

# Appendix 23

Date: 18-Nov-2013

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

Report Name: GMR0055

Time: 11:53:46

Income (SPSS) Detail Report

Page: 1

Account: 10018697

Nbhd: 1999 - Ross Industrial

Asmt Period: 2003 /

Type: REGULAR

As of: Nov. 19, 2013

Filing #: 475401000

Zoning: IB

EVZ: IB

LUC1:

LUC2:

For: 2014

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

Mkt Area: Master: N Bldg Only: N Reinspect: 2015 Approach: INCOME

Study Area: 5203 Lease: N Mobile Home: N Lot Size: 99,852.308 UOM: IMP

Address: 290 HENDERSON DRIVE Legal: Plan: 75R50890 Block: 15 Lot: F Parcel: Plan: 75R50890 Block: 15 Lot: F  
REGINA SK  
S4N 5W6

SPSS Calculation Output

|               |                               |              |           |
|---------------|-------------------------------|--------------|-----------|
| Building - 1  | Main floor 10,000 to 24,999sf | 19,999.99879 | 125,600   |
| Vacancy - 1   | Vacancy Adjustment            | -0.43000     | -540      |
| Shortfall - 1 | Shortfall Adjustment          | -0.12000     | -150      |
| Building - 1  | Total Rent                    |              | 124,910   |
| Building - 1  | Value                         | 9.92000      | 1,259,179 |
| Building - 1  | Total Building Value          |              | 1,259,179 |
| Building - 2  | Main floor 10,000 to 24,999sf | 7,599.99954  | 47,728    |
| Building - 2  | Age Adjustment                | 1996         | 9,496     |
| Building - 2  | Unheated Warehouse Adjustment | 7,599.99954  | -28,612   |
| Vacancy - 2   | Vacancy Adjustment            | -0.43000     | -123      |
| Shortfall - 2 | Shortfall Adjustment          | -0.12000     | -34       |
| Building - 2  | Total Rent                    |              | 28,455    |
| Building - 2  | Value                         | 9.92000      | 286,845   |
| Building - 2  | Total Building Value          |              | 286,845   |

Final Assessment: 1,546,000

**Quick Search Results**

**Search By:** Land Description  
**With Criteria:** As Of Date = 03-Feb-2014 11:47:30  
Lot = F  
Block = 15  
Plan = 75R50890  
Refined Search = Surface Only

**Title Information**

[Download to Spreadsheet \(.csv\)](#)

