

CERTIFICATE OF TITLE

Yukon • Canada



FEE SIMPLE

Yukon Land Registration District • Land Titles Office

Title #: 100005398
Title Status: Active
Parcel Value: \$5,219,544.32
Title Value: \$5,219,544.32
Last Title Transfer Value: \$5,219,544.32
Converted Title #: 2006Y0455
Previous Title #: 2006Y0455
Title Creation Packet: 100008795

As of: 14 Sep 2021 15:34:15.000
Last Amendment Date: 30 Jul 2020 15:31:10.747
Issued: 31 Dec 2019 15:15:01.317
Community: City of Whitehorse
CLSR #: 72183
Grant #: N/A
Parcel Type: Surface Parcel
Parcel Class: Unknown

This is to certify that

NORTHERN VISION DEVELOPMENT CORP

is the [registered owner](#) of an [estate in fee simple](#) in

Legal Land Description:

Parcel #100006850; or
Lot 13 Block 35, City of Whitehorse, YT, Plan No. 89-97

[Subject to the encumbrances](#), liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the Register.

Mailing Address:

Owner Name:

NORTHERN VISION DEVELOPMENT CORP
Client #: 100009628

Address:

4-1114 1ST Avenue, WHITEHORSE, Yukon Territory, Canada,
Y1A1A3

Registrar's Notes: REMAINDER;

This certificate is to be read subject to the provisions of section 59 of the Land Titles Act, 2015 SY 2015, c.10 and may be affected by sections 11-14 and 17 of the Territorial Lands (Yukon) Act SY 2003, c.17.

Registered Interests:

Interest #: 100017964
Interest Type: CNV Caveat
Value: N/A
Registration Date: 11 Dec 2012 00:34:56.590
Amendment Date: 03 Jun 2020 08:32:20.280
Assignment Date: N/A
Expiry Date: N/A
Converted Instrument #: 209659
Interest Register #: 100014017

Holder:
BUSINESS DEVELOPMENT BANK OF CANADA
N/A, Yukon
Canada
Client #: 100007604

Interest #: 100166666
Interest Type: CNV Mortgage
Value: \$20,000,000.00
Registration Date: 16 May 2016 00:37:22.000
Amendment Date: 30 Jul 2020 13:54:11.627
Assignment Date: N/A
Expiry Date: N/A
Converted Instrument #: 224178
Interest Register #: 100012868

Holder:
BUSINESS DEVELOPMENT BANK OF CANADA
N/A, Yukon
Canada
Client #: 100007604

Interest #: 100167139
Interest Type: CNV Mortgage Amendment
Value: \$25,000,000.00
Registration Date: 25 Feb 2019 00:39:25.000
Amendment Date: 30 Jul 2020 15:31:10.713
Assignment Date: N/A
Expiry Date: N/A
Converted Instrument #: 236566
Interest Register #: 100016312

Holder:
BUSINESS DEVELOPMENT BANK OF CANADA
N/A, Yukon
Canada
Client #: 100007604



Registrar

Glossary of Certificate of Title Terms

Certificate of Title: A certificate of title is a government issued certificate of ownership of either surface rights or mineral rights to a certain titled parcel of land. The parcel of land described in the certificate is defined by the registered survey plan. Each parcel of fee simple titled land and each condominium unit has its own certificate of title. In addition, certificates of title may be issued for leasehold interests, life estate interests and an eligible First Nation's Settlement Lands. Some certificates of title contain both surface and mineral rights, especially in the oldest settled areas of the territory. Most of the time, however, the certificate is for surface rights only. A certificate of title may only be issued by the Yukon Registrar of Land Titles.

Title #: The record number assigned by the electronic registry to the Certificate of Title.

Title Status: Indicates whether the Title is Active, Cancelled, or Withdrawn. An active certificate of title is evidence that the owner named in the certificate is entitled to the estate or interest described in the certificate for the land described in the certificate, subject to the encumbrances recorded on the certificate and other reservations or exceptions described in legislation. A cancelled Title is part of the record of the parcel's history. A Title with a status of 'withdrawn' means that the parcel has been withdrawn from the jurisdiction of the Registrar of Land Titles and is no longer a titled parcel.

Parcel Value: The declared value of the entire parcel of land listed in the transfer documents when the Title was transferred to the current registered owner of the Title.

Title Value: The declared value of the registered owner's fee simple interest. This value is not necessarily the value of a 100% interest in the parcel.

Last Title Transfer Value: The value listed in the transfer documents when the Title was transferred to the current registered owner of the Title.

Converted Title #: The last Title number recorded before the Certificate of Title was converted from paper form to electronic form.

Previous Title #: The record number of the Title that was cancelled to create the current Title.

Issued: The date and time the Title was issued in the name of the current registered owner.

Community: If the parcel is located with an organized municipality, the community where the parcel is located.

Title Creation Packet: The number assigned by the electronic registry when a bundle of documents is submitted for registration.

As of: The date that this copy of the Title was produced by the electronic registry. Every copy of a Title produced by the electronic registry is certified as a true copy under the signature and seal of the Registrar of Land Titles.

Last Amendment Date: The date of the last registration affecting the Title, or the date of conversion of the Title from a paper document to an electronic document.

CLSR #: The Surveyor General's Branch of Natural Resources Canada assigns the Canada Lands Survey Number.

Grant #: A Grant, Patent or Notification is the document issued by Government of Canada, or Commissioner of Yukon or an eligible Yukon First Nation that created the first Title for the parcel.

Parcel Type: Indicates whether the parcel is a surface lot or a unit in a condominium development.

Parcel Class: The Parcel Class determines the rules that apply to the transfer of the parcel. Different rules apply to different Parcel Classes.

Registered owner: The owner of the interest shown on the Title. This person is not necessarily the owner of a fee simple interest, or a 100% interest, or the only owner of the parcel.

An "estate in fee simple": Describes the type of legal rights and interests the registered owner has in the parcel. These rights could be "in fee simple", the highest interest any owner may have under government, or "a leasehold estate" if the registered owner is a tenant under a registered lease, or "a life estate" or "estate for life", if the registered owner of the fee simple estate has granted an interest to someone for that person's or another person's lifetime.

Subject to any encumbrances: Encumbrances are interests registered against the registered owner's interest in the land and could include mortgages, easements, builder's liens and other financial or non-financial charges.

Mailing Address: Recorded from either the last transfer registered, or from a request to change address submitted by the registered owner. It is not necessarily the civic or street address of the parcel. The Land Titles Office is not responsible for ensuring that this address is accurate or up-to-date.

Legal Land Description (or "LLD"): A Parcel # is assigned by the electronic registry to each parcel. A Title can't be issued for more than one parcel. The Lot, Block and Plan helps to locate the parcel on a survey plan. The LLD may also include any additional information in Registrar's Notes (such as "the North ½ of Lot 13"). When submitting a document to the Land Titles Office for registration, you can list the Parcel # or the lot, block and plan number, you do not need to list both.

Registrar's Notes: These notes are commonly used to show additional information about the parcel (such as "the North ½ of Lot 13"). This information must be included when using the lot, block and plan number in any document submitted for registration but is not necessary when using the Parcel # alone.

References to legislation: Every Title is issued subject to certain restrictions, reservations and exceptions, described in Yukon legislation and in eligible First Nation government's final agreements.

Interest #: Used to identify the interest registered against the Title when the interest is registered across multiple titles. Documents registered against Titles are called “instruments”.

Holder: Holds the interest and all the rights, entitlements and obligations described in the instrument.

Interest Type: Type of document used to register the interest. “CNV” means the interest was registered before the electronic registry was created.

Expiry Date: Date the registration expires. Most interests do not expire, they must be cancelled by registration of a discharge in the Land Titles Office.

Value: Principal amount or face value on the registered instrument.

Converted Instrument #: If the instrument was registered before December 2, 2019 (before the electronic registry was created) this is the registration number that was assigned.

Registration Date: The date the instrument was registered against the Title.

Interest Register #: The parent number of the instrument. The Interest Register number is the same on each Title, no matter how many Titles the instrument is registered against, and the Interest # will be different on each Title. Every registered instrument will be assigned an Interest Register # and an Interest # even if registered only against one Title. Use of the Interest Register # allows an interest to be discharged from many Titles without having to list the LLD or Interest # for each parcel.

Amendment Date: The date an amendment to the instrument was registered against the Title.