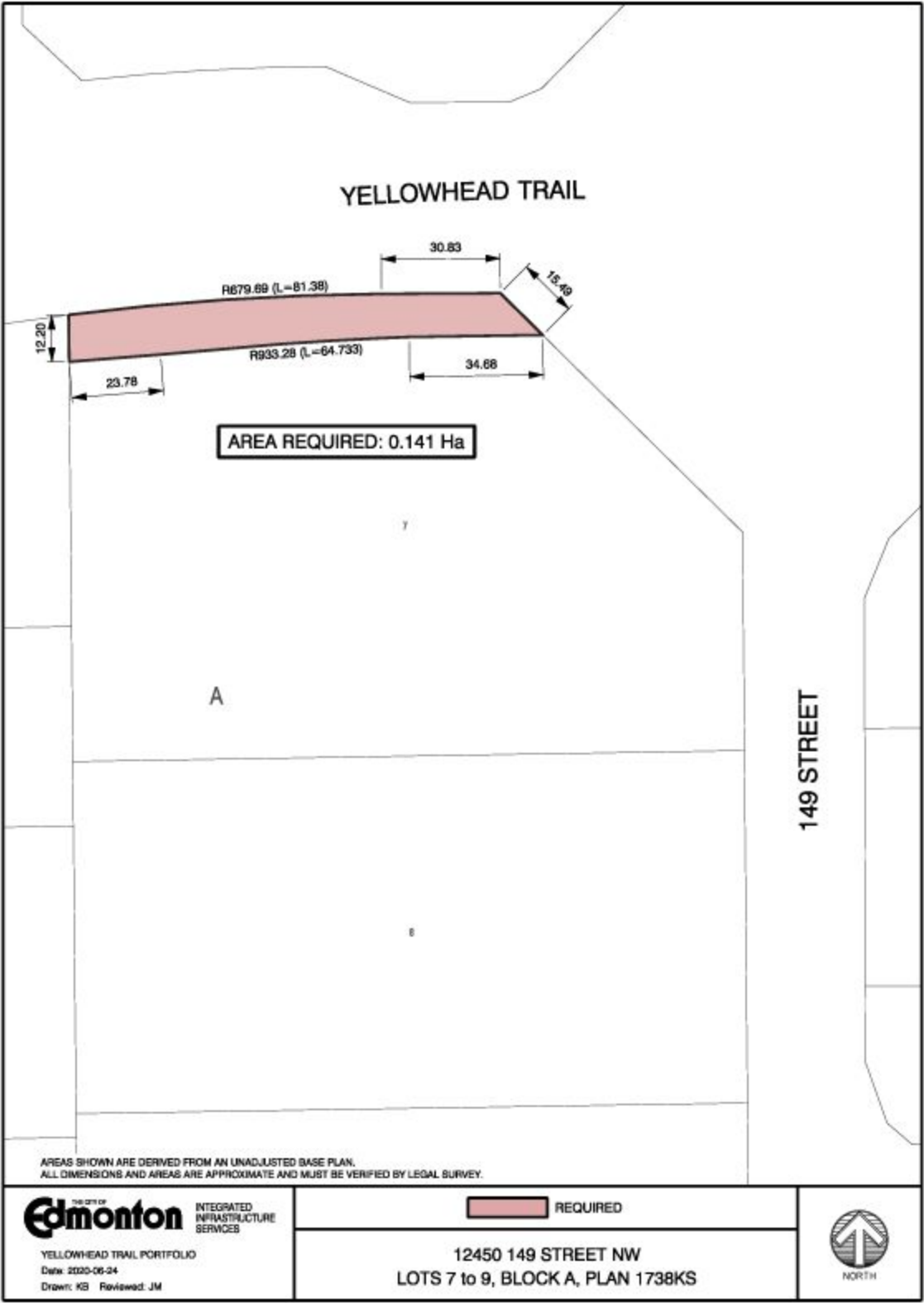
THIRD  
PLAN 1738KS  
BLOCK (A)  
LOT NINE (9) CONTAINING 2.10 HECTARES MORE OR LESS.  
EXCEPTING THEREOUT:  
ALL THAT PORTION CONTAINING 0.111 HECTARES MORE OR  
LESS AS SHOWN BOUNDED IN "RED" ON RIGHT OF WAY PLAN  
8022683.  
EXCEPTING THEREOUT ALL MINES AND MINERALS

