

OFFER TO PURCHASE

BY AND BETWEEN:

WAY NORTH CATTLE COMPANY LTD.

(the "**Vendor**")

AND

(the "**Purchaser**")

1. The Vendor agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Vendor, the lands legally described in the attached Schedule "A" (the "**Property**").
2. The Purchaser hereby offers to purchase the Property, free and clear of all liens, charges, encumbrances and claims whatsoever, save and except any subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out below (if any), including in particular those non-financial encumbrances set forth on the title search for the Property attached as Schedule "B" hereto (the "**Permitted Encumbrances**"), for the sum of the Closing Bid on the CLHbid.com auction taking place on July 24, 2024, being \$ _____, as adjusted pursuant to the provisions of this Agreement (the "**Purchase Price**") and payable as follows:
 - \$ _____ 20% non-refundable Deposit paid to Carter, Lock & Horrigan as further described in Section 3.
 - \$ _____ 80% balance, subject to adjustments and the Transaction Fee, (collectively, the "**Balance**") payable on or before the Closing Date (as hereinafter defined) to the Vendor's Lawyer pursuant to Section 5.
 - \$ _____ **PURCHASE PRICE**
 - \$ _____ Transaction Fee payable at 1.25% + GST on the Purchase Price and in addition to the Purchase Price will be paid with closing funds on the Closing Date by the Purchaser and their lawyer to the Vendor's Lawyer.
3. The Purchaser agrees to submit to Carter, Lock & Horrigan, in trust on or before 4:30 pm on July 25, 2024 an executed copy of this Agreement along with a Bank Draft, Solicitor's Trust Cheque or Wire Transfer in the sum of 20% of the Purchase Price (the "**Deposit**") which will if the transactions set out herein complete be applied towards the payment of the Purchase Price on the Closing Date. The Deposit, upon payment, shall be unconditional, and if the Purchaser fails to close the purchase of the Property for any reason, the Deposit shall be forfeited to the Vendor on account of damages, and Carter, Lock & Horrigan is irrevocably authorized and directed to release and pay the Deposit

to the Vendor, provided that such retention of the Deposit shall not itself constitute a termination of this Agreement and shall not restrict the Vendor from exercising any other rights or remedies which the Vendor may have by virtue of the Purchaser's default, including the right to claim damages from the Purchaser which the Vendor sustains in excess of the Deposit. Along with the Deposit, the Purchaser will also deliver to the Vendor a certificate of insurance that adequately insures the Purchaser's activity on the Property and will add the Vendor as an Additional Insured on such insurance until the Closing Date.

4. The Purchaser will pay all transfer taxes (including Property Transfer Tax, GST and, if applicable, *Provincial Sales Tax*), costs and expenses incurred in connection with the completion of the purchase and sale of the Property other than the costs of the Vendor incurred in clearing title to the Property of financial encumbrances. For certainty, the Purchase Price does not include Goods and Services Tax ("**GST**"). The Purchase Price will be subject, on the Closing Date, to the addition of GST which shall be paid by the Purchaser to the Vendor on the entire Purchase Price. Alternatively, in the event the Purchaser represents and warrants to the Vendor that the Purchaser is a registrant under the *Excise Tax Act* (Canada) and provides the Vendor with their GST registration number prior to the Closing Date together with a GST certificate or indemnity satisfactory to the Vendor's Lawyer, then the Purchaser may account directly to Canada Revenue Agency for the GST payable on this transaction without paying same to the Vendor. For greater certainty, the Transaction Fee does not form part of the Purchase Price for the purposes of this section. All taxes payable pursuant to the *Provincial Sales Tax Act* arising out of the purchase of the Property, will be paid by the Purchaser and evidence of such payment will be provided to the Vendor.
5. The Purchaser will pay, or will cause the Purchaser's lawyer to pay, the Balance by way of certified cheque, bank draft or certified solicitor's/notary's trust cheque to the Vendor's Lawyer no later than 4:00pm on August 21, 2024 (the "**Closing Date**").
6. On receipt of the Deposit in accordance with paragraph 3, the Vendor will transfer vacant possession of the Property (the "**Possession Date**") to the Purchaser.
7. The Purchaser agrees to indemnify and save harmless the Vendor from and against any and all losses, damages, costs and expenses of any and every nature and kind whatsoever (including, without limiting the foregoing, legal fees and disbursements on a solicitor/client, full indemnity basis) which at any time or from time to time may be paid or incurred by or asserted against them as a direct or indirect result of the presence, use, action or inaction of the Purchaser on the Property since Possession Date.
8. The following chattels shall form part of the Property and shall be transferred to the Purchaser:

All barbwire fencing on the Property, Morand cattle handling system (which consists of 9, 12' steel gates, 6, 8' steel panels, 18, 12' steel panels, 5 - 10' gate frames and gates, 2 - 8' gate frames and gates, 1 - Morand cattle stationary loading chute, 2 - rolling doors, 1 - cattle shoulder holder squeeze chute with scale and base and 1 - 8' quick adjust alley) and diesel and gas fuel tanks.

