CAVEAT

T⊋ the Registrar of the North Alberta Land Registration District

TAKE NOTICE that EDMONTON SCANDINAVIAN CENTRE ASSOCIATION of the City of Edmonton in the Province of Alberta claims an interest as a Lender and Encumbrancee pursuant to a Loan and Participation Agreement made in writing dated September 11, 2006 between DUTCH CANADIAN CLUB (EDMONTON), as Encumbrancor and EDMONTON SCANDINAVIAN CENTRE ASSOCIATION as Encumbrancee, particulars of which Loan and Participation Agreement are attached hereto and is in respect of the the land legally described as follows:

PLAN 425RS BLOCK 10 LOT 2A EXCEPTING THEREOUT ALL MINES AND MINERALS

Being lands described in Certificate of Title Number 902 219 086 in the register in the name of DUTCH CANADIAN CLUB (EDMONTON), and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or Certificate of Title, as the case may be, is expressed to be subject to my claim.

1 appoint ACKROYD LLP, Barristers and Solicitors, 1500 First Edmonton Place, 10665 Jasper Avenue, at the City of Edmonton, in the Province of Alberta, T5J 3S9, as the place at which notice of proceedings relating hereto may be served.

DATED this 27 day of November, 2006.

| EDMONTON SEAMPINAVIAN CENTRE ASSOCIATION |
|--|
| Per: |
| DONALD MELIN |

CANADA ∠I, DONALD MELIN, of the City of Edmonton, in the Province of PROVINCE OF ALBERTA Alberta, MAKE OATH AND SAY: TO WIT:

THAT I am agent for the above-named Caveator. 1.

THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN BEFORE ME at the City of Edmonton, in the Province of Alberta, this 27 day of November, 2006.

A Commissioner for Oaths in and the Province of Alberta.

EDWARD PIASTA

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