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: Nil**



**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

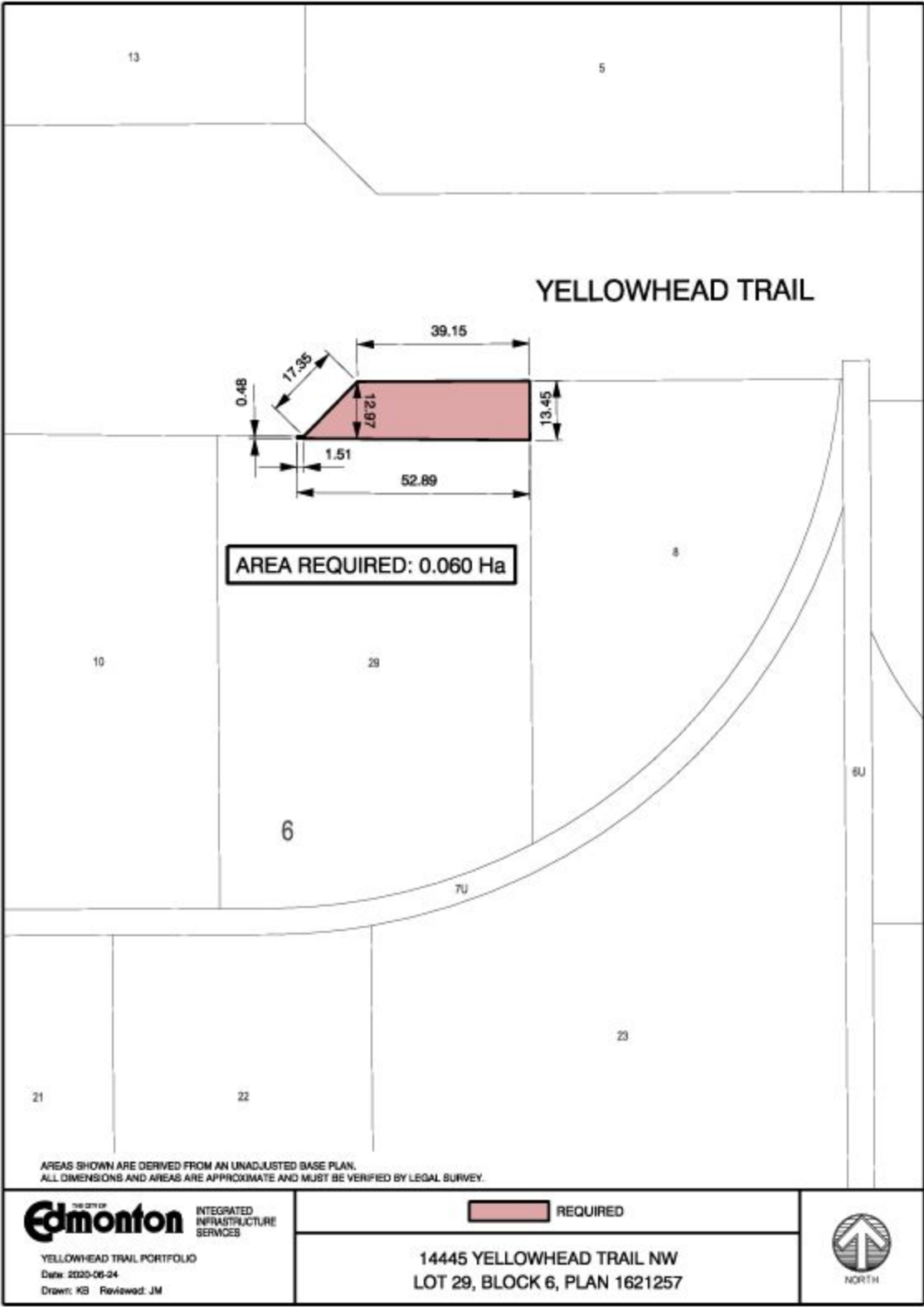
Certificate of Title No: 162 090 637 (North Alberta Land Registration District)

