

Province of Saskatchewan

Land Titles Registry

Title

Title #: 152733775

Title Status: Active

Parcel Type: Surface

Parcel Value: \$240,000.00 CAD

Title Value: \$240,000.00 CAD

Converted Title: 85SC06898

Previous Title and/or Abstract #: 118672791

As of: 26 Jan 2026 10:06:11

Last Amendment Date: 09 Mar 2020 14:05:51.063

Issued: 09 Mar 2020 14:05:50.670

Municipality: RM OF BIG STICK NO. 141

William Hagel, Charlene Blakley and Brenda Ziebart are the registered owners, as joint tenants, of Surface Parcel #140815717

Reference Land Description: NW Sec 30 Twp 14 Rge 27 W 3 Extension 0
As described on Certificate of Title 85SC06898.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:

187429629

CNV Caveat

Value: N/A

Reg'd: 11 Sep 1985 00:17:57

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

As to NW & S 1/2 of 30

Holder:

CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW

CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667

Int. Register #: 106446247

Converted Instrument #: 85SC10773

Interest #:

187429652

CNV Caveat

Value: N/A

Reg'd: 11 Sep 1985 00:17:57

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

As to NW & S 1/2 of 30

Holder:

CANADIAN NATURAL RESOURCES LIMITED

2100, 855 - 2ND ST SW

CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667

Int. Register #: 106446270

Converted Instrument #: 85SC10772

Interest #:
187429630

CNV Easement

Value: N/A
Reg'd: 20 Sep 1985 00:18:46
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

As to NW 1/4 & S 1/2 of 30

Holder:

CANADIAN NATURAL RESOURCES LIMITED
2100, 855 - 2ND ST SW
CALGARY, Alberta, Canada T2P 4J8

Client #: 138904667

Int. Register #: 106446258

Converted Instrument #: 85SC11262

Interest #:
187429641

CNV Caveat

Value: N/A
Reg'd: 18 Dec 1989 00:38:04
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

Coseka Resources Limited
MLT Aikins LLP #1500-1874 Scarth Street
Regina, Saskatchewan, Canada S4P 4E9

Client #: 111058073

Int. Register #: 106446269

Converted Instrument #: 89SC22838

Addresses for Service:

Name

Owner:

William Hagel
Client #: 135935680

Owner:

Charlene Blakley
Client #: 135935691

Owner:

Brenda Ziebart
Client #: 135935736

Address

411 Belfast Street SE Medicine Hat, Alberta, Canada T1A 0S5

577 - 20th Street NE Medicine Hat, Alberta, Canada T1C 1H3

163 Stratton Road SE Medicine Hat, Alberta, Canada T1B 4P4

Notes:

Parcel Class Code: Parcel (Generic)



85 - SC - 10773

Fees	Inst. <u>Cavat</u>
Total Fees <u>5.00</u>	From <u>Western Land Services</u>
Amt. Rec'd <u>5.00</u>	Address <u>Calgary</u>
Balance _____	Their Reference <u>Inv # 5 1/2 30-14-27413</u>

Is Dup. C. of T. with Instrument? no In Office? yes Being Returned to
above Addressee? no
Is Instrument Registrable? yes Titles Affected 85-SC-06898 - NW 5 1/2 30

Encumbrances		Certificates, Notices, Required	
		Type	Quantity
Title	General Register	Abstract	
		G.R.C.	
		Uncertified Copy	
		Cert. Copy	
		Notices	<u>210</u>

Remarks:

WD Initials

EXHIBIT 'A'

File No. C(4) 20414-14
14 of 30, 14-17-3

SASKATCHEWAN SURFACE LEASE

This lease made in triplicate this 23rd day of July 19 85
 Between: William Hagel Golden Prairie of

in the Province of Saskatchewan (Occupation)
 (hereinafter called the "Lessor") and of
 North Canadian Oils Limited Calgary

in the Province of Alberta (Occupation)
 (hereinafter called the "Lessee")

Whereas the Lessor is the registered owner (or is entitled to become registered as owner under an agreement for sale or unregistered transfer or otherwise), of an estate in fee simple, subject however to such mortgages and encumbrances contained in the existing Certificate of Title, of and in that certain parcel of land situated, lying and being in the Province of Saskatchewan and described as follows:
 The North West (NW), South East (SE) in Section Thirty (30)
 and South West (SW) Quarters in Township Fourteen (14) in Range Twenty Seven (27)
 West of the Third (3rd) Meridian 658006892

in the Province of Saskatchewan, as more particularly described and set forth in Certificate(s) of Title No.(s)
 of Record in the Land Titles Office for the Land Registration District (hereinafter referred to as "the said lands"); and

Whereas the Lessor has agreed to lease certain portions of the said lands to the Lessee for the purposes and upon the terms and conditions hereinafter set forth:

Now therefore this lease witnesses that:

Demised premises

1. The Lessor for the purposes and at the rent, including compensation for capital damage, hereinafter set forth does hereby lease unto the Lessee all and singular those parts of the said lands shown upon a sketch or plan hereto annexed and marked "A", hereinafter called "the demised premises", to be held by the Lessee as tenant for the term of twenty-one years from the date hereof for the purpose of a well site

Petroleum and/or Natural Gas

for the drilling of a well for and the operation thereof and the taking of production therefrom with the right, liberty and privilege in, upon, under or across the demised premises, to lay down, construct, maintain, inspect, remove, replace, reconstruct and repair pipes, pipe lines and all structures and equipment necessary or incidental thereto for use in connection with the operations of the Lessee for which this lease is granted, and also for the purpose of a roadway, at the clear rent to be determined and payable in accordance with the laws and regulations of Saskatchewan in that regard the said rent being as follows:

Payment in the first year by lessee

(a) for the first year the sum of dollars, (the receipt of which sum is hereby acknowledged), and which sum includes compensation in full for capital damage applied as follows:
 (i) Compensation for capital damage
 (ii) Rent dollars

Payment in subsequent years by lessee

(b) for each subsequent year the sum of dollars payable annually in advance on the anniversary of the date hereof in each year during the currency hereof:

3. The Lessor hereby covenants and agrees with the Lessee as follows:

Taxes, etc., payable by lessor

(a) The Lessor shall pay promptly and satisfy all taxes, rates and assessment that may be assessed or levied against the said lands during the continuance of this lease.

Quiet enjoyment by lessee

(b) The Lessee shall have quiet enjoyment of the demised premises and the rights and privileges hereby granted during the term of lease and any extension thereof.

Right to renew by lessee

(c) If the Lessee is not in default in respect of any of the covenants and conditions contained in this lease at the date of expiration of the term of twenty-one years hereinbefore mentioned, then this lease shall be renewable for a further period of twenty-one years from the said date at an annual rent calculated as hereinbefore provided for that portion of the term subsequent to the first year thereof. Such extended term shall be subject to all the provisions, including this provision for renewal.

4. The Lessee hereby covenants and agrees with the Lessor as follows:

Payment of rent by lessee

(a) The Lessee shall pay the rent, including compensation for capital damage, for the first year as hereinbefore agreed and shall pay yearly in advance the rent herein set forth for each subsequent year of the term of this lease.

Cancellation in case of default

(b) If the Lessee defaults in the payment of any sum payable hereunder or in the performance of any covenant, promise or undertaking herein contained on the part of the Lessee, this agreement shall be terminated at the expiration of forty-five days after a written notice to that effect has been given to the Lessee by registered mail addressed to the Lessee's address herein provided, unless the Lessee has in the meantime remedied such default or breach of covenant, promise or undertaking but remedying such default shall not prejudice any other right or remedy to which the Lessor is otherwise entitled under this lease.

Digging of pits for mud and sludge and destruction of weeds

(c) The Lessee shall dig pits or have adequate metal reservoirs and shall deposit therein the mud and sludge resulting from drilling operations and shall not permit the same to escape unto the Lessor's land adjoining the demised premises and the Lessee shall take all necessary precautions to keep down and destroy all noxious weeds on the well site and roadway. At the termination of the use and occupation of the demised premises as hereinafter provided or upon the discontinuance of the use of any portion thereof for the purpose hereunder the Lessee shall deliver up the demised premises or portion thereof, as the case may be, in the same condition as far as may be reasonably practicable to do so as that existing immediately prior to entry thereon for the use thereof by the Lessee.

Abandonment and restoration

(d) Upon abandonment of the well the Lessee shall cause such well to be plugged and all excavations in connection therewith to be filled in compliance with the laws and regulations of Saskatchewan in that regard.

Construction of ditches and approaches where required

(e) The Lessee shall construct the roadway with shallow ditches where required and, if necessary, with reasonable number of approaches for the Lessor in order that the Lessor may cross the roadway with farm machinery in moving from one field in the said lands to another field that lies across the roadway.

Fencing of well site, roadway and excavations where required.

(f) The Lessee shall, during the continuance of this lease, erect upon the boundaries of the well site and roadway proper fences if so required by the Lessor and the Lessee shall, if required by the Lessor, enclose and keep enclosed all openings or excavations made in connection with or for the purpose of drilling operations with proper fences to prevent livestock from falling thereinto.

Replacement and repair of fences, guards, gates

(g) In the use of the rights and privileges hereby granted the Lessee shall replace all fences that he has removed for his purposes and repair all fences he has damaged and, if so required by the Lessor, provide proper livestock guards or gates at any point of entrance on the demised premises used by him and, if gates are installed, shall cause the same to be closed upon his use thereof.

Taxes, etc., payable by lessee

(h) The Lessee shall pay all taxes, rates and assessments that may be assessed or levied in respect of machinery, equipment, structures or works placed by the Lessee in, on or under the demised premises.

Compensation for damage

(i) The Lessee shall pay compensation for damage done by the Lessee to growing crops, fences and buildings or other improvements of the Lessor upon the said lands.

Indemnity against actions, claims, etc.

(j) The Lessee shall indemnify and save harmless the Lessor of, from and against all actions, suits, claims and demands by any person in respect of any loss, injury, damage or obligation arising out of or connected with the operations carried on by the Lessee, his servants or agents in, under or upon the said demised premises.

5. The Lessor and the Lessee do hereby mutually covenant and agree each with the other as follows:

Review of rent every three years upon request of either party

(a) Notwithstanding anything contained in this lease, upon the request of either party to this lease, the amount of rent payable in respect of the demised premises shall be subject to review at the end of three years from the date hereof and at the end of each succeeding three year period. Such request shall be in writing and given to the other party at least thirty days prior to the commencement of the period in respect of which the review of rent is sought. In case of any disagreement as to the amount of rent to be payable or any other matter in connection therewith, the same shall be determined by the Board of Arbitration appointed pursuant to The Surface Rights Acquisition and Compensation Act 1968.