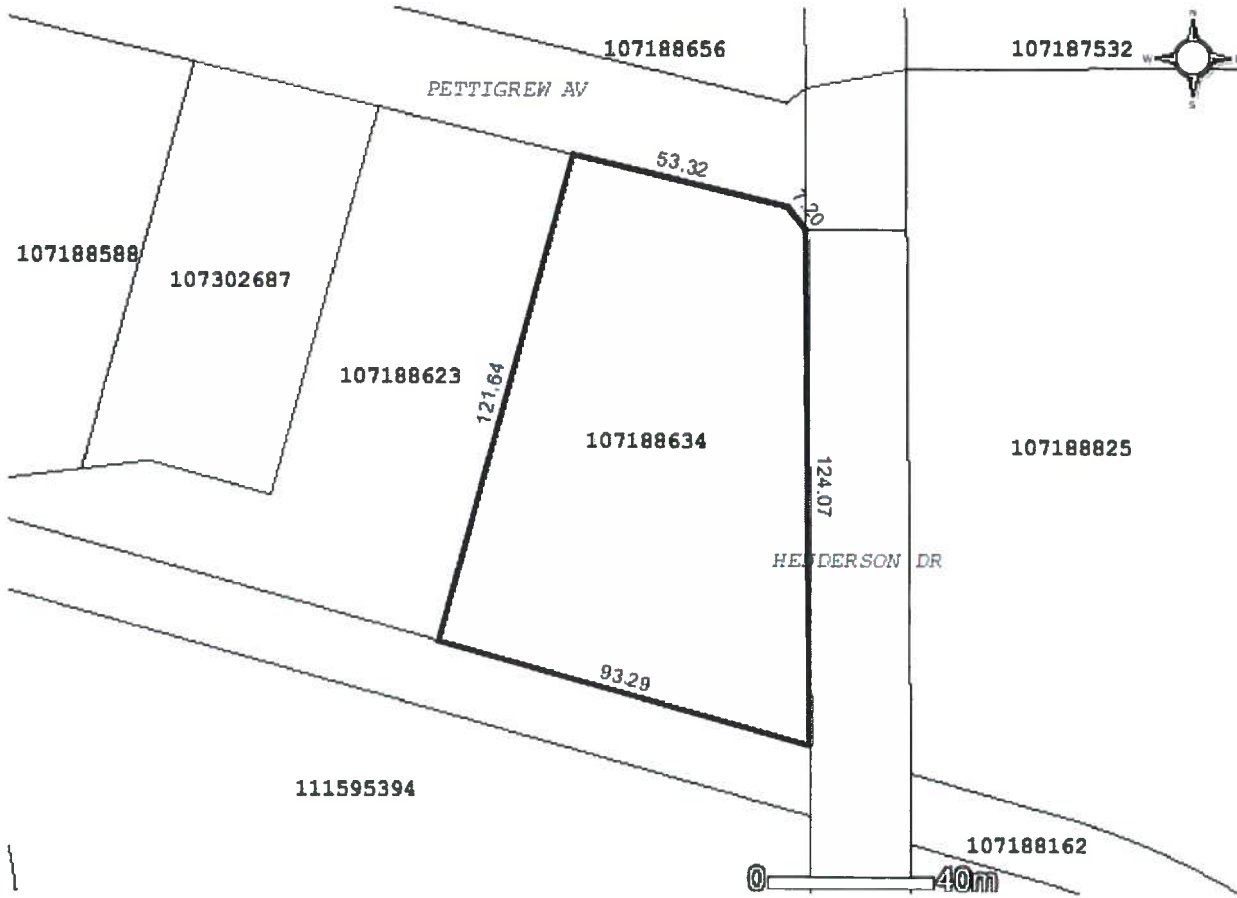
|   |                       |                             |                               |
|---|-----------------------|-----------------------------|-------------------------------|
| <b>Land Description</b><br>Lot F-Blk/Par 15-Plan 75R50890 Ext 0<br>As described on Certificate of Title 77R10721. |                       |                             |                               |
| <b>Owner(s)</b><br>290 HENDERSON DRIVE PROPERTIES LTD.  |                       |                             |                               |
| <b>Title</b>  | <b>Number</b>         | <b>Share</b>                | <b>Title Lock Information</b> |
|   | 139802171             | 1/1                         | N/A                           |
| <b>Last Amendment Date</b><br>03-Oct-2013 11:42:49.577  |                       | <b>Old Land Description</b> |                               |
| <b>Parcel</b>   | <b>Parcel Type</b>    | <b>Municipality</b>         | <b>Ties</b>                   |
| 107188634   | Surface Regular       | CITY OF REGINA              |                               |
| <b>Validated Ties</b>   | <b>Commodity/Unit</b> |                             | <b>Linked to Unit</b>         |
|   | N/A                   |                             | N/A                           |

1 Record  
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Surface Parcel Number: 107188634  
 LLD: Lot F-Blk/Par 15 Plan 75R50890 Ext 0  
 Parcel Class Code: Parcel (Generic)  
 Area: 0.928 hectares (2.29 acres)  
 Request Date: 22-Oct-2014 2:52:09 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                     |
|-----------|--------------------------------------|
| 107188623 | Lot H-Blk/Par 15 Plan 78R02463 Ext 0 |
| 107188634 | Lot F-Blk/Par 15 Plan 75R50890 Ext 0 |
| 107188656 | Lot J-Blk/Par 16 Plan 77R29671 Ext 0 |
| 111595394 | Lot F-Blk/Par 15 Plan 75R42926 Ext 3 |
| 107302687 | Lot J-Blk/Par 15 Plan 78R02463 Ext 0 |

