

**THE QUEEN'S BENCH  
WINNIPEG CENTRE**

IN THE MATTER OF: THE APPOINTMENT OF A RECEIVER  
PURSUANT TO SECTION 243 OF THE  
*BANKRUPTCY AND INSOLVENCY ACT* R.S.C.  
1985, c. B-3, AS AMENDED

B E T W E E N:

**CAMERON STEPHENS FINANCIAL CORPORATION,**

Applicant,

- and -

**5448124 MANITOBA LTD.,**

Respondent.

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**AFFIDAVIT OF LAURA LEIGH BULEY  
(SEARCH RESULTS)  
SWORN THE 25<sup>TH</sup> DAY OF NOVEMBER, 2020  
DATE OF HEARING: WEDNESDAY, DECEMBER 2, 2020 AT 10:00 A.M.  
EDMOND, J.**

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**TAYLOR McCaffrey LLP**  
Barristers and Solicitors  
2200 – 201 Portage Avenue  
Winnipeg, Manitoba, R3B 3L3

David R.M. Jackson (204 988-0375)  
Fax – 204 957-0945  
Client File No. 98665-1 DJAC

**THE QUEEN'S BENCH  
WINNIPEG CENTRE**

IN THE MATTER OF:   THE APPOINTMENT OF A RECEIVER  
PURSUANT TO SECTION 243 OF THE  
*BANKRUPTCY AND INSOLVENCY ACT* R.S.C.  
1985, c. B-3, AS AMENDED

BETWEEN:

**CAMERON STEPHENS FINANCIAL CORPORATION,**

Applicant,

- and -

**5448124 MANITOBA LTD.,**

Respondent.

**AFFIDAVIT OF LAURA LEIGH BULEY**

I, Laura Leigh Buley, of the City of Winnipeg, in the Province  
of Manitoba, Legal Assistant,

MAKE OATH AND SAY THAT:

1.           I am a Legal Assistant employed by the law firm of Taylor  
McCaffrey LLP, solicitors for the Receiver, Grant Thornton Limited, and as  
such have personal knowledge of the facts and matter hereinafter deposed to  
by me except where stated to be based upon information and belief and in  
those I do verily believe.

2. Now shown to me and marked as Exhibit "A" to this my Affidavit is a true copy of a search of the Personal Property Security Registry for the Respondent, 5448124 Manitoba Ltd. ("Respondent"), as of November 19, 2020 which discloses the only registration to be the Financing Statement from the Applicant, Cameron Stephens Financial Corporation ("CSFC"), dated March 19, 2015 and claiming a security interest in all of the Respondent's present and after acquired personal property and assets as well as a General Assignment of Rents and Leases.

3. Now shown to me and marked as Exhibits "B" and "C" to this my Affidavit are true copies of the titles to two parcels of land owned by the Respondent which is the real property over which the apartment building commonly known as 519 Burnell Street is located, the results of which are summarized as follows:

a) **Title No. 2291534/1**

| <b>Date</b> | <b>Reg'n No.</b> | <b>Description</b>                                                         |
|-------------|------------------|----------------------------------------------------------------------------|
| Apr 29/15   | 4597987/1        | Mortgage in favour of CSFC                                                 |
| Apr 29/15   | 4597988/1        | Caveat registered by CSFC regarding General Assignment of Rents and Leases |
| Apr 29/15   | 4597989/1        | Personal Property Security Notice filed by CSFC                            |

|            |           |                                                                                                                                                                                        |
|------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jun 8/15   | 4611029/1 | Notice from the Director of Residential Tenancies, Province of Manitoba regarding Rehabilitation Scheme Notice, a copy of which is attached hereto as Exhibit "D" to this my Affidavit |
| Sept 30/15 | 4652671/1 | Amending Agreement by CSFC                                                                                                                                                             |
| Nov 3/15   | 4664175/1 | Caveat filed on behalf of Grant Thornton Limited with respect to Receiver's charge                                                                                                     |

b) **Title No. 2291538/1**

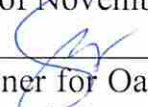
| Date       | Reg'n No. | Description                                                                        |
|------------|-----------|------------------------------------------------------------------------------------|
| Apr 29/15  | 4597987/1 | Mortgage in favour of CSFC                                                         |
| Apr 29/15  | 4597988/1 | Caveat registered by CSFC regarding General Assignment of Rents and Leases         |
| Apr 29/15  | 4597989/1 | Personal Property Security Notice filed by CSFC                                    |
| Sept 30/15 | 4652671/1 | Amending Agreement by CSFC                                                         |
| Nov 3/15   | 4664175/1 | Caveat filed on behalf of Grant Thornton Limited with respect to Receiver's charge |

4. Now shown to me and marked as Exhibit "E" to this my Affidavit is a true copy of the *Bank Act* search for the Respondent as of November 19, 2020 disclosing that there are no registration in that regime as against the Respondent.