Right of surrender and removal of equipment by lessee

(b) The Lessee shall have the right at any time, upon forty-five days' notice to that effect to the Lessor, to cease the use and occupation of the demised premises and in the event of the Lessee so doing, this lease shall terminate at the next succeeding anniversary date and the Lessee shall have the right, within the balance of the rent year to remove or cause to be removed from the demised premises all structures, materials and equipment of whatsoever nature or kind that the Lessee may have placed on or in the demised premises.

Discharge of encumbrances by lessee and reimbursement

(c) The Lessee shall have the option to pay or discharge any balance owing under any agreement of sale, any tax, charge, lien or encumbrance of any kind or nature whatsoever that may now or hereafter exist on or against or in any way affect the demised premises and in that event the Lessee shall be subrogated to the rights of the holder or holders of such encumbrance and shall have, in addition thereto, the option to be reimbursed by applying to the amount so paid the rent or other sums accruing to the Lessor under the terms of this lease.

Right to assign by lessee

(d) The Lessee may delegate, assign or convey to other persons or corporations all or any of the powers, rights and interests obtained by or conferred upon the Lessee hereunder and may enter into all agreements, contracts and writings and do all necessary acts and things to give effect to the provisions of this clause.

Notification of change of ownership

(e) In the event of the Lessor disposing of the said lands or the Lessee disposing of its interests in the said lands as provided for in this lease, the party disposing of its interest shall give the other party notice of such change and the name and address of the new Lessor or Lessee, as the case may be.

Manner of making payments

(f) Any rent or payment required to be made to the Lessor by the Lessee under this lease may be made by sending a cheque or draft for the same by registered mail payable at par to the Lessor at his address for service of notices herein provided or by depositing to the Lessor's credit in the at (or in such other place as the Lessor may designate from time to time) the sum thereof on or before the date such rent or other payment becomes due.

Notices by lessor and lessee

(g) Any notice required to be given to the parties hereto shall be deemed to have been given fifteen clear days after such notice is mailed by prepaid registered post properly addressed to such party and for the purpose of this clause, the proper address of the respective parties until notice of change of address shall be:

LESSOR **Box 81, Golden Prairie, Saskatchewan S0M 0Y0**
10th Floor, 630 - 6th Ave. S.W., Calgary, Alberta T2P 0S8
LESSEE

Time of the essence

6. Time shall be in every respect of the essence of this lease.

Saskatchewan law to apply

7. This lease shall for all purposes be construed according to the laws of Saskatchewan.

Meaning of "Lessor" and "Lessee"

8. The terms "Lessor" and "Lessee" and reference thereto herein shall include the executors, administrators, (successors in the case of a corporation) and assigns of the Lessor and Lessee respectively and the terms and references thereto in the singular number and masculine gender shall also include the plural number and feminine (and neuter in the case of corporation) gender, when the context so requires, and all covenants shall be construed as being joint and several **North Canadian Oils Limited** the above mentioned Lessee, does hereby accept this lease of the demised premises as provided for in this lease to be held by the Lessee as tenant and subject to the conditions, restrictions and covenants above set forth.

I, wife of the above (or within) named do hereby declare that I have executed this lease for the purpose of relinquishing all my rights in said homestead in favour of in so far as may be necessary to give effect to this lease.

In witness whereof the Lessor has hereunto set his hand and seal and the Lessee has hereunto set his hand and seal (or has caused its corporate seal to be hereunto affixed attested by the hands of its proper officers duly authorized in that behalf) the day and year first above written.

(Note: Strike out the part that does not apply.)

Signed, sealed and delivered by the above named Lessor in the presence of

Signed, sealed and delivered by the above named Lessee in the presence of


WILLIAM HAGEL
NORTH CANADIAN OILS LIMITED

CERTIFICATE

I, Judge of the District Court for

....., (or as the case may be), do hereby certify that I have examined the owner in the within (or annexed) lease, separate and apart from her said husband, and she acknowledges to me that she signed the same of her own free will and consent and without any compulsion on the part of her husband and for the purpose of relinquishing her rights in the homestead in favour of in so far as may be necessary to give effect to the within (or annexed) lease, and further that she was aware of what her rights in said homestead were.

I further certify that I have not, nor has my employer, partner or clerk, prepared the within (or annexed) lease, and that I am not, nor is my employer, partner or clerk otherwise interested in the transaction involved.

(Note: This form may be executed by a Judge of the District Court, Local Registrar of the Court of Queen's Bench, Registrar of Land Titles, or their respective Deputies, or a Solicitor, a Justice of the Peace or a Notary Public.)

AFFIDAVIT

CANADA
PROVINCE OF SASKATCHEWAN
To Wit:

I, ... Kenton Russell Royer of the City of Medicine Hat in the Province of Alberta

..... Landman make oath and say as follows:
(Occupation)

1. That I was personally present and did see William Hagel named in the within (or annexed) lease, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.

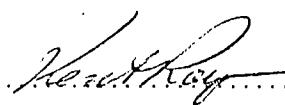
2. That the same was executed at the District of Golden Prairie in the Province of Saskatchewan on the 23rd day of July in the Year 1985 and that I am the subscribing witness thereto.

3. That I know the said William Hagel and in my belief he is of the full age of nineteen years.

Sworn before me at the City of Medicine Hat in the Province of Alberta this 26th day of July 1985

..... *M. Eileen Layton* EILEEN LAYTON
A Commissioner for Oaths in and for the Province of
Saskatchewan

My Appointment Expires Dec. 31st, 1986



AFFIDAVIT

CANADA
PROVINCE OF SASKATCHEWAN
To Wit:

I, ... William Hagel of the District of Golden Prairie in the Province of Saskatchewan

..... make oath and say as follows:
(Occupation)

1. I am the Lessor named in the within lease, and I say that no part of the said land is my homestead (or the homestead of the Lessor), or has been my homestead (or the homestead of the Lessor, as the case may be) at any time.

OR

XXI AM THE LESSOR NAMED IN THE WITHIN LEASE AND I SAY THAT NO PART OF THE SAID LAND IS MY HOMESTEAD (OR THE HOMESTEAD OF THE LESSOR), OR HAS BEEN MY HOMESTEAD (OR THE HOMESTEAD OF THE LESSOR, AS THE CASE MAY BE) AT ANY TIME.

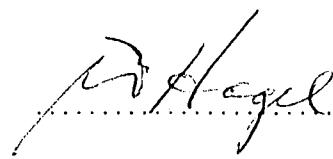
OR

XXII AM THE LESSOR NAMED IN THE WITHIN LEASE AND I SAY THAT NO PART OF THE SAID LAND IS MY HOMESTEAD (OR THE HOMESTEAD OF THE LESSOR), OR HAS BEEN MY HOMESTEAD (OR THE HOMESTEAD OF THE LESSOR, AS THE CASE MAY BE) AT ANY TIME.

Sworn before me at the District of Golden Prairie in the Province of Saskatchewan this 23rd day of July 1985

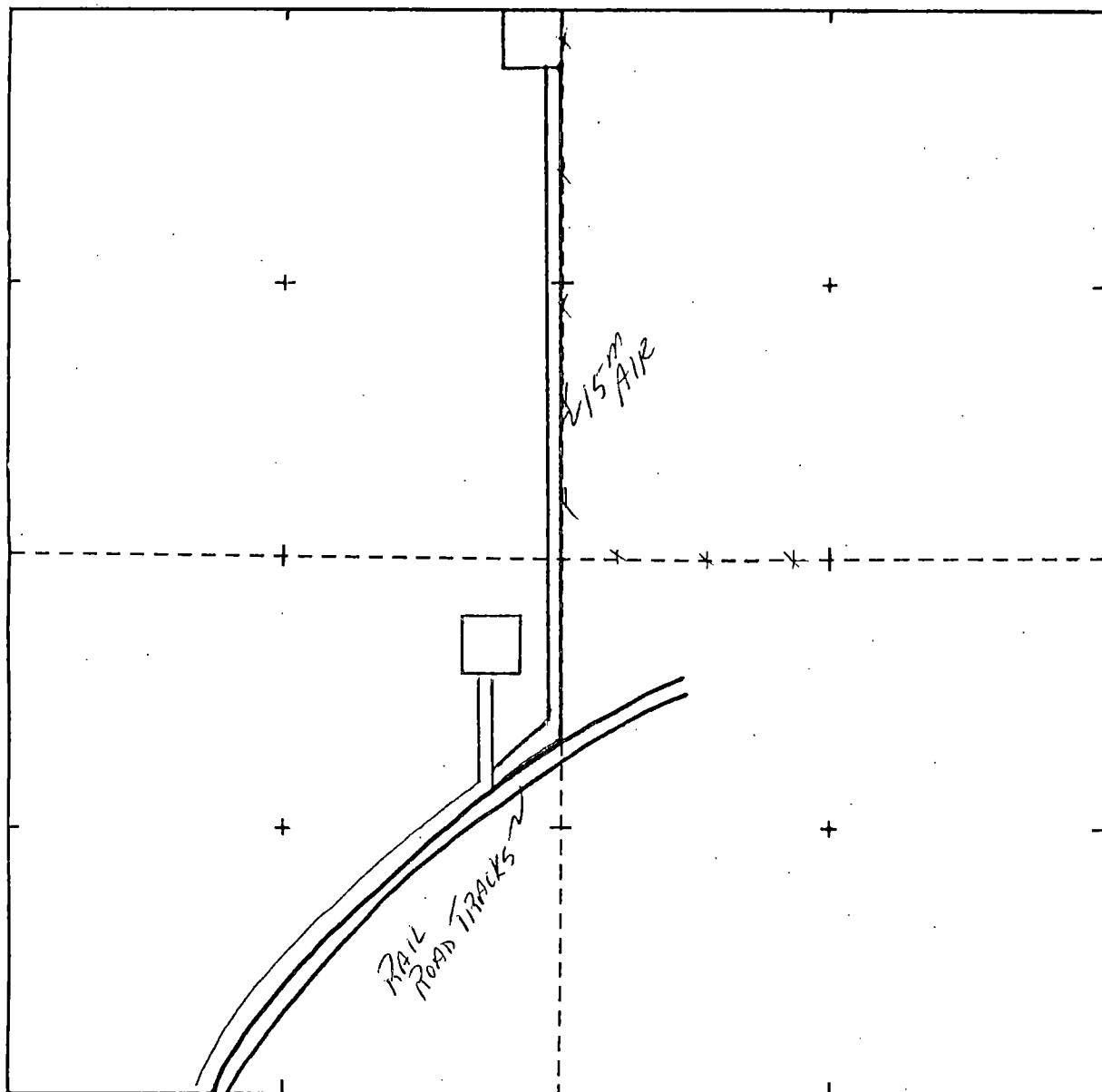
..... *Kenton Royer* KENT ROYER
A Commissioner for Oaths in and for the Province of
Saskatchewan

My Appointment Expires Dec. 31st, 1985



— SKETCH PLAN —
PROPOSED LOCATION OF
WELLSITE AND ACCESS ROAD

NW₄ SEC. 30, TWP. 14, RGE. 27 WEST 3rd M.



quarter section 1:5000

scale

section 1:10000

APPROXIMATE AREA REQUIRED

WELLSITE = 2.00 ACRES

ROADWAY = 4.23 ACRES

TOTAL = 6.23 ACRES

PIPELINE = ACRES

1 metre = 3.28 feet

804.67 metres = 2640 feet

WLS/84

Acknowledged as attached
to and forming part of a
SASKATCHEWAN SURFACE LEASE

dated July 23, 1985 A.D.

