

Appendix 4

City of Regina - Production v5.33 - Taxation and Assessment Suite

Report Name: GMR0055

Date: 28-Nov-2013

Income (SPSS) Detail Report

Page: 1

Time: 08:19:58

Account: 10014014

Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

Type: REGULAR

As of: Nov. 29, 2013

Filing #: 465409100

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2014

Land Use: 4760: (100%) Other heavy manufacturing ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2014

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 183,585.468

UOM: IMP

**Address: 144 HENDERSON DRIVE
REGINA SK
S4N 5P7**

Legal: Plan: 94R00072 Block: 16 Lot: G

Parcel: Plan: 94R00072 Block: 16 Lot: G

SPSS Calculation Output

Building - 1	Main floor 25,000 to 99,999sf	66,446.00245	417,283
Vacancy - 1	Vacancy Adjustment	-0.43000	-1,794
Shortfall - 1	Shortfall Adjustment	-0.12000	-498
Building - 1	Total Rent		414,990
Building - 1	Value	9.92000	4,183,373
Building - 1	Total Building Value		4,183,373

Final Assessment: 4,183,300

Date: 04-Dec-2014
Time: 08:51:26

City of Regina - Production v5.52 - Taxation and Assessment Suite
Income (SPSS) Detail Report

Report Name: GMR0055
Page: 1

Account: 10014014

Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

Type: REGULAR

As of: Dec. 05, 2014

Filing #: 465409100

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2015

Land Use: 3720: (100%) Storage and Warehousing ; TAXABLE (100%)

Mkt Area:

Master: N

Bldg Only: N

Reinspect: 2014

Approach: INCOME

Study Area: 5203

Lease: N

Mobile Home: N

Lot Size: 183,585.468

UOM: IMP

Address: 144 HENDERSON DRIVE
REGINA SK
S4N 5P7

Legal: Plan: 94R00072 Block: 16 Lot: G

Parcel: Plan: 94R00072 Block: 16 Lot: G

SPSS Calculation Output

Building - 1	Main floor 25,000 to 99,999sf	66,446.00245	417,283
Vacancy - 1	Vacancy Adjustment	-0.43000	-1,794
Shortfall - 1	Shortfall Adjustment	-0.12000	-498
Building - 1	Total Rent		414,990
Building - 1	Value	9.43000	4,400,749
Building - 1	Total Building Value		4,400,749

Final Assessment:

4,400,700



ISC Signed In Home > Quick Search

Online Services

Please be advised that due to scheduled maintenance, ISC Online Services will be unavailable between 12:00pm and 8:00pm on Saturday, February 20, 2015. ISC Solutions is committed to providing excellent customer service. For more information about this maintenance activity, or for other questions, please contact our Support Team at 1-866-275-4721 or ask@isc.ca.

Land Registry

- [Online Submission \(OLS\)](#)
- [Map Search \(New!\)](#)
- [Quick Search](#)
- [Search](#)
- [Grant Search](#)
- [General Record Search](#)
- [Packet Quick Check](#)
- [Packet Detailed Check](#)
- [Image Request Search](#)
- [Document Storage Library](#)

Survey Plans

- [Plan Submissions Online](#)
- [Plan Search](#)
- [Change Order Search](#)
- [Support Document Search](#)
- [Field Book Search](#)
- [Request Status Check](#)

Personal Property Registry

- [SPPR Application](#)

Judgment Registry

- [Judgment Search](#)

Corporate Registry

- [Corporate Registry Online](#)
- [Business Registrations Saskatchewan](#)

Quick Search Results

Search By: Land Description
With Criteria: Lot = G
 Block = 16
 Plan = 94R00072
 Refined Search = Surface Only
 As Of Date = 25 Feb 2015 13:52:46

Title Information

[Download To Spreadsheet \(.CSV\)](#)

Land Description			
Lot G-Blk/Par 16-Plan 94R00072 Ext 0 As described on Certificate of Title 94R00072.			
Owner(s)			
PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC.			
Title	Number	Share	Title Lock Information
	139190968	1/1	N/A
Last Amendment Date		Old Land Description	
04 May 2010 09:40:06.290			
Parcel	Parcel Type	Municipality	Ties
107188678	Surface Regular	CITY OF REGINA	
Validated Ties	Commodity/Unit	Linked to Unit	
	N/A	N/A	

1 Record

[Back to Search](#)

[Back to top](#)



**Information
Services
Corporation**

Surface Parcel Number: 107188678
LLD: Lot G-Blk/Par 16 Plan 94R00072 Ext 0
Parcel Class Code: Parcel (Generic)
Area: 1.962 hectares (4.85 acres)
Request Date: 25-Feb-2015 1:53:49 o'clock PM CST



DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions, or area of any parcel, refer to the plan, or consult a surveyor.

Related Information

Parcel	Land Description
161756534	Lot E-Blk/Par 17 Plan 101899581 Ext 0
111472905	Lot K-Blk/Par 16 Plan 84R51865 Ext 0
107188678	Lot G-Blk/Par 16 Plan 94R00072 Ext 0
107188757	Lot D-Blk/Par 17 Plan 76R34974 Ext 0
107309729	Lot B-Blk/Par 16 Plan 75R00624 Ext 0
107188656	Lot J-Blk/Par 16 Plan 77R29671 Ext 0
107188689	Lot D-Blk/Par 16 Plan 76R41079 Ext 0
107302700	Lot H-Blk/Par 16 Plan 77R29671 Ext 0
107188768	Lot C-Blk/Par 17 Plan 75R44113 Ext 0
161756545	Lot B-Blk/Par 17 Plan 75R26083 Ext 1
107269948	Lot E-Blk/Par 16 Plan 76R30424 Ext 0