5. I make this Affidavit *bona fide*.

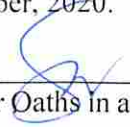
SWORN BEFORE ME at the City of )  
Winnipeg, in the Province of Manitoba, )  
this 25th day of November, 2020 )

  
\_\_\_\_\_  
**LAURA LEIGH BULEY**

  
\_\_\_\_\_  
A Commissioner for Oaths in and for the  
Province of Manitoba.

My Commission Expires: April 14, 2022

This is **Exhibit "A"** referred to in the Affidavit of Laura Leigh Buley sworn before me at the City of Winnipeg, in the Province of Manitoba, this 25th day of November, 2020.

  
A Commissioner for Oaths in and for the Province of Manitoba.

My Commission Expires: April 14, 2022

ENGLISH  
FRANÇAIS

The Property Registry

A Service Provider  
for the Province of ManitobaLaura Leigh Buley  
(tm1bul)

Logoff

## Business Debtor

Search  
ResultsPrint  
RequestsMailing  
Information

Payment

Help

## Services

## Registration Services

Financing Statement

Change Statement

Discharge Statement

Global Change

## Search Services

Individual Debtor

Business Debtor

Registration Number

Serial Number

Document Copies

## Other Services

Fees

Party Code

Registration History

Contact Us

eRegistration

Land Titles Online

Plan Deposit

Submission

Title Check

Account Information

## Search by Business Debtor

Date: 2020-11-19  
Time: 4:02:24 PM  
Transaction Number: 10257525517  
User ID: Laura Leigh Buley

Business Name: 5448124 Manitoba Ltd.

Account Balance: \$7,870.00

**1 exact match was found.****0 similar matches were found.**

## EXACT MATCHES

| Business Debtor Name                     | No. of Registrations |
|------------------------------------------|----------------------|
| 1. <a href="#">5448124 MANITOBA LTD.</a> | 1                    |

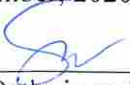
**1. 5448124 MANITOBA LTD.****1.1 5448124 MANITOBA LTD.: Registration 201504632801 (2015-03-19 3:32:58 PM)**