Land Area Required: Approximately 0.060 hectares, more or less

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

**Registered Interests:**

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 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 LAND HOLDINGS 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

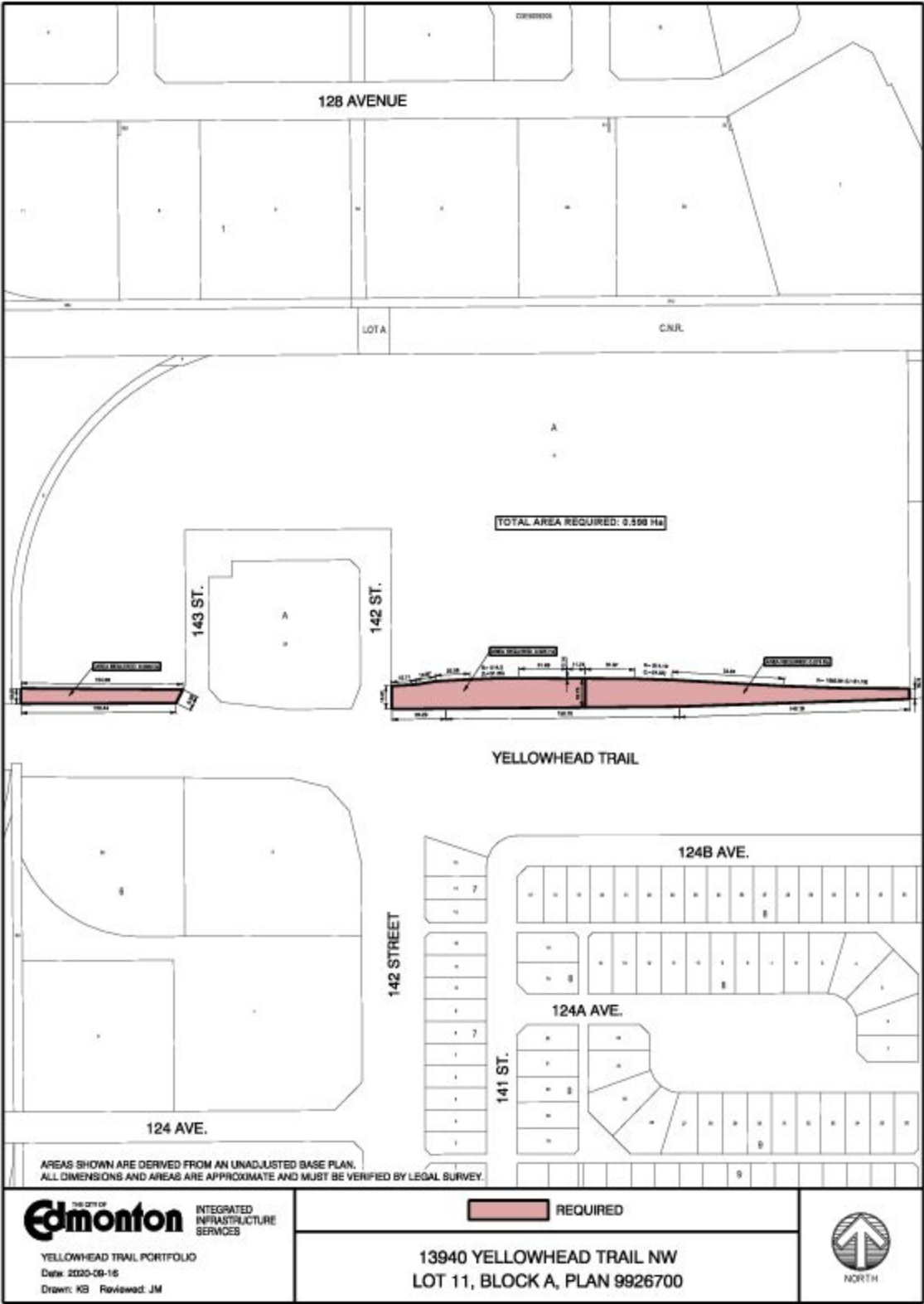
Known improvements within area required: Fencing, parking lot improvements, electrical service building, office/shop structure, landscaping, parking lot improvements, billboard sign, commercial signage and lighting.

**Registered Interests:**

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

**Known Unregistered Interests:**

-	Name	Interest Type
-	xxxx	Conditional Purchase Agreement



**PROPERTY 5:**

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

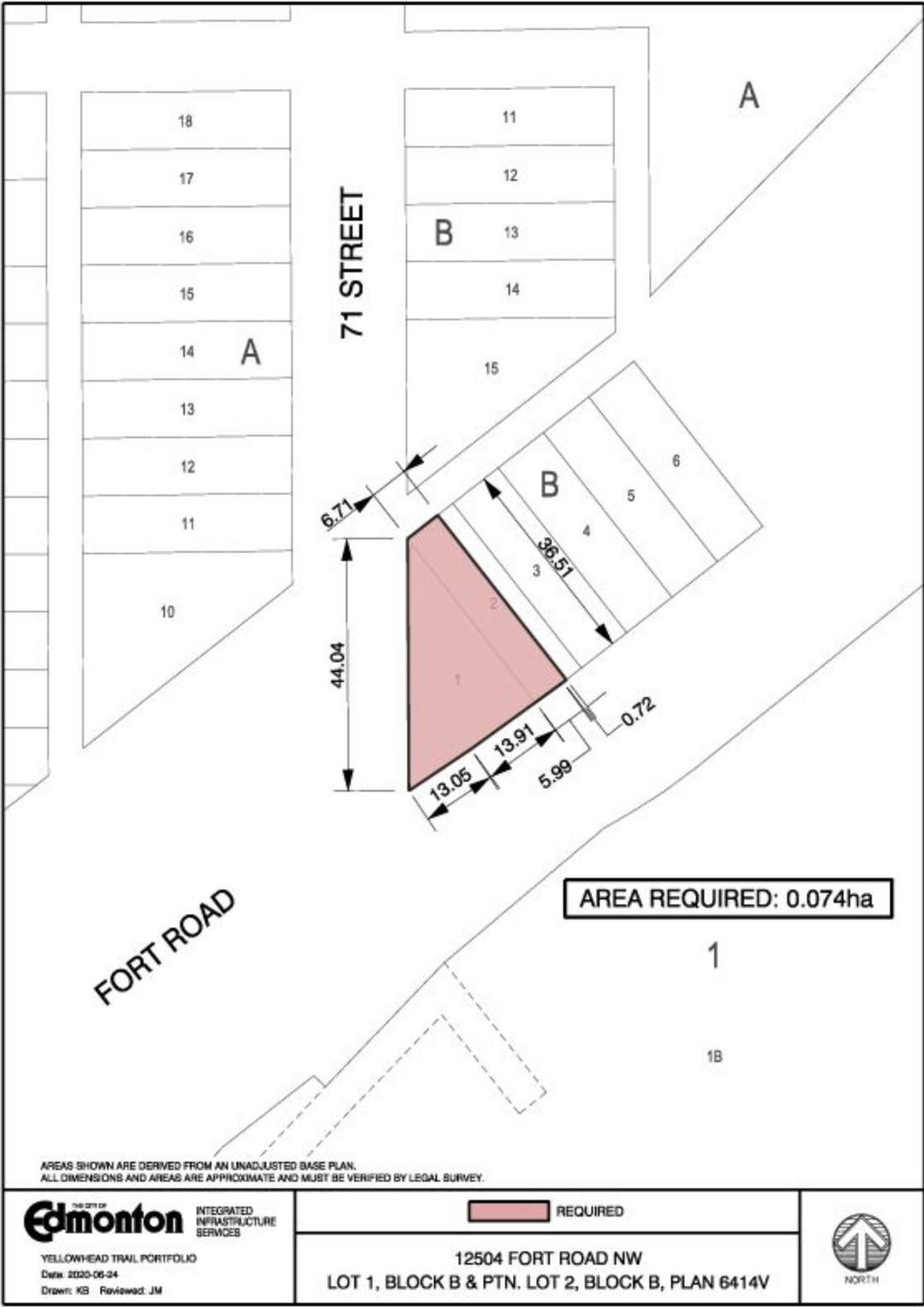
Certificate of Title No: 862 255 089 (North Alberta Land Registration District)

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:**

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 6:**

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.