WILLIAM HAGEL

W.Hagel
Kent Kaif witness

CAVEAT

TO THE REGISTRAR OF THE SWIFT CURRENT LAND REGISTRATION DISTRICT:

TAKE NOTICE THAT NORTH CANADIAN OILS LIMITED, A body corporate with head office at Calgary, claiming an interest in and to the undermentioned lands under and by virtue of a Surface Lease dated July 23, A. D. 1985, a copy of which said Surface Lease is attached hereto and marked Exhibit "A", and made between WILLIAM HAGEL of Golden Prairie, in the Province of Saskatchewan as Lessor and the Caveator as Lessee, whereby for the consideration and subject to the covenants and agreements therein set forth and contained, the said WILLIAM HAGEL did lease to the said NORTH CANADIAN OILS LIMITED certain parts or portions of the undermentioned lands as in the said Surface Lease described as follows:

The North West, South East and South West Quarters of Section Thirty (30), in Township Fourteen (14), in Range Twenty-seven (27), West of the Third Meridian, in the Province of ¹⁸⁸⁰ Saskatchewan, in the Dominion of Canada, containing Six-Hundred-and-Forty-(640) acres more or less, Excepting: out of the South East Quarter 7.90 acres and out of the South West Quarter 5.13 acres for Canadian Pacific Railway Right of Way and Extra Widths on Plan BU 6666.

Minerals in the Crown.

standing in the register in the name of WILLIAM HAGEL, of Golden Prairie, Saskatchewan, forbids the registration of any transfer or other instrument affecting such land or the granting of a certificate of title thereto except to the claim herein set forth.

Address in Saskatchewan - Balfour, Moss, Milliken, Laschuk,
Kyle & Vancise
1850 Cornwall Street
Regina, Saskatchewan
S4P 2K3

Dated this 9th day of September, A. D. 1985.

NORTH CANADIAN OILS LIMITED
By it's Agent:
WESTERN LAND SERVICES CO. LTD.

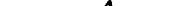
GARY J. WEILER, Vice President

AFFIDAVIT

CANADA) I, GARY J. WEILER, of the City of Calgary, in the
PROVINCE OF ALBERTA) Province of Alberta, Vice President of Western Land
TO WIT:) Services Co. Ltd.,
) Agent for the Caveator
) MAKE OATH AND SAY:

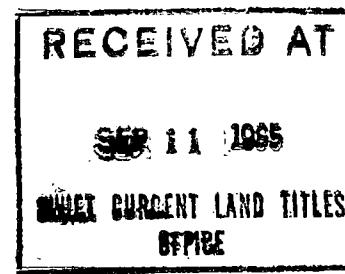
1. THAT the allegations in the above Caveat are true in substance and in fact, to the best of my knowledge, information and belief.
 2. THAT the claim mentioned in the above Caveat is not to the best of my knowledge, information and belief founded upon a writing or a written order, contract or agreement for the purchase or delivery of any chattel or chattels within the prohibition contained in Section 151 of the Land Titles Act.

SWORN before me at the City of
Calgary, in the Province of
Alberta, this 9th day of September
A. D. 1985.


GARY J. WETTER Vice President

A Commissioner for Oaths without the Province of Saskatchewan
My Commission Expires December 31, 1989
SANDRA FAY CLARK

85SC10773



I certify that the within instrument is fully
Entered and Registered in the Land Titles
Office for the Swift Current Land Registration
District at Swift Current in the Province of
Saskatchewan on the 11 day of Sept
A.D. 1985 as Number 85SC10773

John W. Thompson
Registrar
S.C.L.R.D.



85 - SC - 10772

Fees	Inst. <u>Lawar</u>
Total Fees <u>5.00</u>	From <u>Alberta Land Services</u>
Amt. Rec'd <u>a/c</u>	Address <u>Calgary</u>
Balance _____	Their Reference <u>NW 5 5 1/2 30-14-27 W3</u>

Is Dup. C. of T. with Instrument? no In Office? yes Being Returned to
above Addressee? no

Is Instrument Registrable? yes Titles Affected 85SC06898 - NW 5 1/2 30

Encumbrances		Certificates, Notices, Required	
		Type	Quantity
Title	General Register	Abstract	
		G.R.C.	
		Uncertified Copy	
		Cert. Copy	
		Notices	<u>yes</u>

Remarks:

SC Initials

4. The Lessee hereby covenants and agrees with the Lessor as follows:

Payment of rent by lessee

(a) The Lessee shall pay the rent, including compensation for capital damage, for the first year as hereinbefore agreed and shall pay yearly in advance the rent herein set forth for each subsequent year of the term of this lease.

Cancellation in case of default

(b) If the Lessee defaults in the payment of any sum payable hereunder or in the performance of any covenant, promise or undertaking herein contained on the part of the Lessee, this agreement shall be terminated at the expiration of forty-five days after a written notice to that effect has been given to the Lessee by registered mail addressed to the Lessee's address herein provided, unless the Lessee has in the meantime remedied such default or breach of covenant, promise or undertaking but remedying such default shall not prejudice any other right or remedy to which the Lessor is otherwise entitled under this lease.

Digging of pits for mud and sludge and destruction of weeds

(c) The Lessee shall dig pits or have adequate metal reservoirs and shall deposit therein the mud and sludge resulting from drilling operations and shall not permit the same to escape unto the Lessor's land adjoining the demised premises and the Lessee shall take all necessary precautions to keep down and destroy all noxious weeds on the well site and roadway. At the termination of the use and occupation of the demised premises as hereinafter provided or upon the discontinuance of the use of any portion thereof for the purpose hereunder the Lessee shall deliver up the demised premises or portion thereof, as the case may be, in the same condition as far as may be reasonably practicable to do so as that existing immediately prior to entry thereon for the use thereof by the Lessee.

Abandonment and restoration

(d) Upon abandonment of the well the Lessee shall cause such well to be plugged and all excavations in connection therewith to be filled in compliance with the laws and regulations of Saskatchewan in that regard.

Construction of ditches and approaches where required

(e) The Lessee shall construct the roadway with shallow ditches where required and, if necessary, with reasonable number of approaches for the Lessor in order that the Lessor may cross the roadway with farm machinery in moving from one field in the said lands to another field that lies across the roadway.

Fencing of well site, roadway and excavations where required.

(f) The Lessee shall, during the continuance of this lease, erect upon the boundaries of the well site and roadway proper fences if so required by the Lessor and the Lessee shall, if required by the Lessor, enclose and keep enclosed all openings or excavations made in connection with or for the purpose of drilling operations with proper fences to prevent livestock from falling thereto.

Replacement and repair of fences, guards, gates

(g) In the use of the rights and privileges hereby granted the Lessee shall replace all fences that he has removed for his purposes and repair all fences he has damaged and, if so required by the Lessor, provide proper livestock guards or gates at any point of entrance on the demised premises used by him and, if gates are installed, shall cause the same to be closed upon his use thereof.

Taxes, etc., payable by lessee

(h) The Lessee shall pay all taxes, rates and assessments that may be assessed or levied in respect of machinery, equipment, structures or works placed by the Lessee in, on or under the demised premises.

Compensation for damage

(i) The Lessee shall pay compensation for damage done by the Lessee to growing crops, fences and buildings or other improvements of the Lessor upon the said lands.

Indemnity against actions, claims, etc.

(j) The Lessee shall indemnify and save harmless the Lessor of, from and against all actions, suits, claims and demands by any person in respect of any loss, injury, damage or obligation arising out of or connected with the operations carried on by the Lessee, his servants or agents in, under or upon the said demised premises.

5. The Lessor and the Lessee do hereby mutually covenant and agree each with the other as follows:

Review of rent every three years upon request of either party

(a) Notwithstanding anything contained in this lease, upon the request of either party to this lease, the amount of rent payable in respect of the demised premises shall be subject to review at the end of three years from the date hereof and at the end of each succeeding three year period. Such request shall be in writing and given to the other party at least thirty days prior to the commencement of the period in respect of which the review of rent is sought. In case of any disagreement as to the amount of rent to be payable or any other matter in connection therewith, the same shall be determined by the Board of Arbitration appointed pursuant to The Surface Rights Acquisition and Compensation Act 1968.

Right of surrender and removal of equipment by lessee

(b) The Lessee shall have the right at any time, upon forty-five days' notice to that effect to the Lessor, to cease the use and occupation of the demised premises and in the event of the Lessee so doing, this lease shall terminate at the next succeeding anniversary date and the Lessee shall have the right, within the balance of the rent year to remove or cause to be removed from the demised premises all structures, materials and equipment of whatsoever nature or kind that the Lessee may have placed on or in the demised premises.

Discharge of encumbrances by lessee and reimbursement

(c) The Lessee shall have the option to pay or discharge any balance owing under any agreement of sale, any tax, charge, lien or encumbrance of any kind or nature whatsoever that may now or hereafter exist on or against or in any way affect the demised premises and in that event the Lessee shall be subrogated to the rights of the holder or holders of such encumbrance and shall have, in addition thereto, the option to be reimbursed by applying to the amount so paid the rent or other sums accruing to the Lessor under the terms of this lease.

Right to assign by lessee

(d) The Lessee may delegate, assign or convey to other persons or corporations all or any of the powers, rights and interests obtained by or conferred upon the Lessee hereunder and may enter into all agreements, contracts and writings and do all necessary acts and things to give effect to the provisions of this clause.

Notification of change of ownership

(e) In the event of the Lessor disposing of the said lands or the Lessee disposing of its interests in the said lands as provided for in this lease, the party disposing of its interest shall give the other party notice of such change and the name and address of the new Lessor or Lessee, as the case may be.

Manner of making payments

(f) Any rent or payment required to be made to the Lessor by the Lessee under this lease may be made by sending a cheque or draft for the same by registered mail payable at par to the Lessor at his address for service of notices herein provided or by depositing to the Lessor's credit in the at (or in such other place as the Lessor may designate from time to time) the sum thereof on or before the date such rent or other payment becomes due.