5 Records

Close

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**Search Results**

**Search By:** Title Details  
**With Criteria:** As Of Date = 03-Feb-2014 11:48:08  
Title Number = 139802171

**Audit:** **History:**

[Printer-Friendly Version](#)

## **Province of Saskatchewan Land Titles Registry Title**

**Title #:** 139802171                      **As of:** 03 Feb 2014 11:48:08  
**Title Status:** Active                      **Last Amendment Date:** 03 Oct 2013 11:42:49.577  
**Parcel Type:** Surface                      **Issued:** 17 Sep 2010 11:01:48.000  
**Parcel Value:** \$1,500,000.00 CAD  
**Title Value:** \$1,500,000.00 CAD    **Municipality:** CITY OF REGINA  
**Converted Title:** 77R10721  
**Previous Title and/or Abstract #:** 138854795

290 HENDERSON DRIVE PROPERTIES LTD. is the registered owner of Surface Parcel #107188634

Reference Land Description: Lot FBk/Par 15Plan No 75R50890 Extension 0  
As described on Certificate of Title 77R10721.

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 #:**  
**152775951**                      Mortgage                      **Value:** \$856,000.00 CAD  
**Reg'd:** 17 Sep 2010 11:01:49  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
CONEXUS CREDIT UNION 2006  
P.O. Box 1960 Stn. Main  
REGINA, Saskatchewan, Canada S4P 4M1  
**Client #:** 102031591  
**Int. Register #:** 116773869

**Interest #:**  
**152775962**                      Assignment of Rents                      **Value:** N/A  
**Reg'd:** 17 Sep 2010 11:01:50  
**Interest Register Amendment**

**Date: N/A**  
**Interest Assignment**  
**Date: N/A**  
**Expiry Date: N/A**

**Holder:**  
CONEXUS CREDIT UNION 2006  
P.O. Box 1960 Stn. Main  
REGINA, Saskatchewan, Canada S4P 4M1  
**Client #:** 102031591  
**Int. Register #:** 116773870

**Addresses for Service:**

| <b>Name</b>  | <b>Address</b>                             |
|--|--|
| <b>Owner:</b><br>290 HENDERSON DRIVE<br>PROPERTIES LTD.<br>Client #: 125204486 | 2430 8TH AVENUE REGINA, SK, Canada S4S 5E3 |

**Notes:**

Parcel Class Code: Parcel (Generic)

To request a copy, click here  

Close

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**Search Results**

**Search By:** Title History  
**With Criteria:** As Of Date = 03-Feb-2014 11:48:08  
Title Number = 139802171

**Title History**

| Number    | Type            | Parcel    | Owner(s)                            |
|-----------|-----------------|-----------|-------------------------------------|
| 139802171 | Surface Regular | 107188634 | 290 HENDERSON DRIVE PROPERTIES LTD. |

**Transferred From**

| Number    | Type            | Parcel    | Owner(s)                   |
|-----------|-----------------|-----------|----------------------------|
| 138854795 | Surface Regular | 107188634 | FIRST WEST PROPERTIES LTD. |