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Registered under</b>                                | The Personal Property Security Act                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Expiry Date (YYYY-MM-DD)</b>                        | 2035-03-19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Debtor Address</b>                                  | 902-388 PORTAGE AVENUE<br>WINNIPEG, MB<br>CANADA R3C 0C8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Secured Parties<br/>(party code, name, address)</b> | CAMERON STEPHENS FINANCIAL CORPORATION<br>C/O CAMERON STEPHENS MORTGAGE CAPITAL LTD., 25 ADELAIDE ST. E., SUITE 600<br>TORONTO, ON<br>CANADA M5C 3A1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>General Collateral Description</b>                  | <p>*The security interest is taken in all of the debtor's present and after-acquired personal property.</p> <p>1. GENERAL ASSIGNMENT OF RENTS AND LEASES<br/>A GENERAL ASSIGNMENT OF RENTS AND LEASES WHEREBY THE DEBTOR HAS ASSIGNED TO THE SECURED PARTY ALL RENTS, ISSUES, PROFITS, INCOME AND REVENUE OF AND FROM THE LAND HEREINAFTER DESCRIBED NOW DUE OR PAYABLE OR WHICH SHALL FROM TIME TO TIME AT ANY TIME THEREAFTER BECOME DUE AND PAYABLE UNDER OR BY VIRTUE OF ANY AND EVERY DEMISE OR LEASE OR AGREEMENT FOR THE USE OR OCCUPANCY OF THE LAND HEREINAFTER DESCRIBED OR ANY PART THEREOF, WHETHER WRITTEN OR VERBAL OR OF ANY AND EVERY OCCUPANCY OF SAID LAND OR ANY PART THEREOF NOW EXISTING OR WHICH SHALL HEREAFTER EXIST AT ANY TIME PRIOR TO DUE PAYMENT TO THE SECURED PARTY OF ALL PRINCIPAL, INTEREST AND OTHER MONIES PAYABLE UNDER AND SECURED BY OR TO BECOME PAYABLE UNDER AND SECURED BY A CERTAIN REAL PROPERTY MORTGAGE SECURING THE PROPERTY COMMONLY KNOWN AS 519 BURNELL STREET, WINNIPEG, MANITOBA, AND LEGALLY DESCRIBED AS -<br/>PARCEL 1-<br/>LOTS 42 TO 47 BLOCK 3 PLAN 775 WLTO IN RL 65 PARISH OF ST JAMES<br/>PARCEL 2-<br/>SP LOT 28 PLAN 33661 WLTO IN RL 63 TO 65 PARISH OF ST. JAMES</p> <p>OR ANY PART THEREOF, TOGETHER WITH ALL BENEFITS AND ADVANTAGES TO BE DERIVED FROM ANY AND ALL OF THE RIGHTS AND REMEDIES EXERCISABLE BY THE SECURED PARTY FROM TIME TO TIME IN RESPECT OF ANY AND EVERY SUCH DEMISE, LEASE, AGREEMENT OR POSSESSION, AS COLLATERAL SECURITY FOR THE PAYMENT OF MONEYS FROM TIME TO TIME FALLING DUE UNDER A MORTGAGE FROM THE DEBTOR IN FAVOUR OF THE SECURED PARTY IN THE AMOUNT OF \$9,425,000.00, SAID ASSIGNMENT TO BE EFFECTIVE IMMEDIATELY UPON DEFAULT BY THE DEBTOR UNDER THE TERMS OF SAID MORTGAGE IN FAVOUR OF THE SECURED PARTY.</p> <p>2. SECURITY AGREEMENT<br/>ALL APPLIANCES, FURNISHINGS, FIXTURES, PLANT, MACHINERY, IMPROVEMENTS AND EQUIPMENT, AND ALL ACCRETIONS THERETO AND REPLACEMENTS OR SUBSTITUTIONS THEREOF FROM TIME TO TIME SITUATE AT OR LOCATED UPON THE PROPERTY COMMONLY KNOWN AS 519 BURNELL STREET, WINNIPEG, MANITOBA AND LEGALLY DESCRIBED AS-<br/><br/>PARCEL 1-</p> |

|                                                                                                                                                                                                                                                                                                                                            |                           |                                |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------|----------------|
| LOTS 42 TO 47 BLOCK 3 PLAN 775 WLTO IN RL 65 PARISH OF ST JAMES<br>PARCEL 2-<br>SP LOT 28 PLAN 33661 WLTO IN RL 63 TO 65 PARISH OF ST. JAMES<br><br>INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE<br>FOLLOWING-<br>ALL HEATING, VENTILATION AND AIR CONDITIONING EQUIPMENT, ALL FRIDGES,<br>STOVES AND HOT WATER TANKS. |                           |                                |                |
| <a href="#">Back to Top</a>                                                                                                                                                                                                                                                                                                                |                           |                                |                |
| <b>END OF EXACT MATCHES</b>                                                                                                                                                                                                                                                                                                                |                           |                                |                |
| <b>Additional Options:</b>                                                                                                                                                                                                                                                                                                                 |                           |                                |                |
| To request Printed Search Results or Printed Registered Documents, please select the "Print Requests" tab.<br>To start a new search, please select the "New Search" button:                                                                                                                                                                |                           |                                |                |
| <div>New Search</div>                                                                                                                                                                                                                                                                                                                      |                           |                                |                |
| <b>Search<br/>Results</b>                                                                                                                                                                                                                                                                                                                  | <b>Print<br/>Requests</b> | <b>Mailing<br/>Information</b> | <b>Payment</b> |

[Printer Friendly Version](#)[Privacy](#)

This is **Exhibit "B"** referred to in the Affidavit of Laura Leigh Buley sworn before me at the City of Winnipeg, in the Province of Manitoba, this 25th day of November, 2020.

  
A Commissioner for Oaths in and for the Province of Manitoba.

