



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 529 452 4;24;55;10;NW 172 220 274

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 24 TOWNSHIP 55
SECTION 10
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 0620229 - ROAD 1.676 4.14
B) PLAN 1720916 - DESCRIPTIVE 34.40 85.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 172 146 011

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
172 220 274	23/08/2017	TRANSFER OF LAND	\$284,000	NOMINAL

OWNERS

BRIAN T. KERNAHAN

AND

VALERIE R KERNAHAN

BOTH OF:

55113 HWY 28

STURGEON COUNTY

ALBERTA T8T 1T7

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

172 220 274

REGISTRATION

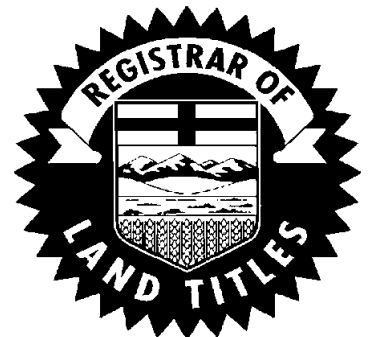
NUMBER	DATE (D/M/Y)	PARTICULARS
802 263 911	04/11/1980	WATER RESOURCES ACT CERTIFICATE "SUBJECT TO"
052 105 680	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA C/O THE MINISTER OF NATIONAL DEFENCE 101 COLONEL BY DRIVE OTTAWA ONTARIO K1A0K2
172 069 179	16/03/2017	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION 2ND FLR TWIN ATRIA BLDG 4999-98 AVENUE NW EDMONTON ALBERTA T6B2X3
172 069 181	16/03/2017	CAVEAT RE : DEFERRED RESERVE CAVEATOR - STURGEON COUNTY. 9613-100 STREET, MORINVILLE ALBERTA T8R1L9
262 220 974	20/07/2026	UTILITY RIGHT OF WAY GRANTEE - APEX UTILITIES INC.

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF
SEPTEMBER, 2026 AT 11:17 A.M.

ORDER NUMBER: 58426486

CUSTOMER FILE NUMBER: clh/gk



END OF CERTIFICATE

(CONTINUED)

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.

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**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

802263911

ORDER NUMBER: 58426913

ADVISORY

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PERMANENT

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AFFIDAVIT OF EXECUTION

CANADA) I, Kenneth R. Lewis
PROVINCE OF ALBERTA) of the City of Edmonton
TO WIT:) in the Province of Alberta make oath and say:

1. THAT I was personally present and did see Allan Strome
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 the City of Edmonton
in the Province of Alberta, and that I am the subscribing
witness thereto.

3. THAT I know the said Allan Strome
and he is in my belief of the full age of eighteen years.

SWORN before me at the City
of Edmonton
in the Province of Alberta
this 31st day of OCTOBER,
A.D. 19 80.

K. R. Lewis
WITNESS

Dellia Kemp Debbie Tarr

A COMMISSIONER FOR OATHS
in and for the Province of Alberta

DATED at Edmonton, Alberta this 31st day of October, 1980

Signed by the above named

In the

presence of

K. R. Lewis

Allan Strome
Controller of Water Resources

FORM OF CONSENT

I, the undersigned, registered owner of the SW 1/4 quarter of Section 10
Township 55, Range 24 West of the 4th Meridian, do hereby
consent to the construction, operation and maintenance upon the said land of works in accordance
with the plan filed in the Office of the Controller of Water Resources, Edmonton, under the
provisions of The Water Resources Act as Number

Dated at Edmonton, in the Province of Alberta
this 1st day of July
1980.

Valerie Kernahan
Witness

Brian Kernahan
Registered Owner

- NOTE: 1. To be filed in triplicate.
2. Registered owner please state on the line below whether the applicant is purchasing, leasing, renting or has no interest in the above land.
: Leasing
3. This form may be filed in the Land Titles Office under Section 36 of The Water Resources Act.

W.R. 25 NOV. 79

DATED at Edmonton, Alberta this 31st day of October, 1980

Signed by the above named

in the

presence of

K.R. Lewis

Allen Shome
Controller of Water Resources



ENVIRONMENT

CERTIFICATE

issued under Section 36 of
THE WATER RESOURCES ACT

File No. 18332

To the

Registrar of the North Alberta Land Registration District:

I, Allan Strome, Controller of Water Resources, appointed
under the authority of The Water Resources Act, DO HEREBY CERTIFY as follows:

1. That on the 9th day of October, 1980,
a licence was issued under the authority of section 35 of the said Act to
Vern Waterhouse
of St. Albert, in the Province of Alberta.

2. That the licensee's works are constructed on the north-west
Quarter of Section 10, Township 55, Range 24, West of the 4th Meridian.

3. That the said works will affect the following lands:

Legal subdivisions four (4) and five (5) of the
South-west quarter of section ten (10) in
Township fifty-five (55),
Range twenty-four (24),
West of the fourth (4th) meridian
Excepting thereout all mines and minerals

as shown by a plan filed in the Department of the Environment, Edmonton, Alberta, as No. 18332-1

DATED at Edmonton, Alberta this 31st day of October, 1980

Signed by the above named

In the

presence of

K. R. Lewis

Allan Strome
Controller of Water Resources

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

052105680

ORDER NUMBER: 58426913

ADVISORY

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For original document of the Zoning Regulations see 052104445

(Attached are pages 15 16 of original schedule)

PID	FILE NAME	LINC
1399334	424055	0010772341
1399738	424055	0018625260
1399406	424055	0014739536
2000705	424055	0030697429
1856656	424055	0030017256
1399405	424055	0016090243
1399400	424055	0010784015
1399417	424055	0010772275
1399739	424055	0018625278
1399325	424055	0027094557
1399324	424055	0027094557
2000698	424055	0030697437
1400630	424055	0018225244
1399404	424055	0016090251
1399411	424055	0010784023
1399416	424055	0010772283
1399313	424055	0017654253
1399408	424055	0018625286
1399357	424055	0010784031
1399312	424055	0017654260
1399443	424055	0015919327
1399407	424055	0018625294
1399403	424055	0017554719
1399809	424055	0012423026
1399743	424055	0020296281
1399437	424055	0021085791
1399414	424055	0010784049
1399415	424055	0010784049
1399413	424055	0010784049
1399392	424055	0020296299
2000697	424055	0030697395
1998241	424055	0027280981
1399842	424055	0022750368
1399434	424055	0010782457
1399391	424055	0017554751
1399315	424055	0010770957
1399764	424055	0027280999
1399469	424055	0026510470
1399468	424055	0026510470
1399467	424055	0026510470
1399843	424055	0022750376
1399367	424055	0010860956
1399440	424055	0015919293
1399441	424055	0017554768
1399831	424055	0011085033
1399423	424055	0023182769
1399373	424055	0016630436
1270904	425054	0029633253
1400631	425054	0017046376
1400641	425054	0017046376
1401337	425054	0023098049
1401358	425054	0010498095



052105680

052105680 REGISTERED 2005 03 22

ZONR - ZONING REGULATIONS

DOC 1 OF 1 DRR#: 219631F ADR/AMUSTARD

LINC/S: 0016090251 +

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

172069179

ORDER NUMBER: 58426913

ADVISORY

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Transportation File No.: NW 10-55-24-4

To The Registrar of the **North** Alberta Land Registration District:

Take notice that HER Majesty the QUEEN in the Right of the Province of Alberta as represented by the Minister of Transportation ("the Caveator") claims an interest in:

**THE NORTH WEST QUARTER OF SECTION TEN (10)
TOWNSHIP FIFTY FIVE (55)
RANGE TWENTY FOUR (24)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:**

**A) 1.767 HECTARS (4.14 ACRES) MORE OR LESS, AS SHOWN ON
ROAD PLAN 0620229
EXCEPTING THEREOUT ALL MINES AND MINERALS**

under an Agreement dated the 2 day of December, 2016 and made between ~~WILLIAM KERNAHAN AND EVELYN KERNAHAN OF NAMAQ ALBERTA T0A 2N0 AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST AND WILLIAM P KERNAHAN OF 54516 RGE RD 242 STURGEON COUNTY ALBERTA T8T 1W5 AS TO AN UNDIVIDED 1/2 INTEREST~~, and the Caveator, whereby it was agreed on certain consideration to transfer to the Caveator a portion of the aforementioned land required for the establishing of a **SERVICE ROAD** upon the said land standing in the register in the name of **William Kernahan, Evelyn Kernahan, and William P Kernahan** and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the certificate of title is expressed to be subject to such claim.

I designate the following address as the place at which notices and proceedings relating hereto may be served:

Alberta Transportation
2nd Floor, Twin Atria Building
4999 - 98 Avenue NW
Edmonton AB T6B 2X3

Dated this 2 day of, December, 2016.

Dranda Ruda
For: Minister of Transportation

I, Miranda Ruda make oath and say:

ACTING REGIONAL DIRECTOR
FORT McMURRAY REGION

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

2. I believe that the 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 and embarrassing any person interested in or proposing to deal therewith.