Notices by lessor and lessee

(g) Any notice required to be given to the parties hereto shall be deemed to have been given fifteen clear days after such notice is mailed by prepaid registered post properly addressed to such party and for the purpose of this clause, the proper address of the respective parties until notice of change of address shall be:

LESSOR **Box 91, Golden Prairie, Saskatchewan SON 0Y0**.....
LESSEE **10th Floor, 630 - 4th Ave. S.W., Calgary, Alberta T2P 0S8**.....

Time of the essence

6. Time shall be in every respect of the essence of this lease.

Saskatchewan law to apply

7. This lease shall for all purposes be construed according to the laws of Saskatchewan.

Meaning of "Lessor" and "Lessee"

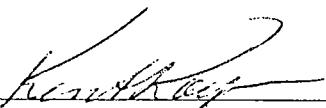
8. The terms "Lessor" and "Lessee" and reference thereto herein shall include the executors, administrators, (successors in the case of a corporation) and assigns of the Lessor and Lessee respectively and the terms and references thereto in the singular number and masculine gender shall also include the plural number and feminine (and neuter in the case of corporation) gender, when the context so requires, and all covenants shall be construed as being joint and several **North Canadian Oils Limited**..... the above mentioned Lessee, does hereby accept this lease of the demised premises as provided for in this lease to be held by the Lessee as tenant and subject to the conditions, restrictions and covenants above set forth.

I, wife of the above (or within) named do hereby declare that I have executed this lease for the purpose of relinquishing all my rights in said homestead in favour of in so far as may be necessary to give effect to this lease.

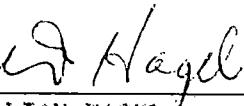
In witness whereof the Lessor has hereunto set his hand and seal and the Lessee has hereunto set his hand and seal (or has caused its corporate seal to be hereunto affixed attested by the hands of its proper officers duly authorized in that behalf) the day and year first above written.

(Note: Strike out the part that does not apply.)

Signed, sealed and delivered by the above named Lessor in the presence of



Signed, sealed and delivered by the above named Lessee in the presence of


WILLIAM HAGEL
NORTH CANADIAN OILS LIMITED



CERTIFICATE

I, Judge of the District Court for

....., (or as the case may be), do hereby certify that I have examined

....., wife of the owner in the within (or annexed) lease, separate and apart from her said husband, and she acknowledges to me that she signed the same of her own free will and consent and without any compulsion on the part of her husband and for the purpose of relinquishing her rights in

the homestead in favour of in so far as may be necessary to give effect to the within (or annexed) lease, and further that she was aware of what her rights in said homestead were.

I further certify that I have not, nor has my employer, partner or clerk, prepared the within (or annexed) lease, and that I am not, nor is my employer, partner or clerk otherwise interested in the transaction involved.

(Note: This form may be executed by a Judge of the District Court, Local Registrar of the Court of Queen's Bench, Registrar of Land Titles, or their respective Deputies, or a Solicitor, a Justice of the Peace or a Notary Public.)

AFFIDAVIT

CANADA
PROVINCE OF SASKATCHEWAN
To Wit:

I, Kenton Russell Royer of the City

of Medicine Hat in the Province of Alberta.

..... Landmen (Occupation) make oath and say as follows:

1. That I was personally present and did see William Haged named in the within (or annexed) lease, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.

2. That the same was executed at the District of .. Golden Prairie
in the Province of .. Saskatchewan on the 23rd day of
..... July in the Year 19 85 and that I am the subscribing witness thereto.

3. That I know the said William Bagal, and in my belief he is of the full age of nineteen years.

Sworn before me at the City of
..... Medicine Hat in the Province of
..... Alberta this 29th
day of July 19..... 85 }
}

Kenneth R. Bay.....

771. *Eileen Layton* without EILEEN LAYTON
A Commissioner for Oaths ~~in and~~ for the Province of

My Appointment Expires Dec. 31st, 1986.....

AFFIDAVIT

CANADA
PROVINCE OF SASKATCHEWAN
To Wit:

I, William Hagel....., of the District.....
of.... Golden Prairie..... in the Province of .. Saskatchewan.....
....., (Occupation)....., make oath and say as follows:

1. I am the Lessor named in the within lease, and I say that no part of the said land is my homestead (or the homestead of the Lessor), or has been my homestead (or the homestead of the Lessor, as the case may be) at any time.

OR

XXII. *Exodus* 20: 1-17. *Exodus* 21: 1-11. *Exodus* 22: 1-11. *Exodus* 23: 1-11. *Exodus* 24: 1-11. *Exodus* 25: 1-11. *Exodus* 26: 1-11. *Exodus* 27: 1-11. *Exodus* 28: 1-11. *Exodus* 29: 1-11. *Exodus* 30: 1-11. *Exodus* 31: 1-11. *Exodus* 32: 1-11. *Exodus* 33: 1-11. *Exodus* 34: 1-11. *Exodus* 35: 1-11. *Exodus* 36: 1-11. *Exodus* 37: 1-11. *Exodus* 38: 1-11. *Exodus* 39: 1-11. *Exodus* 40: 1-11.

OR

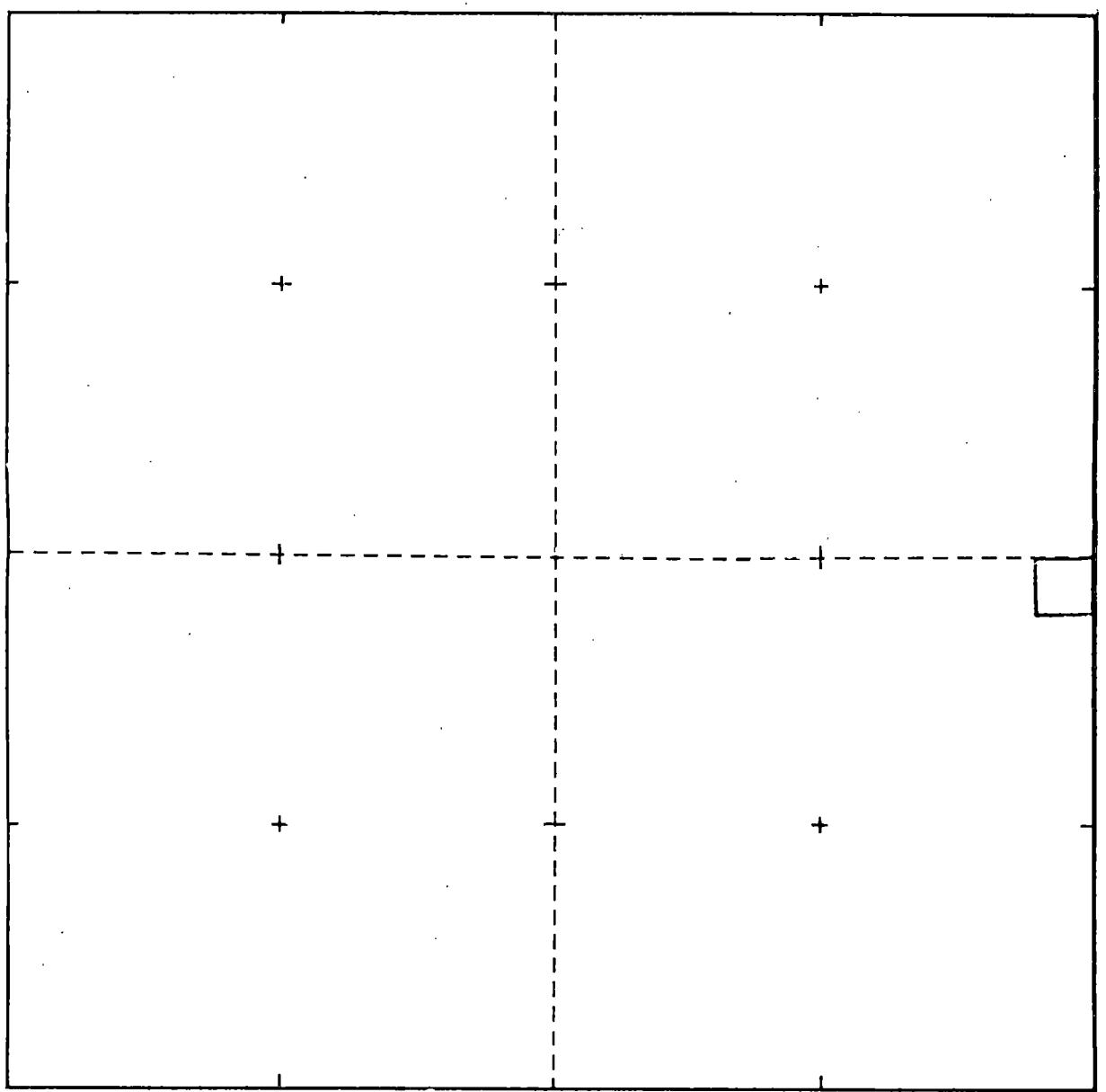
XXXXXX I am the Lessor named in the within lease, and I say that my wife (or the wife of the Lessor) does not reside in Saskatchewan and has not resided therein at any time since the marriage.

Sworn before me at the Golden Prairie District of
Saskatchewan in the Province of Saskatchewan this 23rd
day of July 1985
KENT ROYER
A Commissioner for Oaths in and for the Province of
Saskatchewan

My Appointment Expires Dec. 31st, 19⁸³.....

— SKETCH PLAN —
PROPOSED LOCATION OF
WELLSITE AND ACCESS ROAD

SEC SEC. 30, TWP. 14, RGE. 27 WEST 3rd M.



quarter section - 1:5000

scale

section - 1:10000

APPROXIMATE AREA REQUIRED

WELLSITE = 2.00 ACRES

ROADWAY = ---- ACRES

TOTAL = 2.00 ACRES

PIPELINE = ---- ACRES

1 metre - 3.28 feet

804.67 metres - 2640 feet

WLS/84

Acknowledged as attached
to and forming part of a
SASKATCHEWAN SURFACE LEASE

dated July 23, 85
A.D. 1919

William Hager

Robert Gray
witness

CAVEAT

TO THE REGISTRAR OF THE SWIFT CURRENT LAND REGISTRATION DISTRICT:

TAKE NOTICE THAT NORTH CANADIAN OILS LIMITED, A body corporate with head office at Calgary, claiming an interest in and to the undermentioned lands under and by virtue of a Surface Lease dated July 23, A. D. 1985, a copy of which said Surface Lease is attached hereto and marked Exhibit "A", and made between WILLIAM HAGEL of Golden Prairie, in the Province of Saskatchewan as Lessor and the Caveator as Lessee, whereby for the consideration and subject to the covenants and agreements therein set forth and contained, the said WILLIAM HAGEL did lease to the said NORTH CANADIAN OILS LIMITED certain parts or portions of the undermentioned lands as in the said Surface Lease described as follows:

The North West, South East and South West Quarters of Section Thirty (30), in Township Fourteen (14), in Range Twenty-seven (27), West of the Third Meridian, in the Province of ~~Saskatchewan~~¹⁸⁸⁰, in the Dominion of Canada, containing Six-Hundred and Forty (640) acres more or less, Excepting: out of the South East Quarter 7.90 acres and out of the South West Quarter 5.13 acres for Canadian Pacific Railway Right of Way and Extra Widths on Plan BU 6666.

