



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0028 954 675 0123609;14;12 262 078 195

LEGAL DESCRIPTION
PLAN 0123609
BLOCK 14
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.407 HECTARES (1.01 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;27;38;9;SW

MUNICIPALITY: CITY OF RED DEER

REFERENCE NUMBER: 222 043 472

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

262 078 195 07/03/2026 TRANSFER OF LAND \$1,600,000 \$1,600,000

OWNERS

EAST GAETZ INVESTMENTS LTD.
OF 204, 33 MCKENZIE CRESCENT
RED DEER COUNTY
ALBERTA T4S 2H4

(DATA UPDATED BY: CHANGE OF ADDRESS 262165216)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

2433UU 03/07/1974 UTILITY RIGHT OF WAY
 GRANTEE - THE CITY OF RED DEER.
 "PART"

012 296 097 19/09/2001 CAVEAT
 RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
 GOVERNMENT ACT
 CAVEATOR - THE CITY OF RED DEER.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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262 078 195

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O MAY MITCHELL
BOX 5008
RED DEER
ALBERTA T4N3T4
AGENT - MAY MITCHELL

262 078 196 07/03/2026 MORTGAGE
MORTGAGEE - AKOA INVESTMENTS LTD.
100,33 MCKENZIE CRESCENT
RED DEER COUNTY
ALBERTA T4S2H4
ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

262 078 197 07/03/2026 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - AKOA INVESTMENTS LTD.
100,33 MCKENZIE CRESCENT
RED DEER
ALBERTA T4S2H4
AGENT - KANE GELLERT

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF JULY,
2026 AT 03:18 P.M.

ORDER NUMBER: 57896227

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .