

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

TO: LEDCOR CONSTRUCTION LTD.
EPCOR TOWER PROJECT
9920 - 104 AVENUE
EDMONTON, ALBERTA T5J 2X1

- RE:**
- PLAN A, BLOCK 7, LOT 7 (C. of T. 002 378 100 +5)
 - PLAN A, BLOCK 7, PART OF LOT 8 (C. of T. 002 378 100 +5)
 - PLAN A, BLOCK 7, PART OF LOT 8 (C. of T. 002 378 100 +6)
 - PLAN A, BLOCK 7, PART OF LOT 9 (C. of T. 002 378 099 +1)
 - PLAN A, BLOCK 7, PART OF LOT 9 (C. of T. 002 378 099 +1)
 - PLAN A, BLOCK 7, PART OF LOT 10 (C. of T. 002 378 099 +1)
 - PLAN A, BLOCK 7, PART OF LOT 10 (C. of T. 002 378 100 +9)
 - PLAN A, BLOCK 7, PART OF LOT 13 (C. of T. 002 378 100 +1)
 - PLAN A, BLOCK 7, LOT 14 (C. of T. 002 378 100 +1)
 - PLAN A, BLOCK 7, LOT 15 (C. of T. 002 378 100 +1)
 - PLAN A, BLOCK 7, LOT 16 (C. of T. 002 378 100 +2)
 - PLAN A, BLOCK 7, LOT 17 (C. of T. 002 378 100 +3)
 - PLAN A, BLOCK 7, PART OF LOT 18 (C. of T. 002 378 100 +4)
 - PLAN A, BLOCK 7, PART OF LOT 22 (C. of T. 002 378 099 +3)
 - PLAN A, BLOCK 7, LOT 23 (C. of T. 002 378 099 +3)
 - PLAN A, BLOCK 7, PART OF LOT 24 (C. of T. 002 378 099 +2)
 - PLAN A, BLOCK 8, LOT 7 (C. of T. 002 378 099)
 - PLAN A, BLOCK 8, PART OF LOT 8 (C. of T. 002 378 099)
 - PLAN A, BLOCK 8, PART OF LOT 9 (C. of T. 002 378 100 +8)
 - PLAN A, BLOCK 8, PART OF LOT 12 (C. of T. 002 378 100 +10)
 - PLAN A, BLOCK 8, LOT 13 (C. of T. 002 378 100 +10)
 - PLAN A, BLOCK 7, PART OF LANE (C. of T. 002 378 100 +7)
 - PLAN A, PART OF 98 STREET (C. of T. 002 378 100 +14)
 - PLAN A, PART OF LANE (C. of T. 002 378 100 +15)
 - PLAN A, PART OF 98 STREET (C. of T. 002 378 100 +16)
 - PART OF RAILWAY PLAN CNR 9 (C. of T. 002 378 100 +11)
 - PLAN 4812 NY, LOT 98B (C. of T. 002 148 146)
 - PLAN 6384 MC, PART OF LOT 97 (C. of T. 002 148 146 +1)
 - PART OF RAILWAY PLAN 7690 S (C. of T. 002 378 100)
 - PART OF RAILWAY PLAN 802 3040 (C. of T. 002 148 146 +2)
 - PLAN 922 1522, BLOCK 8, LOT 15A (C. of T. 002 378 100 +12)
 - PLAN 922 2422, BLOCK 8, LOT 16A (C. of T. 002 378 100 +13)

CITY OF EDMONTON

DATE OF SURVEY: FROM MARCH 19, 2008 TO MAY 13, 2009
DATE OF TITLE SEARCH: MAY 11th, 2009

- NOTES:**
- Distances are expressed in metres and decimals thereof.
 - Bearings are NAD83 31M 114° W. Longitude.
 - ©Hamilton & Olsen Surveys Ltd., 2009
- LEGEND:**
- Alberta Survey Control Markers are shown thus
 - Statutory Iron Posts found are shown thus
 - Lead Plugs found are shown thus
 - Property Boundaries Outlined thus
 - GPS Traverse lines are shown thus
 - FNE denotes Found No Evidence.
 - Building foundations are shown thus
 - Building foundation encroachments are shown thus

CERTIFICATION

I hereby certify that this report, which includes this plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that

- the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property, except as shown on Plan;
- no visible encroachments exist on the property from any improvements situated on an adjoining property, except as shown on Plan;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of property;

PURPOSE: This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a progress claim. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

This plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Edmonton, Alberta
 this 15th day of May, 2009