**Transferred To**

N/A

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**Search Results**

**Search By:** Title Audit  
**With Criteria:** Title Number = 139802171

**Audit Results**

| Date                     | Action/Request   | Details   |
|--------------------------|--|---|
| 17-Sep-2010 11:01:48     | Application for Transfer (Form II: Setup)<br>109346997 | Type:Surface Regular<br>Status: Active<br>Share:1/1<br>Title Value: \$1,500,000.00 CAD<br>Commodity: N/A<br>Unit: N/A<br>Common Property: N/A |
| 17-Sep-2010 11:01:49.103 | Application for Transfer (Form II: Setup)<br>109346997 | Number:152775917Description:CNV Ease  |
| 17-Sep-2010 11:01:49.123 | Application for Transfer (Form II: Setup)<br>109346997 | Number:152775928Description:Mortgage - General  |
| 17-Sep-2010 11:01:49.143 | Application for Transfer (Form II: Setup)<br>109346997 | Number:152775939Description:Assignment of Rents   |
| 17-Sep-2010 11:01:49.167 | Application for Transfer (Form II: Setup)<br>109346997 | Number:152775940Description:Assg Lease Security   |
| 17-Sep-2010 11:01:49.440 | Application for Interest Registration<br>109346998     | Number:152775951Description:Mortgage - General  |
| 17-Sep-2010 11:01:49.813 | Application for Interest Registration<br>109346999     | Number:152775962Description:Assignment of Rents   |
| 24-Sep-2010 15:52:03.983 | Application for Interest Discharge<br>109357802        | Number:152775928Description:Mortgage - General  |
| 24-Sep-2010 15:52:04.720 | Application for Interest Discharge<br>109357803        | Number:152775939Description:Assignment of Rents   |
| 24-Sep-2010 15:52:05.250 | Application for Interest Discharge<br>109357804        | Number:152775940Description:Assg Lease Security   |
| 03-Oct-2013 11:42:49.520 | Application for Interest Discharge<br>111195298        | Number:152775917Description:CNV Ease  |

**Owner Changes**

| Date                     | Name                                | Address                                     |
|--------------------------|-------------------------------------|---|
| 08-Sep-2010 01:03:49.047 | 290 HENDERSON DRIVE PROPERTIES LTD. | 2430 8TH AVENUE, REGINA, SK, Canada, S4S5E3 |

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Standard Search Results

Search By: Packet  
With Criteria: As Of Date = 03-Feb-2014 11:49:08  
Packet Number = 131063543

Packet Detail

Number: 131063543 Type: TPS Registration  
Status: Completed

Client: Barbara Beatrice Reimer Address: 1000 - 2002 Victoria Avenue, Regina, Saskatchewan, Canada, S4P0R7

Requests (4)

Request Request Sequence Number: 1 Type: Application For Transfer (Form I: Surrender)

Number: 109346996

View Request: View Attachment: N/A

Standard Documents (0)

Titles (1)

Number: 138854795 Type:  
Status: Inactive Commodity/Unit: Not Applicable  
Owners  
Name: FIRST WEST PROPERTIES LTD. Address: 400, 2424 - 4TH STREET SW, CALGARY, AB, Canada, T2S2T4

Interests (0)

Request Request Sequence Number: 2 Type: Application for Transfer (Form II: Setup)

Number: 109346997

View Request: View Attachment: N/A

Standard Documents (0)

Titles (1)

Number: 139802171 Type:  
Status: Active Commodity/Unit: Not Applicable  
Owners  
Name: 290 HENDERSON DRIVE PROPERTIES LTD. Address: 2430 8TH AVENUE, REGINA, SK, Canada, S4S5E3

Interests (0)

Request Request Sequence Number: 3 Type: Application for Interest Registration

Number: 109346998

View Request: View Attachment:

Standard Documents (0)

Titles (0)

Interests (1)

Number: 152775951 Type: Mortgage  
Status: Active Registration Date: 17-Sep-2010 11:01:49  
Parcel Number: 107188634  
Holders  
Name: CONEXUS CREDIT UNION 2006 Address: P.O. Box 1960 Stn. Main, REGINA, Saskatchewan, Canada, S4P4M1

Request Request Sequence Number: 4 Type: Application for Interest Registration

Number: 109346999

View Request: View Attachment:

Standard Documents (0)

Titles (0)

Interests (1)