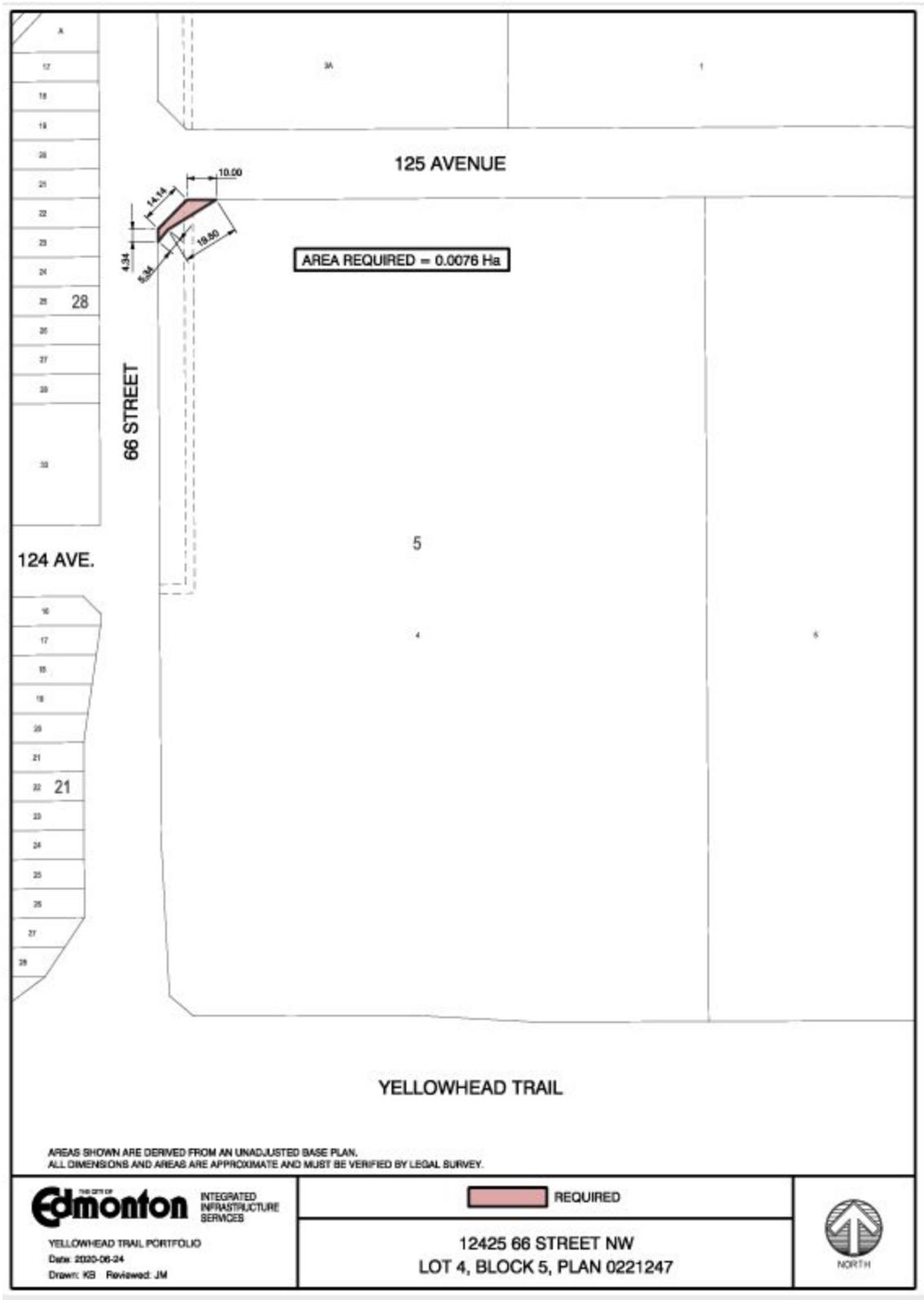
Estate: Fee Simple

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: Nil**



**PROPERTY 7:**

