



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0022 493 142 4;28;38;1;NW 142 130 301

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 38
SECTION 1

ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY THE WATERS OF RED DEER RIVER, AS SHOWN ON A PLAN OF SURVEY OF
THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 13TH DAY OF AUGUST A.D. 1884
CONTAINING 57.7 HECTARES (142.50 ACRES) MORE OR LESS
EXCEPTING THEREOUT: (A) 1.68 HECTARES (4.14 ACRES) MORE OR LESS, AS SHOWN
ON ROAD LPAN 6184 C.L.

(B) ALL THAT PORTION OF SAID QUARTER SECTION WHICH LIES WEST OF ROAD PLAN
6184 C.L. AND SOUTH OF A LINE DRAWN WESTERLY AND PARALLEL TO THE SOUTH
BOUNDARY OF THE SAID QUARTER SECTION THROUGH I.P.P.R. 29, AS SHOWN ON ROAD
PLAN AFORESAID, CONTAINING 1.65 HECTARES (4.07 ACRES) MORE OR LESS

(C) 0.073 HECTARES (0.18 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 471 N.Y.

(D) 8.65 HECTARES (21.37 ACRES) MORE OR LESS, AS SHOWN ON SUBDIVISION PLAN
762 1806

(E) 2.923 HECTARES (7.22 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 842 1869

(F) ALL THAT PORTION OF SAID QUARTER SECTION WHICH LIES SOUTH EAST OF THE
SOUTH EAST LIMITS OF ROAD LPANS 6184 C.L. AND 471 N.Y. AND WHICH LIES NORTH
OF THE NORTH WEST LIMIT OF ROAD PLAN 842 1869, CONTAINING 2.16 HECTARES
(5.34 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 022 457 851

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

142 130 301 06/05/2014 TRANSFER OF LAND \$750,000 \$750,000

OWNERS

KATHLEEN GURNETT
OF BOX 10011
AIRDRIE
ALBERTA T4B 2B5

(CONTINUED)

AS TO AN UNDIVIDED 1/4 INTEREST

DONNA ARMSTRONG
OF BOX 207
YOUNGSTOWN
ALBERTA T0J 3P0

AS TO AN UNDIVIDED 1/4 INTEREST

WAYNE TOMALTY
OF 5915-94B AVENUE
EDMONTON
ALBERTA T6B 0Z5

AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
752 129 394	19/09/1975	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022180172) (DATA UPDATED BY: CHANGE OF ADDRESS 092057845)
852 160 461	31/07/1985	UTILITY RIGHT OF WAY GRANTEE - CROSSROADS GAS CO-OP LTD.
892 120 680	25/05/1989	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF CAVEAT 022180026) (DATA UPDATED BY: CHANGE OF ADDRESS 092056398)
962 007 933	09/01/1996	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN: 9525086 TAKES PRIORITY DATE OF CAVEAT 952059224 7-MAR-95

TOTAL INSTRUMENTS: 004

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF
DECEMBER, 2022 AT 10:20 A.M.

ORDER NUMBER: 46057359

CUSTOMER FILE NUMBER: clhbid/gk



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

892120680

ORDER NUMBER: 46059572

ADVISORY

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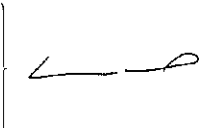
Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CANADA
PROVINCE OF ALBERTA
TO WIT:


I, WILLIAM K. STROUD
of the CITY of CALGARY
In the Province of Alberta, LAND AGENT
(Occupation)
MAKE OATH AND SAY:

1. THAT I am the agent for TransAlta Utilities Corporation, the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the CITY
of CALGARY
in the Province of Alberta, this 26
day of APRIL, A.D. 1989



A COMMISSIONER FOR OATHS
in and for the Province of Alberta



MARSHALL MCCARTHY
Commissioner for Oaths
Alberta
89

REGISTERED 1989 5 25
ADP/TDB/STP

Document N
Reference C
DATED
892120500
CAVEAT
904 OF 9056

TransAlta Utilities
Corporation

RE:

H4

Garpat

Ab

987/11/1988

Line #900L

ID#1

RIGHT-OF-WAY AMENDING AGREEMENT

THIS AMENDING AGREEMENT made this 26 day of April A.D. 1999.