Sworn before me at Edmonton in the

Dranda Ruda

Province of Alberta, this 2 day

of December, 2016.

ADRIENNE KISKO
COMMISSIONER FOR OATHS
EXPIRES AUGUST 26, 2019

Adrienne Kisko
A Commissioner for Oaths in and for the Province of Alberta

SERVICE ROAD AGREEMENT

Transportation File Number: NW 10-55-24-4

THIS AGREEMENT made as of the 2 day of December, A.D. 2016

BETWEEN:

Her Majesty the Queen in Right of the Province of Alberta, herein represented by the Minister of Transportation (hereinafter called "the Department")

- and -

WILLIAM KERNAHAN AND EVELYN KERNAHAN OF NMAO
ALBERTA T0A 2N0 AS JOINT TENANTS AS TO AN UNDIVIDED ½
INTEREST AND WILLIAM P KERNAHAN OF 54516 RGE RD 242
STURGEON COUNTY ALBERTA T8T 1W5 AS TO AN UNDIVIDED ½
INTEREST, (hereinafter called "the Owner")

WHEREAS the Owner has applied to create a subdivided parcel in the **NORTHWEST** quarter of Section **TEN # (10)**, Township **FIFTY FIVE (55)**, Range **TWENTY FOUR (24)**, West of the **FOURTH (4th)** Meridian, and **Sturgeon County** has approved the subdivision subject to certain conditions,

AND WHEREAS pursuant to Section 15 of the Subdivision and Development Regulation made under the Municipal Government Amendment Act, 1995, a service road is required, Commencing at a point at the intersection of the **Easterly** boundary of **Road Plan 062 0229** and the **North** boundary of the **NW ¼ Sec.10 Twp. 55 Rge 24 W4 Meridian**, Thence **Easterly** and along the **North** boundary of said ¼ section **45.1 meters**, Thence **Southerly** and parallel to **Road plan 062 0229 771.7 meters**, Thence **Easterly** and perpendicular to **Road plan 062 0229 6.0 meters**, Thence **Southerly** and Parallel to **Road Plan 0620229** to the **South** boundary of said ¼ section, Thence **Westerly** and along the **South** boundary of said section to the intersection of **Road Plan 062 0229**, Thence **Northerly** along road boundary until point of commencement, said service road containing 4.011 Hectares (9.91 Acres)

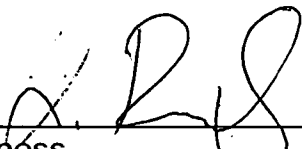
AND WHEREAS the Department has stated that the service road need not be constructed at this time,

NOW THEREFORE the Parties agree as follows:

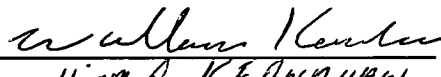
1. In consideration of the approval of the subdivision, the Owner hereby agrees to grant to the Department all his right, title and interest in the above described service road right-of-way, at no cost to the Department when and if required.
2. The Department agrees to perform the necessary survey of the right-of-way, and the Owner agrees that this survey need not be performed until such time as the Department may so desire. Upon completion of the survey, the land within the service road right-of-way shall be excepted from the title to the Owner's land.
3. The Owner agrees that a Caveat may be filed with the Registrar of the Land Titles Office as a condition of this agreement.
4. The recital paragraphs form an integral part of this agreement.
5. This agreement shall enure to the benefit of and be binding on the heirs, executors, assigns and successors of the Parties hereto, and it is the intention of the Parties that this agreement shall run with the land.

SIGNED, SEALED AND DELIVERED

by the Owner in the presence of:


Witness TRAVIS BRINSKY

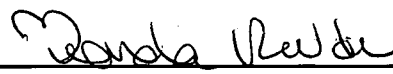
x 
Evelyn KERNAHAN
Name (lower case)

x 
WILLIAM P. KERNAHAN
Name (lower case)

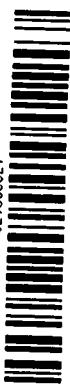
Name (lower case)

SIGNED, SEALED AND DELIVERED

on behalf of the
Department of Transportation



Signed on behalf of the
Minister of Transportation
ACTING REGIONAL DIRECTOR
FORT McMURRAY REGION
June, 2009



172069179

172069179 REGISTERED 2017 03 16

CAVE - CAVEAT

DOC 1 OF 5 DRR#: E08F043 ADR/CRJONES

LINC/S: 0031519391