My Commission Expires: April 14, 2022

## STATUS OF TITLE

Title Number **2291534/1**  
Title Status **Accepted**  
Client File **98665-1**



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

5448124 MANITOBA LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

LOTS 42 TO 47 BLOCK 3 PLAN 775 WLTO  
IN RL 65 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**  
Registration Number: **4597987/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: 5448124 MANITOBA LTD.  
To: CAMERON STEPHENS FINANCIAL CORPORATION

Amount: \$9,425,000.00  
Notes: No notes  
Description: No description

#### INSTRUMENTS THAT AFFECT THIS INSTRUMENT

| <u>Registration Number</u> | <u>Instrument Type</u> | <u>Status</u> |
|----------------------------|------------------------|---------------|
| 4652671/1                  | Amending Agreement     | Accepted      |

Instrument Type: **Caveat**  
Registration Number: **4597988/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: BY AGENT: JONATHAN GOLDENBERG

Amount:  
Notes: No notes  
Description: GENERAL ASSIGNMENT OF RENTS AND LEASES

---

Instrument Type: **Personal Property Security Notice**  
Registration Number: **4597989/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: BY AGENT: JONATHAN GOLDENBERG

Amount:  
Notes: No notes  
Description: INTEREST EXPIRES: 2035/03/19

---

Instrument Type: **Notice**  
Registration Number: **4611029/1**  
Instrument Status: **Accepted**

Registration Date: 2015-06-08  
From/By: DIRECTOR OF RESIDENTIAL TENANCIES, PROVINCE OF MANITOBA  
To:

Amount:  
Notes: No notes  
Description: REHABILITATION SCHEME NOTICE

---

Instrument Type: **Amending Agreement**  
Registration Number: **4652671/1**  
Instrument Status: **Accepted**

Registration Date: 2015-09-30  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: 5448124 MANITOBA LTD.

Amount:  
Notes: No notes  
Description: No description

---

Instrument Type: **Caveat**  
Registration Number: **4664175/1**  
Instrument Status: **Accepted**

Registration Date: 2015-11-03  
From/By: GRANT THORNTON LIMITED  
To: DAVID R.M. JACKSON AS AGENT

Amount:  
Notes: No notes  
Description: EQUITABLE MORTGAGE - ORDER ATTACHED

---

**3. ADDRESSES FOR SERVICE**

5448124 MANITOBA LTD.  
1 - 1549 ST. MARY'S ROAD  
WINNIPEG, MB.  
R2M 5G9

5448124 MANITOBA LTD  
C/O 902 - 388 PORTAGE AVENUE  
WINNIPEG MB  
R3C 0C7

**4. TITLE NOTES**

ADDRESS FOR SERVICE ADDED BY VIRTUE OF MORTGAGE NO. 4257156/1  
2012/08/20 GK

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2233437/1 All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Transfer Of Land**  
Registration Number: **3598222/1**

Registration Date: 2008-04-09  
From/By: 5307296 MANITOBA LTD.  
To: 5448124 MANITOBA LTD.  
Consideration: \$450,000.00

---

**10. LAND INDEX**

Lot 42 Block 3 Plan 775  
RL 65 JA

Lot 43 Block 3 Plan 775  
RL 65 JA

Lot 44 Block 3 Plan 775  
RL 65 JA

Lot 45 Block 3 Plan 775  
RL 65 JA

Lot 46 Block 3 Plan 775  
RL 65 JA

Lot 47 Block 3 Plan 775  
RL 65 JA

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2291534/1**

This is **Exhibit "C"** referred to in the Affidavit of Laura Leigh Buley sworn before me at the City of Winnipeg, in the Province of Manitoba, this 25th day of November, 2020.

  
A Commissioner for Oaths in and for the Province of Manitoba.

My Commission Expires: April 14, 2022

## STATUS OF TITLE

Title Number **2291538/1**  
Title Status **Accepted**  
Client File **98665-1**



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

5448124 MANITOBA LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

SP LOT 28 PLAN 33661 WLTO  
IN RL 63 TO 65 PARISH OF ST JAMES

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**  
Registration Number: **4597987/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: 5448124 MANITOBA LTD.  
To: CAMERON STEPHENS FINANCIAL CORPORATION

Amount: \$9,425,000.00  
Notes: No notes  
Description: No description

#### INSTRUMENTS THAT AFFECT THIS INSTRUMENT

| <u>Registration Number</u> | <u>Instrument Type</u> | <u>Status</u> |
|----------------------------|------------------------|---------------|
| 4652671/1                  | Amending Agreement     | Accepted      |