Minerals in the Crown.

standing in the register in the name of WILLIAM HAGEL, of Golden Prairie, Saskatchewan, forbids the registration of any transfer or other instrument affecting such land or the granting of a certificate of title thereto except to the claim herein set forth.

Address in Saskatchewan - Balfour, Moss, Milliken, Laschuk,
Kyle & Vancise
1850 Cornwall Street
Regina, Saskatchewan
S4P 2K3

Dated this 9th day of September, A. D. 1985.

NORTH CANADIAN OILS LIMITED

By it's Agent:

WESTERN LAND SERVICES CO. LTD.

GARY J. WEILER, Vice President

AFFIDAVIT

CANADA) I, GARY J. WEILER, of the City of Calgary, in the
PROVINCE OF ALBERTA) Province of Alberta, Vice President of Western Land
TO WIT:) Services Co. Ltd.,
 Agent for the Caveator
 MAKE OATH AND SAY:

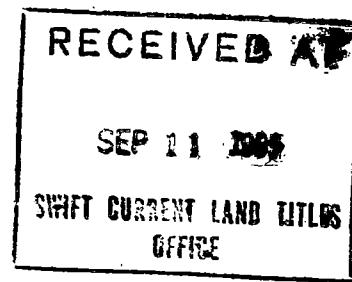
1. THAT the allegations in the above Caveat are true in substance and in fact, to the best of my knowledge, information and belief.
 2. THAT the claim mentioned in the above Caveat is not to the best of my knowledge, information and belief founded upon a writing or a written order, contract or agreement for the purchase or delivery of any chattel or chattels within the prohibition contained in Section 151 of the Land Titles Act.

SWORN before me at the City of
Calgary, in the Province of
Alberta, this 9th day of September
A. D. 1985.

GARY J. WEILER, Vice President

A Commissioner for Oaths without the Province of Saskatchewan
My Commission Expires December 31, 1989
SANDRA FAY CLARK

85SC10772



I certify that the within Instrument is duly
Entered and Registered in the Land Titles
Office for the Swift Current Land Registration
District at Swift Current in the Province of
Saskatchewan on the 11 day of September
A.D. 1985 as Number 85SC10772

Colleen Thompson Registrar
S.C.L.R.O.

**85 - SC - 11262**

Fees	Inst. <u>Easement</u>
Total Fees <u>5.00</u>	From <u>Western Land Services Co Ltd</u>
Amt. Rec'd <u>5.00</u>	Address <u>Calgary</u>
Balance _____	Their Reference <u>NW 5 1/2 30 - 14 - 27 W 3</u>

Is Dup. C. of T. with Instrument? no In Office? yes Being Returned to
above Addressee? no

Is Instrument Registrable? yes Titles Affected 85SC 06898 - NW 5 1/2 30

Encumbrances		Certificates, Notices, Required	
		Type	Quantity
Title	General Register	Abstract	
		G.R.C.	
		Uncertified Copy	
		Cert. Copy	
		Notices	

Remarks:

SD Initials

wls**WESTERN LAND Services Co. Ltd.**

100 - 622 - 5th AVENUE S.W.
CALGARY, ALBERTA T2P 0M6

MAILING ADDRESS: P.O. BOX 6688
POSTAL STATION "D" T2P 2E6 CALGARY, ALBERTA

OUR FIEL: C(M) 20422

September 17, 1985

Land Titles Office
E. I. Wood Building
350 Cheadle Street West
Swift Current, Saskatchewan
S9H 4G3

Dear Sirs:

Re: Easements

- 2 NW $\frac{1}{4}$ & S $\frac{1}{2}$ 30-14-27 W3M
- 3 NE $\frac{1}{4}$ 30-14-27 W3M
- 4 E $\frac{1}{2}$ & NW $\frac{1}{4}$ of 6 and NE $\frac{1}{4}$ & S $\frac{1}{2}$ of 7, 15-27 W3M
- 5 NW $\frac{1}{4}$ 7-15-27 W3M

Please find enclosed four Easements, each in duplicate, covering the above noted lands which we ask that you register. Please return the duplicate registered copies to our office.

Fees in this matter may be deducted from our firm's deposit account.

Thank you for your assistance in this matter.

Yours truly,

WESTERN LAND SERVICES CO. LTD.



Gary J. Weller
Vice President

GJW:sfc
Enclosures



SURFACE LEASES — EASEMENTS — P & NG LEASES — DAMAGE SETTLEMENTS
PLANT SITES — CONSULTANTS — CROWN SALES & FILINGS — APPRAISALS

AGENTS TO INDUSTRY



AFFIDAVIT

CANADA
PROVINCE OF SASKATCHEWAN
TO WIT:

Kenton Russell Royer of Medicine Hat
in the Province of ~~Saskatchewan~~ Alberta
make oath and say:

1. That I am the right of way purchasing agent of the grantee named in the within easement.
 2. That the lands described in the within instrument are required for the construction, maintenance and operation of an oil, gas, related hydrocarbons and/or water pipe line, and for the exercise of any rights and privileges arising under the within agreement.

SWORN before me at Medicine Hat
in the Province of ~~Saskatchewan~~ Alberta
this 29th day of July
A.D. 19 85.

M. Eileen Layton
A Commissioner for Oaths ~~XXXXXX~~ without
the Province of Saskatchewan.
My appointment expires 31 December, 1986.

EILEEN LAYTON

CONSENT TO EASEMENT BY PURCHASER(S) AND/OR OCCUPANT(S)

I, (We), of in the Province of being the purchaser(s) and/or occupant(s) of the within lands by virtue of Agreement(s) dated the day of , A.D. 19..... , DO HEREBY AGREE that all my (our) rights, interest and estate which are, or may be, affected by the above Easement shall be fully bound by all the terms and conditions thereof both now and henceforth.

DATED at in the Province of this day of A.D. 19.....

..... (Witness) (Purchaser)
..... (Occupant)

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF SASKATCHEWAN
TO WIT: }
I, Kenton Russell Royer, of the City of Medicine Hat, in the Province of Saskatchewan, make oath and say: Alberta

1. That I was personally present and did see William Hagel named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
 2. That the same was executed at District of Golden Prairie in the Province of Saskatchewan, and that I am the subscribing witness thereto.
 3. That I know the said William Hagel and he is in my belief of the full age of twenty-one years.

SWORN before me at Medicine Hat
in the Province of ~~Saskatchewan~~ Alberta
this 29th day of July, A.D. 1985.

Kenneth Peay

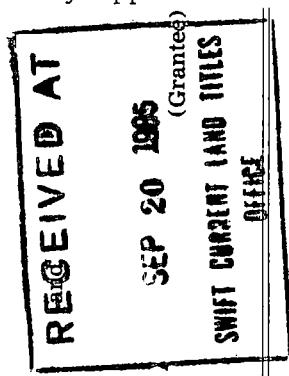
EILEEN LAYTON

M. Eileen Daykin
A Commissioner for Oaths ~~xxxxxx~~ for the Province of Saskatchewan
without

My appointment expires December 31, 1986

6

Grantor)



May 01

Dated

Easement

I certify that the within Instrument is duly
Entered and Registered in the Land Titles
Office for the Swift Current Land Registration
District at Swift Current in the Province of
Saskatchewan on the 22nd day of August
A.D. 19⁰⁰ as Number 2552.
R. H. Thompson
Regd. S.C.L.R.O.

WESTERN LAND SERVICES CO. LTD.

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF SASKATCHEWAN
TO WIT:

I,, of the,
of in the Province of Saskatchewan,
....., make oath and say:

1. That I was personally present and did see
named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
 2. That the same was executed at in the Province of Saskatchewan, and that I am the subscribing witness thereto.
 3. That I know the said and he is in my belief of the full age of twenty-one years. .

SWORN before me at,
in the Province of Saskatchewan,
this day of, A.D. 19.....

SASKATCHEWAN LAND TITLES OFFICE
INSTRUMENT WORK SHEET

89SC22838

FEES	Inst. <i>Laweroff</i>
Total Fees	From <i>Caseka</i>
Amt. Rec'd <i>Rec'd</i>	Address <i>Calgary</i>
Balance	Their Reference

Is Dup. C. of T. with Instrument? *No* In Office? Being Returned to
 above Addressee?
 Is Instrument Registrable? Titles Affected *85-6898*

ENCUMBRANCES		CERTIFICATES, NOTICES, REQUIRED	
Title	General Register	Type	Quantity
		Abstract	
		G.R.C.	
		Cert. of Chge.	
		Other Cert.	
		Notices	1

Remarks:

J Initials



Suite 1200, 521 – 3rd Avenue S.W.
Calgary, Alberta T2P 4A9
(403) 261-3610

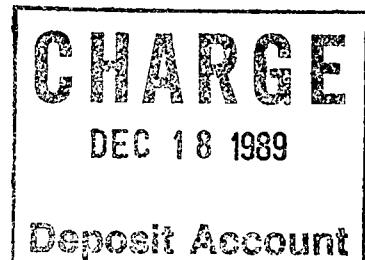
Telecopier:
(403) 265-5387

December 14, 1989

Province of Saskatchewan
Land Titles Office
350 Cheadle Street West
Swift Current, Saskatchewan
S9H 4G3

Gentlemen:

Re: **REGISTRATION OF CAVEATS**
Our Files: 50,073, 50,074



We enclose, in duplicate, the subject documents for registration and would ask that you return one registered copy for our files and charge the fee to our account No. 01-03-1514.