Number: 152775962 Type: Assignment of Rents  
Status: Active Registration Date: 17-Sep-2010 11:01:50  
Parcel Number: 107188634  
Holders  
Name: CONEXUS CREDIT UNION 2006 Address: P.O. Box 1960 Stn. Main, REGINA, Saskatchewan, Canada, S4P4M1

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# Transfer Summary



Application Seq. # 1  
Packet No: 131063543

Create Date: 15-Sep-2010

## Surrendered Title(s):

| Title Number | Owners(s)                  | Address   | Parcel No. | Parcel Class Code | Reference Land Description  |
|--------------|----------------------------|---|------------|-------------------|---|
| 138854795    | FIRST WEST PROPERTIES LTD. | 400, 2424 - 4TH STREET SW, CALGARY, AB, Canada, T2S 2T4 | 107188634  | Surface Regular   | Lot F-Blk/Par 15-Plan 75R50890 Ext 0 As described on Certificate of Title 77R10721. |

## Authorizations & Attachments:

### Authorizations:

No. of Authorizations: 1

Authorization 1: henderTRF.TIF

### Attachments:

No. of Attachments: 0

**INFORMATION SERVICES CORPORATION OF  
SASKATCHEWAN  
TRANSFER AUTHORIZATION**

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**FIRST WEST PROPERTIES LTD.**, authorizes by the signature of its proper officer  
the transfer of Title Number 138854795 to:

**290 HENDERSON DRIVE PROPERTIES LTD.**

**FIRST WEST PROPERTIES LTD.**

Per:   
(Corporate Officer signature)

Eric Wesling, President

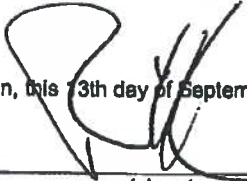
(corporate seal)

09/09/2010  
Date (DD/MM/YYYY)

**Certificate of Lawyer**

I, Ryan J. Laidlaw, certify that the annexed Transfer Authorization has a corporate seal affixed to it.

Dated at Regina, Saskatchewan, this 13th day of September, 2010.



\_\_\_\_\_

(signature of lawyer)

PROVINCE OF SASKATCHEWAN )  
TO WIT: )

**AFFIDAVIT OF VALUE**

I, **ERIC WESLING**, of the City of Calgary, in the Province of Alberta, MAKE  
OATH AND SAY:

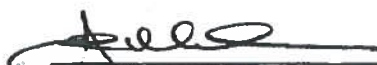
1. An application to register a transfer of the land described in the title or titles that are listed below is being made to the Registrar of Titles.
2. The value of the land, including all buildings or other improvements, for each of the title or titles listed below, is, to the best of my knowledge, as follows:

Title Number **138854795** Value **\$1,500,000.00**

3. I make this affidavit for the purpose of enabling the Registrar of Titles to register the transfer of the land described above, and establishing a value for the new title or titles which are to be issued, based on the values provided herein.

SWORN BEFORE ME at the City of )  
Calgary, in the Province of )  
Alberta, this 10<sup>th</sup> day )  
of September, 2010. )

  
Eric Wesling

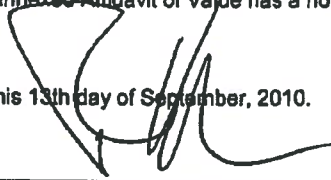
  
A NOTARY PUBLIC in )  
and for the Province of Alberta. )  
My appointment expires: \_\_\_\_\_ )

**JOHN MACKAY**  
*Barrister & Solicitor*  
A Notary Public and a Commissioner for Oaths  
in and for the Province of Alberta.  
My Commission expires at the pleasure of  
the Lieutenant - Governor in council.

Certificate of Lawyer

I, Ryan J. Laidlaw, certify that the annexed Affidavit of Value has a notarial seal affixed to it.

Dated at Regina, Saskatchewan, this 13th day of September, 2010.



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(signature of lawyer)