Instrument Type: **Caveat**  
Registration Number: **4597988/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: BY AGENT: JONATHAN GOLDENBERG

Amount:  
Notes: No notes  
Description: GENERAL ASSIGNMENT OF RENTS AND LEASES

---

Instrument Type: **Personal Property Security Notice**  
Registration Number: **4597989/1**  
Instrument Status: **Accepted**

Registration Date: 2015-04-29  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: BY AGENT: JONATHAN GOLDENBERG

Amount:  
Notes: No notes  
Description: INTEREST EXPIRES: 2035/03/19

---

Instrument Type: **Amending Agreement**  
Registration Number: **4652671/1**  
Instrument Status: **Accepted**

Registration Date: 2015-09-30  
From/By: CAMERON STEPHENS FINANCIAL CORPORATION  
To: 5448124 MANITOBA LTD.

Amount:  
Notes: No notes  
Description: No description

---

Instrument Type: **Caveat**  
Registration Number: **4664175/1**  
Instrument Status: **Accepted**

Registration Date: 2015-11-03  
From/By: GRANT THORNTON LIMITED  
To: DAVID R.M. JACKSON AS AGENT

Amount:  
Notes: No notes  
Description: EQUITABLE MORTGAGE - ORDER ATTACHED

---

**3. ADDRESSES FOR SERVICE**

5448124 MANITOBA LTD.  
1 - 1549 ST. MARY'S ROAD  
WINNIPEG, MB.  
R2M 5G9

5448124 MANITOBA LTD  
C/O 902 - 388 PORTAGE AVENUE  
WINNIPEG MB  
R3C 0C7

**4. TITLE NOTES**

ADDRESS FOR SERVICE ADDED BY VIRTUE OF MORTGAGE NO. 4257156/1  
2012/08/20 GK

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2233441/1          All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

## 9. ORIGINATING INSTRUMENTS

|                      |                         |
|----------------------|-------------------------|
| Instrument Type:     | <b>Transfer Of Land</b> |
| Registration Number: | <b>3598222/1</b>        |
| Registration Date:   | 2008-04-09              |
| From/By:             | 5307296 MANITOBA LTD.   |
| To:                  | 5448124 MANITOBA LTD.   |
| Consideration:       | \$450,000.00            |

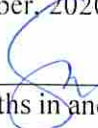
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## 10. LAND INDEX

Lot 28 Plan 33661

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2291538/1

This is **Exhibit "D"** referred to in the Affidavit of Laura Leigh Buley sworn before me at the City of Winnipeg, in the Province of Manitoba, this 25th day of November, 2020.

  
A Commissioner for Oaths in and for the Province of Manitoba.

My Commission Expires: April 11, 2022



Tourism, Culture, Heritage, Sport and Consumer Protection  
Residential Tenancies Branch  
302 - 254 Edmonton Street, Winnipeg, Manitoba, Canada R3C 3Y4  
T 204-945-2476 F 204-945-6273 www.manitoba.ca/rtb

Rehabilitation Scheme Notice

Section 135.1 The Residential Tenancies Act (C.C.S.M. c. R119)

Section 135.1 of *The Residential Tenancies Act* allows the director of residential tenancies to submit for registration in the appropriate land titles office a notice that the land on which a residential complex is located is the subject of an order under section 134 of the Act approving a rehabilitation scheme.

TAKE NOTICE that the land commonly known as

519 Burnell Street in the City/Municipality

of Winnipeg and described on certificate of title number 2291534/1 as:

is the subject of an order approving a rehabilitation scheme. That order was made on April 13, 2015.

LOTS 42 TO 47 BLOCK 3 PLAN 775 WLTO

IN RL 65 PARISH OF ST JAMES

AND FURTHER TAKE NOTICE that, pursuant to section 7(2)(b) of *The Condominium Act*, a declaration and plan must not be registered in respect of this land until this notice has lapsed or been discharged. The registration of this notice lapses four years after the date on which the order was made.

Dated at the City of Winnipeg, this 4th day of June, 2015.