11 Records



[Back to top](#)

Search Results

Search By: Title Details
With Criteria: Title Number = 139190968
As Of Date = 25 Feb 2015 13:53:08
Audit: History:

Printer-Friendly Version

Province of Saskatchewan
Land Titles Registry
Title

Title #: 139190968 As of: 25 Feb 2015 13:53:08
Title Status: Active Last Amendment Date: 04 May 2010 09:40:06.290
Parcel Type: Surface Issued: 27 Apr 2010 15:25:01.290
Parcel Value: \$4,400,000.00 CAD
Title Value: \$4,400,000.00 CAD Municipality: CITY OF REGINA
Converted Title: 94R00072
Previous Title and/or Abstract #: 104026193

PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC. is the registered owner of Surface Parcel #107188678

Reference Land Description: Lot G Blk/Par 16 Plan No 94R00072 Extension 0 As described on Certificate of Title 94R00072.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of The Land Titles Act, 2000.

Registered Interests:

Interest #: 151210763 Mortgage
Value: \$8,610,000.00 CAD
Reg'd: 27 Apr 2010 15:25:05
Interest Registered Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder: CANADIAN WESTERN BANK
22nd Flr, 666 Burrard St.
Vancouver, British Columbia, Canada V6C 2X8
Client #: 124648421
Int. Register #: 116353706

Interest #: 151210886 Assignment of Rents
Value: N/A
Reg'd: 27 Apr 2010 15:25:06
Interest Registered Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

CANADIAN WESTERN BANK
 22nd Flr, 666 Burrard St.
 Vancouver, British Columbia, Canada V6C 2X8
Client #: 124648421
Int. Register #: 116353740

Interest #:
151210954

Lease - 10 years or more

Value: N/A
Reg'd: 27 Apr 2010 15:25:06
Interest Registered Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

25-year Lease made 23 April 2010 to Advance Engineered Products Ltd., as lessee, with two options to extend, each for a ten year extension term

Holder:

ADVANCE ENGINEERED PRODUCTS LTD.
 3700, 205 - 5TH AVENUE S.W.
 CALGARY, AB, Canada T2V 2V7
Client #: 129437860
Int. Register #: 116353762

Interest #:
151211168

Mortgage of Lease

Value: \$100,000,000.00 CAD
Reg'd: 27 Apr 2010 15:25:07
Interest Registered Amendment Date:
 N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

ROYAL BANK OF CANADA
 12th Flr, 200 Bay Street
 Toronto, Ontario, Canada M5J 2W7
Client #: 124648623
Int. Register #: 116353795

Addresses for Service:

Name

Address

Owner:

PIRET INDUSTRIAL PROPERTIES
 HOLDINGS (SASKATCHEWAN) INC.
 Client #: 122004762

P.O. BOX 638 SASKATOON, SK, Canada S7K 3L7

Notes:

Parcel Class Code: Parcel (Generic)

To request a copy, click here  \$



Back to top



ISC Signed-In Home > ISCGeneric

Online Services

Land Registry

- [Online Submission \(OLS\)](#)
- [Map Search \(New!\)](#)
- [Quick Search](#)
- [Search](#)
- [Grant Search](#)
- [General Record Search](#)
- [Packet Quick Check](#)
- [Packet Detailed Check](#)
- [Image Request Search](#)
- [Document Storage Library](#)

Survey Plans

- [Plan Submissions Online](#)
- [Plan Search](#)
- [Change Order Search](#)
- [Support Document Search](#)
- [Field Book Search](#)
- [Request Status Check](#)

Personal Property Registry

- [SPPR Application](#)

Judgment Registry

- [Judgment Search](#)

Corporate Registry

- [Corporate Registry Online](#)
- [Business Registrations Saskatchewan](#)

Search Results

Search By: Title Audit
With Criteria: Title Number = 139190968

Audit Results

Date	Action / Request	Details
\$ 27 Apr 2010 15:25:01.290	Application for Transfer (Form II: Setup) 109142964	Type: Surface Regular Status: Active Share: 1/1 Title Value: \$4,400,000.00 CAD Commodity: N/A Unit: N/A Common Property: N/A Number: 151209143 Description: Mortgage - General
\$ 27 Apr 2010 15:25:01.883	Application for Transfer (Form II: Setup) 109142964	
\$ 27 Apr 2010 15:25:05.400	Application for Interest Registration 109142968	Number: 151210763 Description: Mortgage - General
\$ 27 Apr 2010 15:25:05.837	Application for Interest Registration 109142969	Number: 151210886 Description: Assignment of Rents
\$ 27 Apr 2010 15:25:06.117	Application for Interest Registration 109142970	Number: 151210954 Description: Lease 10 yrs or more
\$ 04 May 2010 09:40:06.260	Application for Interest Discharge 109151893	Number: 151209143 Description: Mortgage - General

Owner Changes

Date	Name	Address
22 Jan 2009 01:01:03.563	PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC.	BOX 638, SASKATOON, SK, Canada, S7K3L7
19 Jan 2011 01:03:57.343	PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC.	BOX 638, SASKATOON, SK, Canada, S7K3L7
01 Feb 2012 01:03:46.830	PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC.	701 BROADWAY AVENUE, SASKATOON, SK, Canada, S7N1B3
17 Jan 2013 01:02:05.673	PIRET INDUSTRIAL PROPERTIES HOLDINGS (SASKATCHEWAN) INC.	P.O. BOX 638, SASKATOON, SK, Canada, S7K3L7

[Back to top](#)

[About ISC](#) | [Privacy Statement](#) | [Legal](#) | [Contact Us](#)