Yours truly,

COSEKA RESOURCES LIMITED

Robin Anderson
Land Secretary

/ra
Enclosure

Feb. 50, 1973

SURFACE LEASE

This lease made in triplicate this 28 day of October 19 89

Between:

... WILLIAM HAGEL of GOLDEN PRAIRIE

in the Province of SASKATCHEWAN (Occupation)
(hereinafter called the "Lessor")

... COSEKA RESOURCES LIMITED of CITY OF CALGARY

in the Province of ALBERTA A BODY CORPORATE

(hereinafter called the "Lessee")

Whereas the Lessor is the registered owner (or is entitled to become registered as owner under an agreement for sale or unregistered transfer or otherwise), of an estate in fee simple, subject however to such mortgages and encumbrances contained in the existing Certificate of Title, of and in that certain parcel of land situated lying and being in the Province of Saskatchewan and described as follows:

THE SOUTH WEST QUARTER OF
SECTION THIRTY ONE (31) in Township FOURTEEN (14)Range TWENTY SEVEN (27) West of the THIRD (3) Meridian
in the Province of Saskatchewan, as more particularly described and set forth in Certificate(s) of Title No.(s)

85 SC 06898 of Record in the Land Titles Office for the Land Registration District (hereinafter referred to as "the said lands"); and

Whereas the Lessor has agreed to lease certain portions of the said lands to the Lessee for the purposes and upon the terms and conditions hereinafter set forth:

Now therefore this lease witnesses that:

Demised premises

1. The Lessor for the purposes and at the rent, including compensation for capital damage, hereinafter set forth does hereby lease unto the Lessee all and singular those parts of the said lands shown upon a sketch or plan hereto annexed and marked "A", hereinafter called "the demised premises", to be held by the Lessee as tenant for the term of twenty-one years from the date hereof for the purpose of a well site for the drilling of a well for oil, gas, water and/or related hydrocarbons and the operation thereof and the taking of production therefrom with the right, liberty and privilege in, upon, under or across the demised premises, to lay down, construct, maintain, inspect, remove, replace, reconstruct and repair pipes, pipe lines and all structures and equipment necessary or incidental thereto for use in connection with the operations of the Lessee for which this lease is granted, and also for the purpose of a roadway, at the clear rent to be determined and payable in accordance with the laws and regulations of Saskatchewan in that regard the said rent being as follows:

Payment in the first year by lessee

(a) for the first year the sum of FOUR THOUSAND NINE HUNDRED SEVENTY FIVE dollars, (the receipt of which sum is hereby acknowledged), and which sum includes compensation in full for capital damage ap-plied as follows:

(i) Compensation for capital damage TWO THOUSAND SEVEN HUNDRED
(\$ 2,700.00.....)

(ii) Rent TWO THOUSAND TWO HUNDRED SEVENTY FIVE
(\$ 2,275.00.....)

Payment in subsequent years by lessee

(b) for each subsequent year the sum of TWO THOUSAND TWO HUNDRED SEVENTY FIVE dollars payable annually in advance on the anniversary of the date hereof in each year during the currency hereof. *left*

The Lessee shall have the right from time to time and at any time upon six (6) months' notice to that effect to the Lessor to surrender any portion of the demised premises, by giving notice to the Lessor to that effect and the Lessee shall deliver or mail to the Lessor a sketch or plan of the portion or portions of the demised premises retained, and this lease shall, with respect to the lands so surrendered, terminate at the expiration of the current year of the term.

2. The Lessor hereby covenants and agrees with the Lessee as follows:

Taxes, etc., payable by lessor

(a) The Lessor shall pay promptly and satisfy all taxes, rates and assessment that may be assessed or levied against the said lands during the continuance of this lease.

Quiet enjoyment by lessee

(b) The Lessee shall have quiet enjoyment of the demised premises and the rights and privileges hereby granted during the term of lease and any extension thereof.

Right to renew by lessee

(c) If the Lessee is not in default in respect of any of the covenants and conditions contained in this lease at the date of expiration of the term of twenty-one years hereinbefore mentioned, then this lease shall be renewable for a further period of twenty-one years from the said date at an annual rent calculated as hereinbefore provided for that portion of the term subsequent to the first year thereof. Such extended term shall be subject to all the provisions, including this provision for renewal.

3. The Lessee hereby covenants and agrees with the Lessor as follows:

Payment of rent by lessee

(a) The Lessee shall pay the rent, including compensation for capital damage, for the first year as hereinbefore agreed and shall pay yearly in advance the rent herein set forth for each subsequent year of the term of this lease.

Cancellation in case of default

(b) If the Lessee defaults in the payment of any sum payable hereunder or in the performance of any covenant, promise or undertaking herein contained on the part of the Lessee, this agreement shall be terminated at the expiration

In consideration of the sum of One Dollar (\$1.00), (receipt of which is hereby acknowledged), paid to me.

If the demised premises covered by this Surface Lease are not entered upon, except for survey purposes, within six (6) months of the date of this Lease, the Lessee shall pay to the Lessor the sum of Three Hundred Dollars for the right to survey and all other inconveniences and the said Lease shall terminate. However, should the Lessee enter the demised premises to drill or should the Lessee make payment of the full initial consideration in the amount of \$ 4975.02, as previously set out, within the six (6) month period, then the Lessee shall have full rights on the demised premises pursuant to the terms of the said Surface Lease.

REVIEW OF RENTAL: Annual Rental provided for herein shall be subject to review in accordance with the Surface Rights Act, Chapter S-27.1, Section 27.

Construction of ditches and approaches where required

(e) The Lessee shall construct the roadway with shallow ditches where required and, if necessary, with reasonable number of approaches for the Lessor in order that the Lessor may cross the roadway with farm machinery in moving from one field in the said lands to another field that lies across the roadway.

Fencing of well site, roadway and excavations where required

(f) The Lessee shall, during the continuance of this lease, erect upon the boundaries of the well site and roadway proper fences if so required by the Lessor and the Lessee shall, if required by the Lessor, enclose and keep enclosed all openings or excavations made in connection with or for the purpose of drilling operations with proper fences to prevent livestock from falling thereinto.

Replacement and repair of fences, guards, gates

(g) In the use of the rights and privileges hereby granted the Lessee shall replace all fences that he has removed for his purposes and repair all fences he has damaged and, if so required by the Lessor, provide proper livestock guards or gates at any point of entrance on the demised premises used by him and, if gates are installed, shall cause the same to be closed upon his use thereof.

Taxes, etc., payable by lessee

(h) The Lessee shall pay all taxes, rates and assessments that may be assessed or levied in respect of machinery, equipment, structures or works placed by the Lessee in, on or under the demised premises.

Compensation for damage

(i) The Lessee shall pay compensation for damage done by the Lessee to growing crops, fences and buildings or other improvements of the Lessor upon the said lands.

Indemnity against actions, claims, etc.

(j) The Lessee shall indemnify and save harmless the Lessor of, from and against all actions, suits, claims and demands by any person in respect of any loss, injury, damage or obligation arising out of or connected with the operations carried on by the Lessee, his servants or agents in, under or upon the said demised premises.

4. The Lessor and the Lessee do hereby mutually covenant and agree each with the other as follows:

Review of rent every three years upon request of either party

(a) Notwithstanding anything contained in this lease, upon the request of either party to this lease, the amount of rent payable in respect of the demised premises shall be subject to review at the end of three years from the date hereof and at the end of each succeeding three year period. Such request shall be in writing and given to the other party at least thirty days prior to the commencement of the period in respect of which the review of rent is sought. In case of any disagreement as to the amount of rent to be payable or any other matter in connection therewith, the arbitration provisions of the petroleum and natural gas regulations at the time in force shall apply.

Right of surrender and removal of equipment by lessee

(b) The Lessee shall have the right at any time, upon forty-five days' notice to that effect to the Lessor, to cease the use and occupation of the demised premises and in the event of the Lessee so doing, this lease shall terminate at the next succeeding anniversary date and the Lessee shall have the right, within the balance of the rent year to remove or cause to be removed from the demised premises all structures, material and equipment of whatsoever nature or kind that the Lessee may have placed on or in the demised premises.

Discharge of encumbrances by lessee and reimbursement

(c) The Lessee shall have the option to pay or discharge any balance owing under any agreement of sale, any tax, charge, lien or encumbrance of any kind or nature whatsoever that may now or hereafter exist on or against or in any way affect the demised premises and in that event the Lessee shall be subrogated to the rights of the holder or holders of such encumbrance and shall have, in addition thereto, the option to be reimbursed by applying to the amount so paid the rent or other sums accruing to the Lessor under the terms of this lease.

Right to assign by lessee

(d) The Lessee may delegate, assign or convey to other persons or corporations all or any of the powers, rights and interests obtained by or conferred upon the Lessee hereunder and may enter into all agreements, contracts and writings and do all necessary acts and things to give effect to the provisions of this clause.

Notification of change of ownership

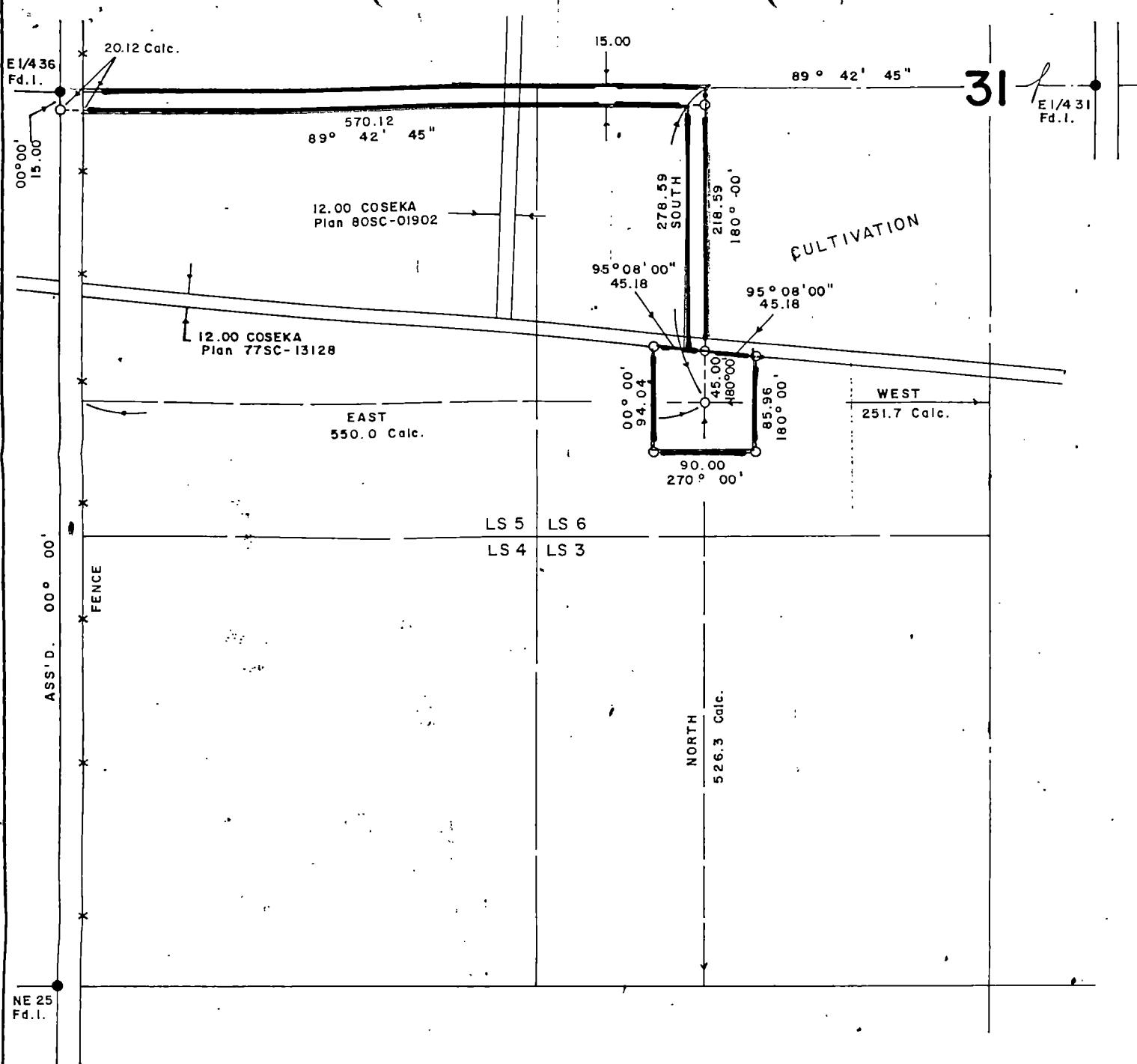
(e) In the event of the Lessor disposing of the said lands or the Lessee disposing of its interests in the said lands as provided for in this lease, the party disposing of its interest shall give the other party notice of such change and the name and address of the new Lessor or Lessee, as the case may be.