BETWEEN: Lyle V. Fleming of Red Deer, in the Province of Alberta,
(hereinafter called the "Landowner")

- and -

TRANSALTA UTILITIES CORPORATION, (Successor in Title to CALGARY
POWER LTD.), a Corporation having its Head Office in the City of Calgary, in the
Province of Alberta
(hereinafter called the "Company")

WHEREAS the Landowner is the registered owner of the following lands:
NW Quarter of Section 1, Township 38, Range 28, West of the 4th Meridian
(hereinafter called the "Lands")

1. This Agreement amends the Right of Way Agreement granted to the Company and registered at Land Titles as Instrument #752129394 on the 19 day of September, 1975, and becomes effective the 15 day of November, 1989.
 2. The Consideration for this Agreement is \$1.00 paid to the Landowner by the Company and the agreement of the Company to pay Annual Compensation.
 3. The Company shall pay to the Landowner Annual Compensation on the following basis:
 - a) -----NINETY-----(\$90.00) DOLLARS for each structure(s) on Cultivated Lands within the Right-of-Way, and;
 - b) -----TWENTY-----(\$20.00) DOLLARS for each structure(s) on Uncultivated Lands within the Right-of-Way
- The payments shall be the minimum Annual Compensation for the next 5 years and will be subject to review as provided for in the Surface Rights Act 1983 or amendments thereto.
4. Except as amended by this Amending Agreement, the Right-of-Way Agreement remains unchanged in all other respects and shall remain in full force and effect.
 5. The obligation to pay Annual Compensation under this Agreement shall terminate in the event that:
 - (i) an appropriate assignment of all or a portion of the rights hereunder is not made to a transferee or purchaser of all or a portion of the Lands which are subject to this Right-of-Way, or
 - (ii) the Structures placed on the Lands by the Company no longer interfere with agricultural operation on the Lands.
 - (iii) the line is no longer classed as a "major transmission line" under the Surface Rights Act.

IN WITNESS WHEREOF the Landowner has hereunto set his hand and seal and the Company has caused this Agreement to be executed by its proper officers duly authorized in that behalf on the date first above written.

SIGNED, SEALED AND DELIVERED
by the above-named Landowner
in the presence of:

Lyle V. Fleming
Owner

WITNESS

Owner

AND BY S. A. McInnes
and by W. G. Smith
on behalf of TRANSALTA UTILITIES
CORPORATION by virtue of a Power
of Attorney of record in the
Land Titles Office, enabling
them in that behalf, in the
presence of:

TRANSALTA UTILITIES CORPORATION

PER: [Signature]
Attorney

PER: [Signature]
Attorney

[Signature]

Caution Forbidding Registration

To the Registrar of the NORTH Alberta Land Registration District

Take Notice that TRANSALTA UTILITIES CORPORATION, a body corporate having its registered office at the City of Calgary, in the Province of Alberta claims an estate and interest in the hereinafter mentioned lands under and by virtue of an RIGHT-OF-WAY AMENDING AGREEMENT in writing, and dated the 20 day of APRIL, 1989, and made by LYLE V. FLEMING as Grantor, in favour of the said TransAlta Utilities Corporation, as Grantee, which aforesaid lands are described as follows:

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION ONE (1) TOWNSHIP THIRTY EIGHT (38) RANGE TWENTY EIGHT (28) WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF RED DEER RIVER, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 13TH DAY OF AUGUST A.D. 1884, CONTAINING 57.7 HECTARES (142.50 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: A) 1.68 HECTARES (4.14 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN C.I.

B) ALL THAT PORTION OF SAID QUARTER SECTION WHICH LIES WEST OF ROAD PLAN 6184 C.I. AND SOUTH OF A LINE DRAWN WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION THROUGH I.P.P.R. 29, AS SHOWN ON ROAD PLAN AFORESAID, CONTAINING 1.65 HECTARES (4.07 ACRES) MORE OR LESS.

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D) 8.65 HECTARES (21.37 ACRES) MORE OR LESS, AS SHOWN ON SUBDIVISION PLAN 762 1806.

E) 2.923 HECTARES (7.22 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN 842 1869.

F) ALL THAT PORTION OF SAID QUARTER SECTION WHICH LIES SOUTH EAST OF THE SOUTH EAST LIMITS OF ROAD PLANS 6184 C.I. AND 471 N.Y. AND WHICH LIES NORTH WEST OF THE NORTH WEST LIMIT OF ROAD PLAN 842 1869., CONTAINING 2.16 HECTARES (5.34 ACRES) MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS.

As more particularly described in certificate of title register in the name of LYLE VINCENT FLEMING 852055284 ✓ standing in the and the said TransAlta Utilities Corporation forbids 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 its claim, and it appoints Box 1900, at the City of Calgary, in the Province of Alberta as the place at which notices and proceedings relating hereto may be served.

DATED this 26 day of APRIL, 1989

TRANSALTA UTILITIES CORPORATION

BY:  Its Agent.