  
Director, Residential Tenancies, Province of Manitoba (or delegate)

For further information about this notice, contact the Residential Tenancies Branch at 204-945-2476.

| LAND TITLES OFFICE USE ONLY                                           |                                                                                     |                                    |                                                                                       |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| SEE ATTACHED LETTER/FAX/ADDITIONAL EVIDENCE FOR BOX(ES) _____         |                                                                                     |                                    |                                                                                       |
| Set for acceptance                                                    |  | Fee                                |  |
| Examined by:                                                          |  | Fee adjustment                     |  |
| Fees checked                                                          |  | <input type="checkbox"/> Extra Fee | <input type="checkbox"/> Refund                                                       |
| <div>JUN 08 2015</div> <div>LAND TITLES OFFICE<br/>WINNIPEG, MB</div> |                                                                                     | Registration No.                   |                                                                                       |
|                                                                       |                                                                                     | 4611029 /                          |                                                                                       |



Tourism, Culture, Heritage, Sport and Consumer Protection

Residential Tenancies Branch

302 - 254 Edmonton Street, Winnipeg, Manitoba, Canada R3C 3Y4

T 204-945-2476 F 204-945-6273 [www.manitoba.ca/rtb](http://www.manitoba.ca/rtb)

June 4, 2015

Winnipeg Land Titles Office  
276 Portage Avenue  
Winnipeg, Manitoba R3C 0B6

Dear Sir/Madam:

In accordance with Section 135.1(2) of the Residential Tenancies Act, the Branch is submitting for registration with your office notice that the complex located at 519 Burnell Street, Winnipeg, Manitoba has been granted an exemption from Part 9 of *The Residential Tenancies Act* effective June 1, 2014.

Yours truly,

J. Halldorson

Residential Tenancies Officer

Phone: 204-945-5722

Toll Free: 800-782-8403

Fax: 204-945-6273

E-mail: [Janet.Halldorson@gov.mb.ca](mailto:Janet.Halldorson@gov.mb.ca)

This is **Exhibit "E"** referred to in the Affidavit of Laura Leigh Buley sworn before me at the City of Winnipeg, in the Province of Manitoba, this 25th day of November, 2020.

  
A Commissioner for Oaths in and for the Province of Manitoba.

My Commission Expires: April 14, 2022

**Confirmation Letter / Lettre de confirmation****Teranet Collateral Management Solutions Corporation / Teranet Solutions de gestion des garanties**

Suite 200, 4126 Norland Avenue, Burnaby, BC V5G 3S8

Authorized Section 427 Bank Act Registrar / Bureau d'enregistrement autorisé conformément à l'article 427 de la  
*Loi sur les banques.*Taylor McCaffrey  
2200-201 Portage Avenue  
Winnipeg, Manitoba  
R3B 3L3

2020/11/19 03:44 PM PST

Ref / Objet: 04873516 98665-1

Tel/Tél: 1-204-988-0388

Fax/Télécopie: 1-204-957-0945

Attn: David R M Jackson  
Acct# 1358

Dear Sir / Madam

Monsieur / Madame

Re: Bank Act Security - Section 427

Objet: Garanties données en vertu de la Loi sur les banques -  
article 427We have processed your request(s) and hereby confirm  
the following results: (\*see below).Nous avons donné suite à votre (vos) demande(s) et nous  
vous faisons part des résultats suivants: (\* voir ci-dessous).

Reference

Reference

(2) A search has been made of the notice of intention  
under the Bank Act registered in the province of  
Manitoba. As at the date and time above, our records  
indicate the following.(2) Nous avons examiné les préavis qui se rapportent aux  
garanties données en vertu de la Loi sur les banques et qui  
sont enregistrés pour la province de: Manitoba. À la date et à  
l'heure indiquées ci-dessus.

Your search for the company

Votre recherche pour la société

5448124 Manitoba Ltd.

5448124 Manitoba Ltd.

returns the following results:

révèle les résultats suivants:

(2) No matches were found / Aucune donnée correspondante au registre



For Registrar / Pour le Régistrare

We acknowledge receipt of fees as follows:

Nous accusons réception des droits prescrits dont les  
montants s'établissent comme suit:

| Type | Fee   | GST/HST | Quantity | TOTAL | Receipt No.    |
|------|-------|---------|----------|-------|----------------|
| Type | Tarif | TPS/TVH | Quantité | TOTAL | Numéro du reçu |

|     |        |        |   |        |                     |
|-----|--------|--------|---|--------|---------------------|
| (2) | \$8.00 | \$0.00 | 1 | \$8.00 | 04873516 - C-R-SN-F |
|-----|--------|--------|---|--------|---------------------|

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\$8.00

GST-HST / TPS-TVH #: 713 901 494 RT0001