Manner of making payments

(f) Any rent or payment required to be made to the Lessor by the Lessee under this lease may be made by sending a cheque or draft for the same by registered mail payable at par to the Lessor at his address for service of notices herein provided or by

depositing to the Lessor's credit in the

at(or in such other place as the Lessor may designate from time to time) the sum thereof on or before the date such rent or other payment becomes due.



ALL-CAN ENGINEERING & SURVEYS (1976) LTD.

Job No. 89-833 Checked Date 01/11/89

CLM

FILE NO. : 89-0614

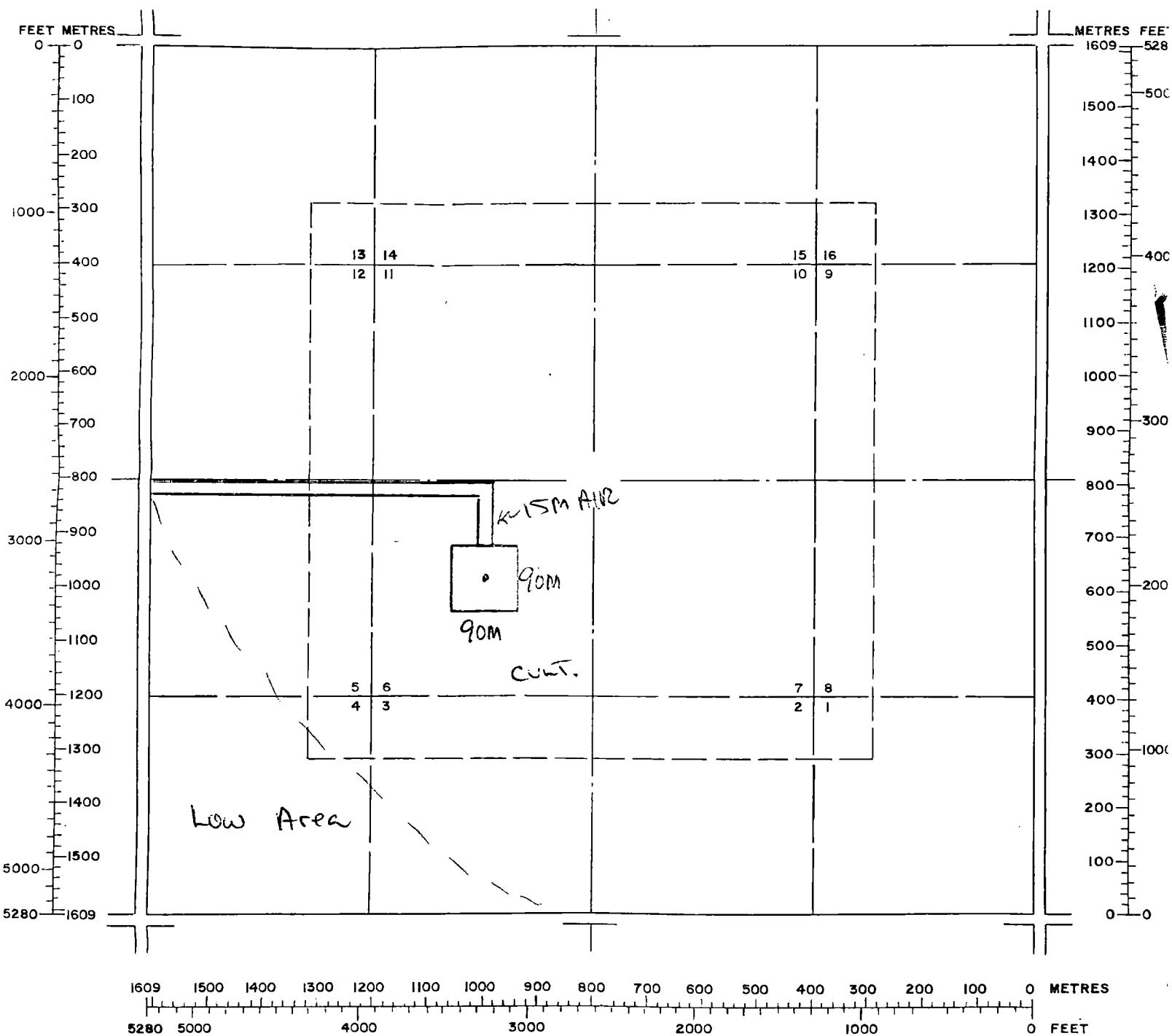
PLAN SHOWING THE PROPOSED LOCATION OF
Coseka Resources Limited

WELLSITE and ROADWAY

IN L.S.D. 16 SEC. 31 TWP. 14 RGE. 27 W.3 M.

Subject to change by mutual agreement with the lease
consideration to be applied on any alternative site.

FEET 0 1000 2000 3000 4000 5000 5280
METRES 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1609



ACREAGE

Approximate Well Site = 2.00 acres
Approximate Access Road = 2.50 acres
Approximate Camp Site = 0.00 acres
Total = 4.50 acres

— — — DENOTES 640 ACRE GAS SPACING

I/ We have no objection to the E.R.C.B. issuing a Drilling Licence.
Accepted this 25 day of October, A.D. 1987.

WITNESS :

WITNESS :

Notices by lessor and lessee

(g) Any notice required to be given to the parties hereto shall be deemed to have been given fifteen clear days after such notice is mailed by prepaid registered post properly addressed to such party and for the purpose of this clause, the proper address of the respective parties until notice of change of address shall be:

LESSOR... P.O. Box 81, GOLDEN PRAIRIE, Saskatchewan, S0N 0Y0

LESSEE... 1200, 521 - 3rd Avenue S.W., CALGARY, Alberta, T2P 4A9

Time of the essence

5. Time shall be in every respect of the essence of this lease.

Saskatchewan law to apply

6. This lease shall for all purposes be construed according to the laws of Saskatchewan.

Meaning of "Lessor" and "Lessee"

7. The terms "Lessor" and "Lessee" and reference thereto herein shall include the executors, administrators, (successors in the case of a corporation) and assigns of the Lessor and Lessee respectively and the terms and references thereto in the singular number and masculine gender shall also include the plural number and feminine (and neuter in the case of corporation) gender, when the context so

requires, and all covenants shall be construed as being joint and several.....

....., the above mentioned Lessee, does hereby accept this lease of the demised premises as provided for in this lease to be held by the Lessee as tenant and subject to the conditions, restrictions and covenants above set forth.

I, wife of the above (or within) named..... do hereby declare that I have executed this lease for the purpose of relinquishing all my rights in said homestead in favour of in so far as may be necessary to give effect to this lease

In witness whereof the Lessor has hereunto set his hand and seal and the Lessee has hereunto set his hand and seal (or has caused its corporate seal to be hereunto affixed attested by the hands of its proper officers duly authorized in that behalf) the day and year first above written.

(Note: Strike out the part that does not apply.)

COSEKA RESOURCES LIMITED

Thomas M. Brock
Robert Jones

Signed, sealed and delivered by the above named
Lessor in the presence of



D. Hagel
WILLIAM HAGEL



CERTIFICATE

I, Judge of the District Court for

....., (or as the case may be), do hereby certify that I have examined
....., wife of
the owner in the within (or annexed) lease, separate and apart from her said husband, and she acknowledges to me that she signed the same of her own free will and consent and without any compulsion on the part of her husband and for the purpose of relinquishing her rights

in the homestead in favour of.....

....., in so far as may be necessary to give effect to the within (or annexed) lease,
and further that she was aware of what her rights in said homestead were.

I further certify that I have not, nor has my employer, partner or clerk, prepared the within (or annexed) lease, and that I am not, nor is my employer, partner or clerk otherwise interested in the transaction involved.

CANADA
PROVINCE OF SASKATCHEWAN

AFFIDAVIT OF EXECUTION

To Wit:

I, of

in the Province of Saskatchewan, make oath and say:

1. THAT I was personally present and did see named in the within instrument, who is personally known to me to be the person named therein, duly sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at in the Province of Saskatchewan, and that I am the subscribing witness thereto.

3. THAT I know the said and he (or she) is, in my belief, of the full age of eighteen years.

SWORN before me at

In the Province of Saskatchewan, this day of A.D. 19

A Commissioner for Oaths in and for the Province of Saskatchewan

My Appointment Expires December 31st, 19

CONSENT BY OCCUPANT, VENDOR, MORTGAGEE OR OTHER INTERESTED PARTY:

I, (we) of
in the Province of having an interest in the within lands by virtue of an Agreement or Instrument dated the day of A.D. 19

DO HEREBY AGREE that all my (our) rights, interests and estate which are, or may be, affected by the above Surface Lease shall be fully bound by all the terms and conditions thereof both now and henceforth.

DATED at in the Province of this day of A.D. 19

Witness

CANADA
PROVINCE OF SASKATCHEWAN

AFFIDAVIT OF EXECUTION

To Wit:

I, **PHILIP GAZDAG** of **CITY OF MEDICINE HAT**
in the Province of ~~SASKATCHEWAN~~ **ALBERTA** **LAND AGENT** make oath and say:

1. THAT I was personally present and did see **WILLIAM HAGEL** named in the within instrument, who is (are) personally known to me to be the person(s) named therein, duly sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at **DISTRICT OF GOLDEN PRAIRIE** in the Province of Saskatchewan, and that I am the subscribing witness thereto.

3. THAT I know the said **WILLIAM HAGEL** and he (or she) is (or they are each), in my belief, of the full age of eighteen years.

SWORN before me at **CITY OF MEDICINE HAT**
in the Province of ~~SASKATCHEWAN~~ **ALBERTA**
this 30 day of **October** A.D. 19 89

Philip GAZDAG
A Commissioner for Oaths in and for the Province of Saskatchewan **WITHOUT**

My Appointment Expires December 31st, 19 90.

DOMINION OF CANADA
PROVINCE OF SASKATCHEWAN

HOMESTEAD AFFIDAVIT

To Wit:

I, **WILLIAM HAGEL** of **GOLDEN PRAIRIE**
in the Province of Saskatchewan, **FARMER** make oath and say as follows:

(Occupation)

1. I am the Lessor named in the within lease, and I say that no part of the land described in the said lease is my homestead, or has been my homestead at any time.

— or —

I am the Lessor named in the within lease, and I say that I have no wife.

— or —

I am the Lessor named in the within lease, and I say that my wife does not reside in Saskatchewan and has not resided therein at any time since the marriage.

SWORN before me at **DISTRICT OF GOLDEN PRAIRIE**

in the Province of Saskatchewan, this 28

day of **October** A.D. 19 89

A Commissioner for Oaths in and for the Province of Saskatchewan

My Appointment Expires December 31st, 19 89.

Province of Saskatchewan

The Land Titles Act

TO THE REGISTRAR of the SWIFT CURRENT

Land Registration District

TAKE NOTICE that COSEKA RESOURCES LIMITED
of the City of Calgary, in the Province of Alberta

CLAIMING AN INTEREST and an estate by virtue of a Saskatchewan Surface Lease dated October 28, 1989, covering a wellsite and access road (approximately 4.85 acres) between William Hagel as Lessor and the Caveator as Lessee, a copy of which Saskatchewan Surface Lease is marked Exhibit "A" and forms a part of this Caveat.

IN THE FOLLOWING LAND, that is to say;

the North West, South East and South West Quarters of Section Thirty (30), and the South West Quarter of Section Thirty One (31), Township Fourteen (14), Range Twenty Seven (27), West of the Third Meridian (W3M), Saskatchewan, 640 acres

EXCEPT: out of the South East Quarter of Section Thirty (30), 7.90 acres and out of the South West Quarter of Section Thirty (30), 5.13 acres for Canadian Pacific Railway Right of Way and Extra Widths on Plan BU 6666.

MINERALS IN THE CROWN

being lands described in Certificate of Title, 85SC06898

standing in the register in the name of William Hagel

Attached To and Forming
Part of This Document

FORBID THE REGISTRATION of any transfer or other instrument affecting such land or the granting of a certificate of title thereto except subject to the claim herein set forth.

Coseka Resources Limited
1200 Eau Claire Place 11
521 Third Avenue S.W.
MY ADDRESS is Calgary, Alberta T2P 4A9

and my address for service of notices and processes in Saskatchewan is

c/o MacPherson, Leslie and Tyreman
2161 Scarth Street
Regina, Saskatchewan S4P 2H8

DATED the 12th day of December A.D. 1989
COSEKA RESOURCES LIMITED, as
Agent for the Caveator


Robin Anderson, Land Secretary

OVERLAY

The preceding page contains an overlay.

The following page reveals the portion of the page overlaid.

This page is for information only and does not form part of the document.

Province of Saskatchewan

The Land Titles Act

TO THE REGISTRAR of the SWIFT CURRENT Land Registration District

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DATED the 12th day of December A.D. 1989
COSEKA RESOURCES LIMITED, as
Agent for the Caveator


Robin Anderson, Land Secretary

CANADA
PROVINCE OF SASKATCHEWAN }
TO WIT: }

I, Robin Anderson

of the City of Calgary

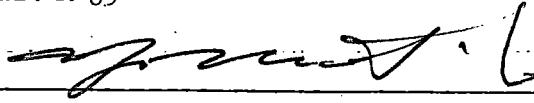
in the Province of Alberta, AGENT for the within named caveator, make oath and say:

1. THAT the allegations in the within caveat are true in substance and in fact, to the best of my knowledge, information and belief.

2. THAT the claim mentioned in the within caveat is not, to the best of my knowledge, information and belief, founded upon a writing or a written order, contract or agreement for the purchase or delivery of any chattel or chattels within the prohibition contained in section 151 of The Land Titles Act.

SWORN before me at the City
of Calgary
in the Province of Alberta
this 12th day of December
A.D. 1989


Robin Anderson


A Commissioner for Oaths Without the
Province of Saskatchewan
My Appointment expires March 31, 1991

A.J. Matovich

Dated _____ A.D. 19 _____

(Name of Caveator) ED AT	
RE	RE
DEC 18 1989	
SWIFT CURRENT LAND TITLES	
OFFICE	
(the Land)	

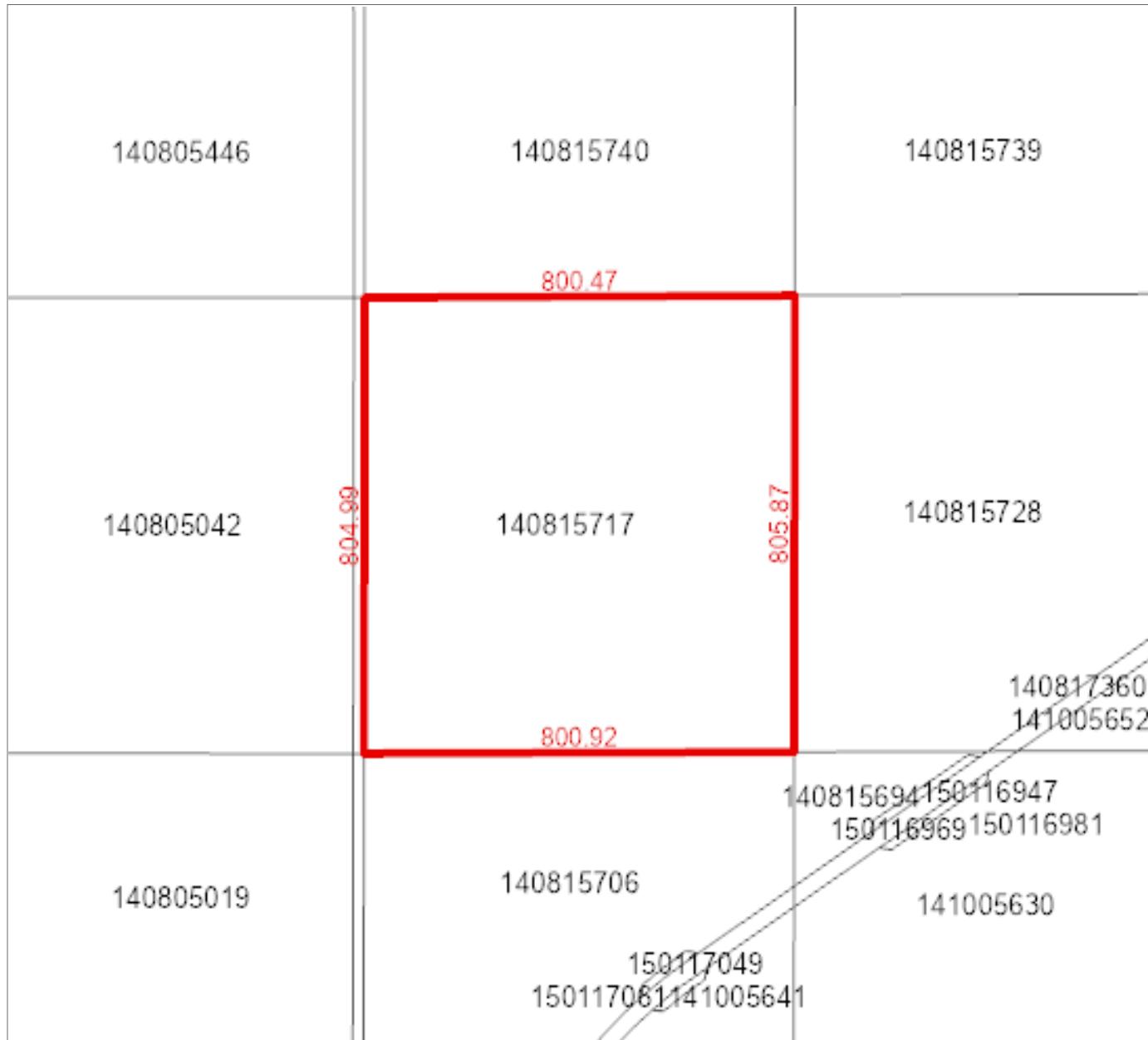
Caveat

WILLSON STATIONERS

I certify that the within instrument is duly
Entered and Registered in the Land Titles
Office for the Swift Current Land Registration
District at Swift Current in the Province of
Saskatchewan on the 18 day of Dec
A.D. 1989, as Number 895C 22838
Outsettime not
Register
S.C.L.R.D.

Surface Parcel Number: 140815717

REQUEST DATE: Mon Jan 26 10:05:53 GMT-06:00 2026

**Owner Name(s) :** Blakley, Charlene, Hagel, William, Ziebart, Brenda**Municipality :** RM OF BIG STICK NO. 141**Area :** 64.49 hectares (159.36 acres)**Title Number(s) :** 152733775**Converted Title Number :** 85SC06898**Parcel Class :** Parcel (Generic)**Ownership Share :** 1:1**Land Description :** NW 30-14-27-3 Ext 0**Source Quarter Section :** NW-30-14-27-3**Commodity/Unit :** Not Applicable

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000630200

PID: 1557974



Civic Address:

Legal Location: Qtr NW Sec 30 Tp 14 Rg 27 W 3 Sup

Supplementary:

Title Acres: 159.00

School Division: 211

Neighbourhood: 141-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 07-Nov-2023

Change Reason: Reinspection

Year / Frozen ID: 2025-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating
141.00	K - [CULTIVATED]	Soil association 1	AD - [ARDILL]	Topography	T2 - Gentle Slopes	\$/ACRE
		Soil texture 1	CL - [CLAY LOAM]	Stones (qualities)	S2 - Slight	Final
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]			48.42
		Soil association 2	FX - [FOX VALLEY]			
		Soil texture 3	CL - [CLAY LOAM]			
		Soil texture 4				
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]			
		Top soil depth	3-5			

AGRICULTURAL WASTE LAND

Acres	Waste Type
18	WS & WN

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$256,900		1	Other Agricultural	55%	\$141,295				Taxable
Total of Assessed Values:	\$256,900				Total of Taxable/Exempt Values:	\$141,295				