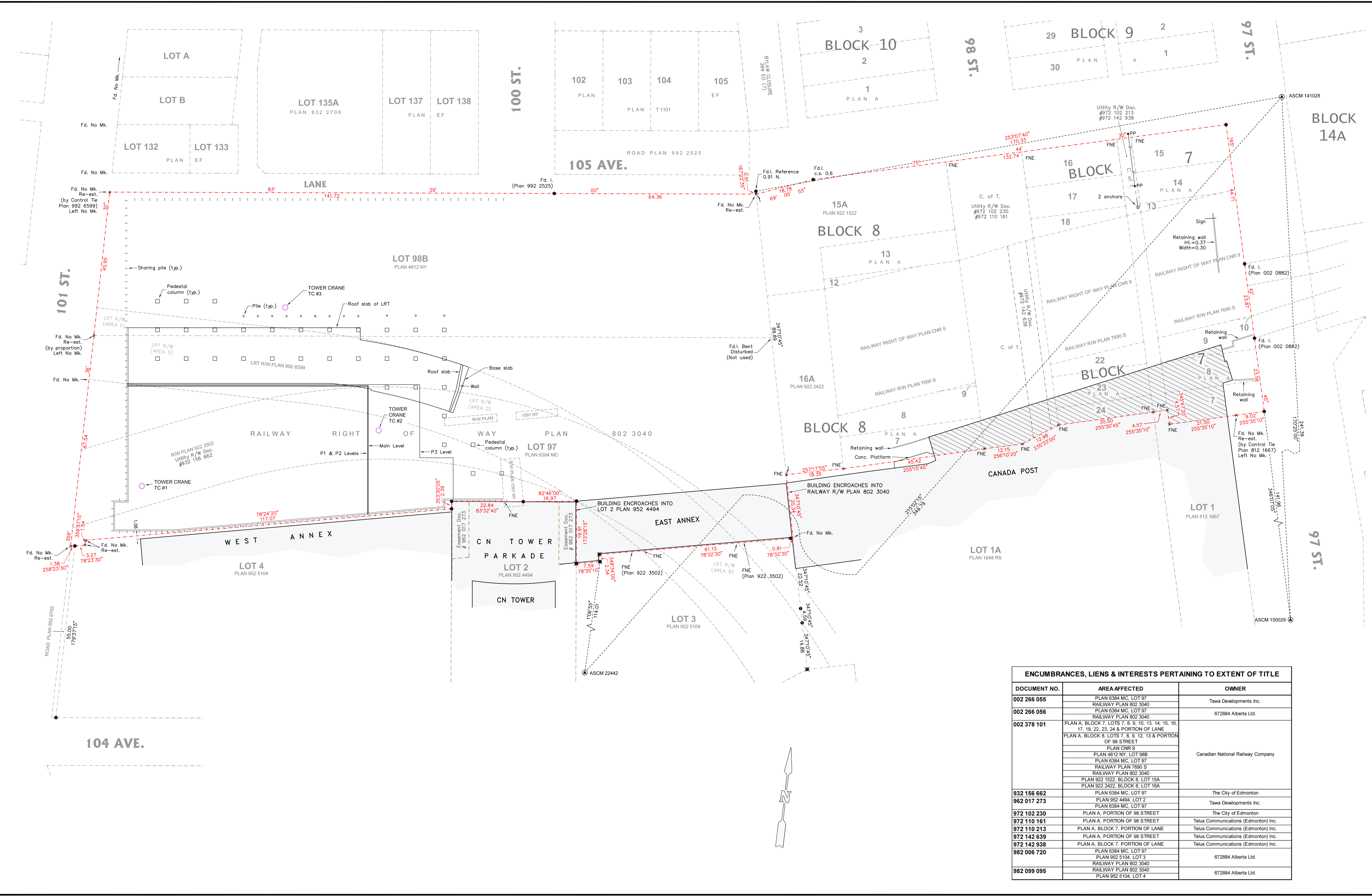
DOUG NEUFELD - ALBERTA LAND SURVEYOR
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Date: May 15, 2009

SCALE = 1 : 500

HAMILTON & OLSEN SURVEYS LTD
 EDMONTON, ALBERTA - Ph. 465-7111
 W.S. 08088 FILE No. 08088R01.DWG
 FNB 2029-1/2, 2015-12/13, 19/20, 28/31,
 33/34, 38/41, 47/48, 2015-39/44 D.M. N.A.



ENCUMBRANCES, LIENS & INTERESTS PERTAINING TO EXTENT OF TITLE

DOCUMENT NO.	AREA AFFECTED	OWNER
002 266 055	PLAN 6384 MC, LOT 97 RAILWAY PLAN 802 3040	Tawa Developments Inc.
002 266 056	PLAN 6384 MC, LOT 97 RAILWAY PLAN 802 3040	672884 Alberta Ltd.
002 378 101	PLAN A, BLOCK 7, LOTS 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 22, 23, 24 & PORTION OF LANE PLAN A, BLOCK 8, LOTS 7, 8, 9, 12, 13 & PORTION OF 98 STREET PLAN CNR 9 PLAN 4812 NY, LOT 98B PLAN 6384 MC, LOT 97 RAILWAY PLAN 7690 S RAILWAY PLAN 802 3040 PLAN 922 1522, BLOCK 8, LOT 15A PLAN 922 2422, BLOCK 8, LOT 16A	Canadian National Railway Company
932 156 662	PLAN 6384 MC, LOT 97	The City of Edmonton
962 017 273	PLAN 952 4494, LOT 2 PLAN 6384 MC, LOT 97	Tawa Developments Inc.
972 102 230	PLAN A, PORTION OF 98 STREET	The City of Edmonton
972 110 161	PLAN A, PORTION OF 98 STREET	Telus Communications (Edmonton) Inc.
972 110 213	PLAN A, BLOCK 7, PORTION OF LANE	Telus Communications (Edmonton) Inc.
972 142 639	PLAN A, PORTION OF 98 STREET	Telus Communications (Edmonton) Inc.
972 142 938	PLAN A, BLOCK 7, PORTION OF LANE	Telus Communications (Edmonton) Inc.
982 006 720	PLAN 6384 MC, LOT 97 PLAN 952 5104, LOT 3 RAILWAY PLAN 802 3040	672884 Alberta Ltd.
982 099 095	PLAN 952 5104, LOT 4 RAILWAY PLAN 802 3040	672884 Alberta Ltd.