

Clerk's Stamp:

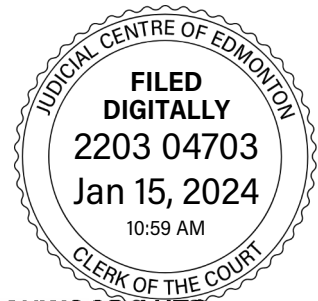
COURT FILE NUMBER  
COURT OF KING'S BENCH OF ALBERTA  
JUDICIAL CENTRE  
PLAINTIFF  
DEFENDANTS

2203 04703

EDMONTON

**BANK OF MONTREAL**

**608772 ALBERTA LTD. o/a BIRCHWOOD AUTO  
BODY, DARRELL PAYNE, VERA PAYNE, BRETT  
PAYNE, and 1943969 ALBERTA LTD.**



DOCUMENT

**CERTIFIED COPY OF TITLE AND PERSONAL  
PROPERTY REGISTRY SEARCHES**

ADDRESS FOR SERVICE AND CONTACT  
INFORMATION OF PARTY FILING THIS  
DOCUMENT

Dean A. Hitesman and Kurtis P. Letwin  
Dentons Canada LLP  
2500 Stantec Tower  
10220 – 103 Avenue  
Edmonton, Alberta T5J 0K4  
Ph. (780) 423-7284/7169 Fx. (780) 423-7276  
File No.: 528401-24



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 851 745            7620533;19;1                      032 089 435

LEGAL DESCRIPTION  
PLAN 7620533  
BLOCK 19  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.202 HECTARES (0.5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;9;88;26;NW  
ATS REFERENCE: 4;9;88;27;NE  
ATS REFERENCE: 4;9;88;34;SE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 012 319 165

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REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
032 089 435	13/03/2003	TRANSFER OF LAND	\$350,000	\$350,000

---

OWNERS

608772 ALBERTA LTD.  
OF 133 MACKENZIE STREET  
FORT MC MURRAY  
ALBERTA

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 011 893	21/01/1976	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY DEPARTMENT OF TRANSPORT
162 063 379	02/03/2016	MORTGAGE MORTGAGEE - BANK OF MONTREAL.

( CONTINUED )

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

10705 WEST SIDE DRIVE  
GRANDE PRAIRIE  
ALBERTA T8V8E6  
ORIGINAL PRINCIPAL AMOUNT: \$2,775,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF  
JANUARY, 2024 AT 07:17 A.M.

ORDER NUMBER:    49328030

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).

Search ID #: Z16949969

**Transmitting Party**

ELDOR-WAL REGISTRATIONS (1987) LTD.

1200, 10123 99 st NW  
EDMONTON, AB T5J 3H1

Party Code: 50073881  
Phone #: 780 429 5969  
Reference #:

Search ID #: Z16949969

Date of Search: 2024-Jan-15

Time of Search: 07:18:04

**Business Debtor Search For:**

608772 ALBERTA LTD.

Exact Result(s) Only Found

**NOTE:**

A complete Search may result in a Report of Exact and Inexact Matches.  
Be sure to read the reports carefully.



Search ID #: Z16949969

**Business Debtor Search For:**

608772 ALBERTA LTD.

Search ID #: Z16949969

Date of Search: 2024-Jan-15

Time of Search: 07:18:04

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Registration Number: 12060132337

Registration Type: SECURITY AGREEMENT

Registration Date: 2012-Jun-01

Registration Status: Current

Expiry Date: 2024-Jun-01 23:59:59

---

Exact Match on:

Debtor

No: 1

---

**Amendments to Registration**

17052529562

Renewal

2017-May-25

22051827178

Renewal

2022-May-18

---

**Debtor(s)**

**Block**

**Status**

Current

1

608772 ALBERTA LTD  
133 MACKENZIE ST  
FORT MCMURRAY, AB T9H 4K9

**Secured Party / Parties**

**Block**

**Status**

Current

1

BANK OF MONTREAL/BANQUE DE MONTREAL  
2ND FLOOR, 234 SIMCOE ST.  
TORONTO, ON M5T 1T4

**Collateral: General**

**Block**

**Description**

**Status**

1

LF377-

Current

2

ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY

Current

Search ID #: Z16949969

**Business Debtor Search For:**

608772 ALBERTA LTD.

Search ID #: Z16949969

Date of Search: 2024-Jan-15

Time of Search: 07:18:04

---

Registration Number: 16021913922

Registration Type: SECURITY AGREEMENT

Registration Date: 2016-Feb-19

Registration Status: Current

Expiry Date: 2026-Feb-19 23:59:59

---

Exact Match on:

Debtor

No: 1

---

**Debtor(s)**

**Block**

**Status**

1 608772 ALBERTA LTD.  
133 MACKENZIE STREET  
FORT MCMURRAY, AB T9H 4K9

Current

---

**Secured Party / Parties**

**Block**

**Status**

1 BANK OF MONTREAL  
10705 WEST SIDE DRIVE  
GRANDE PRAIRIE, AB T8V 8E6

Current

---

**Collateral: General**

**Block**

**Description**

**Status**

1 ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY

Current

Search ID #: Z16949969

**Business Debtor Search For:**

608772 ALBERTA LTD.

Search ID #: Z16949969

Date of Search: 2024-Jan-15

Time of Search: 07:18:04

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Registration Number: 21071225190

Registration Date: 2021-Jul-12

Registration Type: LAND CHARGE

Registration Status: Current

Registration Term: Infinity

---

Exact Match on:

Debtor

No: 1

---

**Debtor(s)**

**Block**

1

608772 ALBERTA LTD.  
133 MACKENZIE STREET  
FORT MCMURRAY, AB T9H 4K9

**Status**

Current

---

**Secured Party / Parties**

**Block**

1

BANK OF MONTREAL  
10175 101 STREET NW, 20TH FLOOR  
EDMONTON, AB T5J 0H3  
Email: westernppnotices@bmo.com

**Status**

Current

Result Complete

Search ID #: Z16949970

**Transmitting Party**

ELDOR-WAL REGISTRATIONS (1987) LTD.

1200, 10123 99 st NW  
EDMONTON, AB T5J 3H1

Party Code: 50073881  
Phone #: 780 429 5969  
Reference #:

Search ID #: Z16949970

Date of Search: 2024-Jan-15

Time of Search: 07:18:13

**Business Debtor Search For:**

1943969 ALBERTA LTD.

Exact Result(s) Only Found

**NOTE:**

A complete Search may result in a Report of Exact and Inexact Matches.  
Be sure to read the reports carefully.





Search ID #: Z16949970

**Business Debtor Search For:**

1943969 ALBERTA LTD.

Search ID #: Z16949970

Date of Search: 2024-Jan-15

Time of Search: 07:18:13

---

Registration Number: 16021914576

Registration Type: SECURITY AGREEMENT

Registration Date: 2016-Feb-19

Registration Status: Current

Expiry Date: 2026-Feb-19 23:59:59

---

Exact Match on:

Debtor

No: 1

---

**Debtor(s)**

**Block**

**Status**

1 1943969 ALBERTA LTD.  
133 MACKENZIE STREET  
FORT MCMURRAY, AB T9H 4K9

Current

**Secured Party / Parties**

**Block**

**Status**

1 BANK OF MONTREAL  
10705 WEST SIDE DRIVE  
GRANDE PRAIRIE, AB T8V 8E6

Current

**Collateral: General**

**Block**

**Description**

**Status**

1 ALL PRESENT AND AFTER ACQUIRED PERSONAL PROPERTY

Current

Search ID #: Z16949970

**Business Debtor Search For:**

1943969 ALBERTA LTD.

Search ID #: Z16949970

Date of Search: 2024-Jan-15

Time of Search: 07:18:13

---

Registration Number: 21071225162

Registration Date: 2021-Jul-12

Registration Type: LAND CHARGE

Registration Status: Current

Registration Term: Infinity

---

Exact Match on:

Debtor

No: 1

---

**Debtor(s)**

**Block**

1 1943969 ALBERTA LTD.  
133 MACKENZIE STREET  
FORT MCMURRAY, AB T9H 4K9

**Status**

Current

---

**Secured Party / Parties**

**Block**

1 BANK OF MONTREAL  
10175 101 STREET NW, 20TH FLOOR  
EDMONTON, AB T5J 0H3  
Email: westernppnotices@bmo.com

**Status**

Current

Result Complete