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

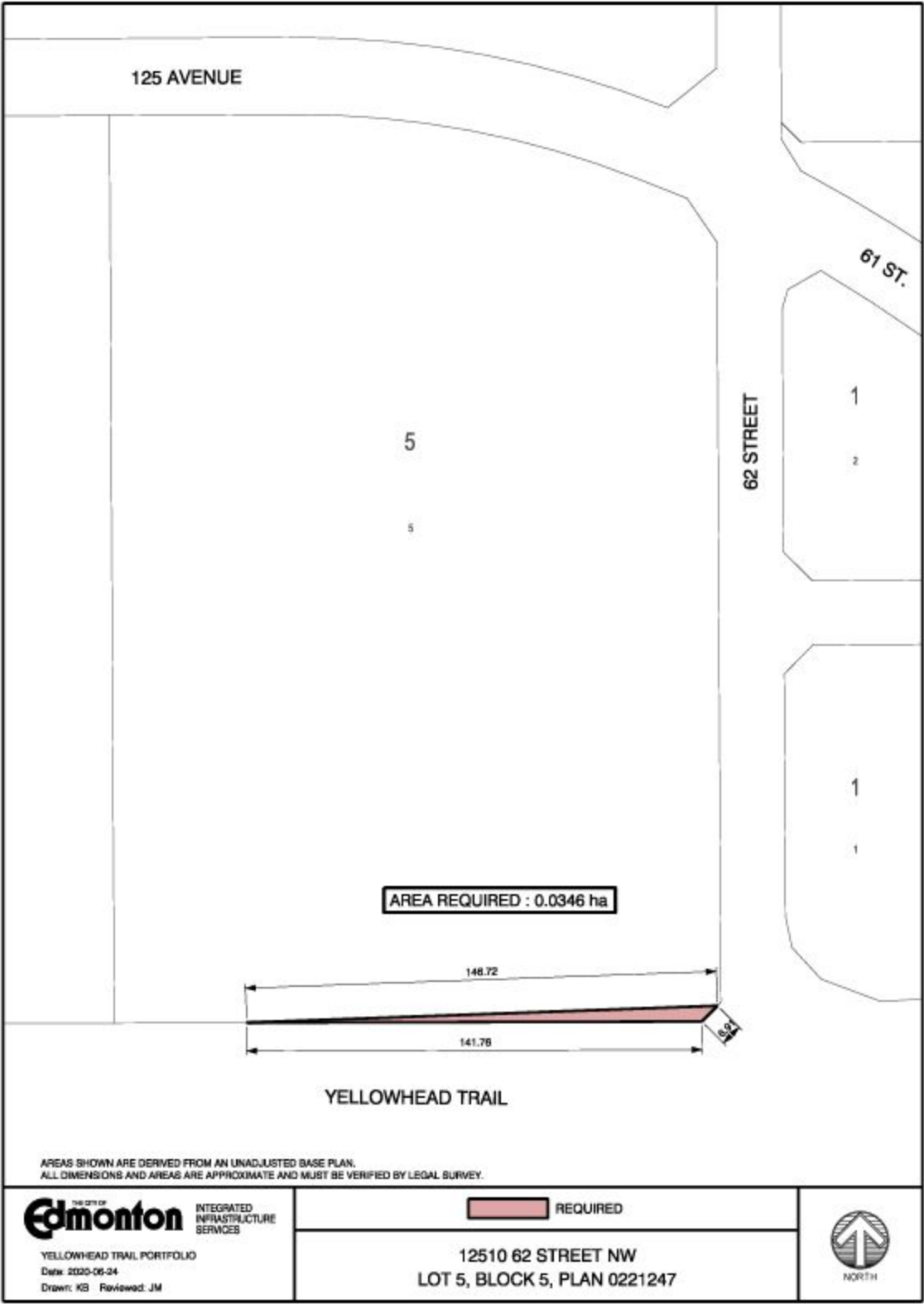
Certificate of Title No: 132 241 795 (North Alberta Land Registration District)

Land Area Required: Approximately 0.0346 hectares, more or less

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

**Registered Interests:**

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 8:**

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

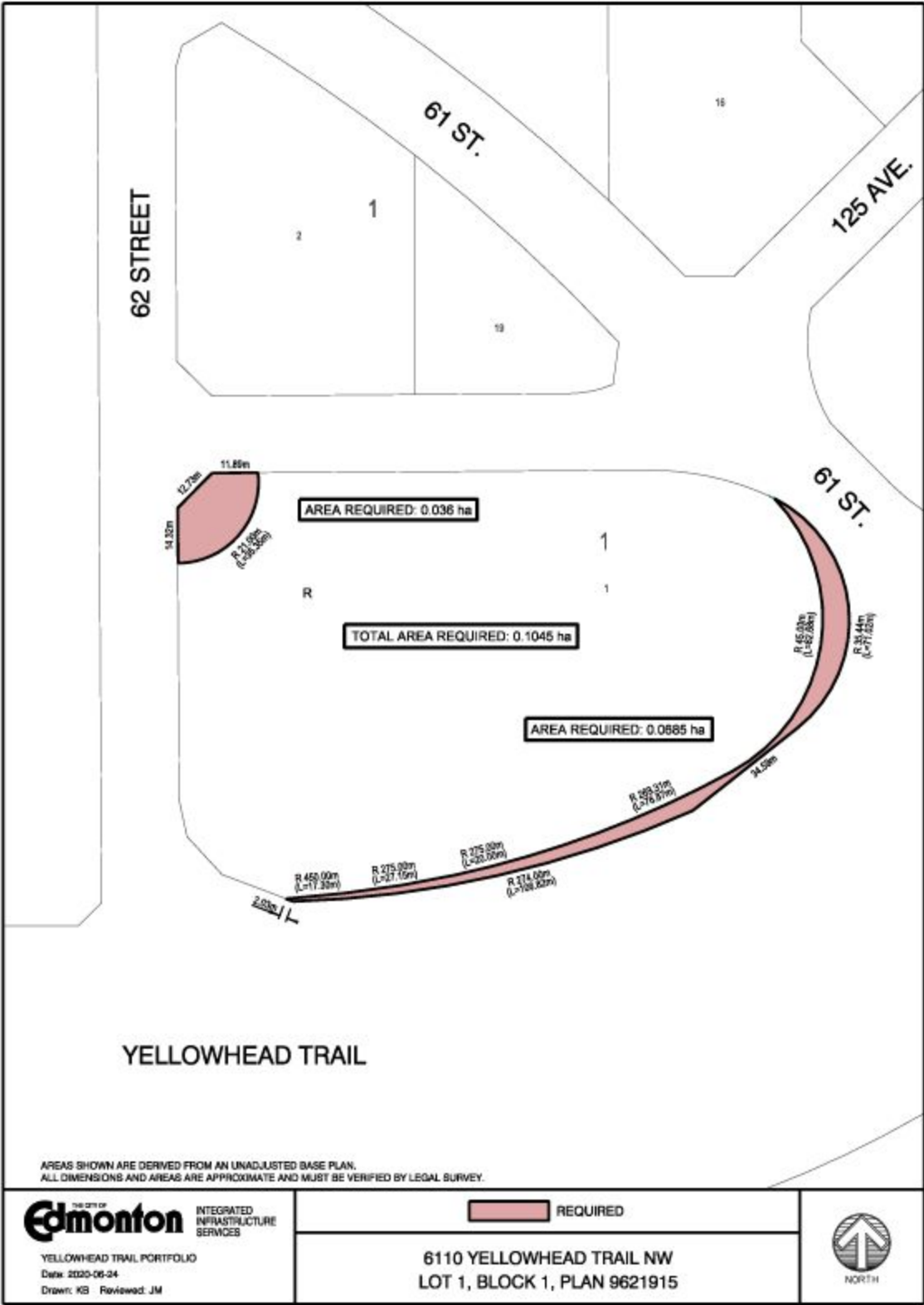
Certificate of Title No: 132 271 687 (North Alberta Land Registration District)

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:**

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 9:**

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:**

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