It is agreed that there is no warranty or guarantee made by the Vendor as to the state of fitness, merchantability or condition of any of the chattels herein being sold to the Purchaser.
9. All taxes, rents, security deposits, water, and other matters customarily the subject of adjustment in the purchase and sale of real property in British Columbia shall be adjusted between the parties as of the Closing Date. Except as otherwise provided in this Agreement, the Vendor will be responsible for all expenses and will be entitled to all revenues accrued with respect to the Property for the

period ending on the day before the Closing Date. For the period from and including the Closing Date, the Purchaser will be responsible for all expenses and will be entitled to all revenues accruing with respect to the Property.

10. The Purchaser agrees to pay a transaction fee equal to 1.25% of the Purchase Price plus GST (the "**Transaction Fee**") in addition to the Purchase Price. The Transaction Fee will appear on the Statement of Adjustments as provided to the Purchaser's Lawyer.
11. At least one (1) business day prior to the Closing Date, the Vendor will execute and deliver or cause to be executed and delivered to the Purchaser's lawyer/notary all of the following:
 - (a) A Form A – Freehold Transfer for the Property (the "**Transfer**");
 - (b) A Statement of Adjustments;
 - (c) A Statutory Declaration as to residency of the Vendor within the meaning of the *Income Tax Act* (Canada); and
 - (d) An assignment for Conditional Water Licence C102231 and Well Tag No. 113350.

The above documents will be prepared by the Purchaser's lawyer/notary and provided to the Vendor's Lawyer not less than five (5) business days prior to the Closing Date.

12. Each of the parties hereto covenant and agree to use the following closing procedures:
 - (a) If the Vendor's title to the Property is subject to any liens, charges, encumbrances or other claims whatsoever, save and except only the Permitted Encumbrances, the Vendor, while still required to clear such liens, charges, encumbrances and other claims, may wait to pay and discharge same until immediately after receipt of the Purchase Price, in which event the Purchase Price may be paid to the Vendor's Lawyer on the Vendor's Lawyer's undertakings to pay out and cause to be discharged from title to the Property such financial liens, charges, encumbrances and other claims, and to remit the balance, if any, to the Vendor;
 - (b) If the Purchaser is relying upon a new mortgage (the "**Mortgage**") to finance the Purchase Price, the Purchaser, while still required to pay the Purchase Price on the Closing Date, may wait to pay the Purchase Price until after the Transfer and the mortgage documents have been lodged for registration at the appropriate Land Title Office, but only if, before such lodging, the Purchaser has done the following:
 - (i) fulfilled all of the conditions for funding of the mortgagee of the Mortgage (the "**Mortgagee**") except lodging the Mortgage for registration; and
 - (ii) made available to the Vendor's Lawyer a solicitor's/notary's undertaking to pay the Purchase Price upon lodging of the Transfer and the Mortgage documents and the advance by the Mortgagee of the Mortgage proceeds; and
 - (c) The closing of the transactions contemplated hereby will otherwise be carried out in accordance with the usual practices, and on appropriate undertakings, of knowledgeable solicitors/notaries in British Columbia, and all necessary and all reasonable documents and assurances will be provided by each of the Vendor and the Purchaser.

13. The Vendor represents and warrants to the Purchaser that:
- (a) The sale here is made expressly on an "as is, where is" basis and with no representations or warranties made by the Vendor, except as set forth herein;
 - (b) the Vendor has full corporate power and corporate authority to execute this Agreement and fully perform all of its obligations and covenants herein, including the covenant to convey the Property to the Purchaser herein; and
 - (c) within the meaning of the Income Tax Act of Canada, the Vendor is not now, nor will be on the Closing Date, a non-resident of Canada nor an agent or a trustee for any person with an interest in the Property who is a non-resident of Canada.
14. Without limiting the generality of Section 12(a) and except as set out in Section 12(b) and (c), the Purchaser acknowledges and agrees that:
- (a) the Vendor has not made any representation or warranty whatsoever as to the suitability of the Property for the Purchaser's intended purposes, the Property's usage, measurements, sizes, dimensions, or the extent to which the Property complies with applicable zoning, health or safety standards or applicable laws, including, without limitation, any environmental laws applicable to the Property; and
 - (b) the Purchaser is acquiring the Property on an "as is and where is" basis, without any representation or warranty by the Vendor except for the representations and warranties set out herein.
15. Subject to the representations, warranties and covenants of the Vendor specifically set out herein, the Purchaser acknowledges to and agrees with the Vendor as follows:
- (a) the Purchaser is relying on its own investigations to satisfy itself as to the condition of the Property;
 - (b) the Purchaser understands and agrees that the Vendor has no obligation to make any investigations, tests or studies with respect to the condition of the Property; and
 - (c) that the Purchaser is purchasing the Property in an "as is/where is" condition, such that, from and after the Closing Date, the Purchaser assumes and agrees to comply with all responsibilities for the Property, including, without limitation, its physical and environmental condition and suitability, without any recourse whatsoever against the Vendor, and that it is entering into this Agreement relying entirely upon its own inspections.
16. The Purchaser represents and warrants to the Vendor that:
- (a) If applicable, the Purchaser is not a non-Canadian as defined under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act (Canada)*;
 - (b) if the Purchaser is a body corporate,
 - (i) the Purchaser is duly incorporated and organized and validly subsisting under the applicable Canadian law and has the corporate power to enter into this Agreement and to perform its obligations hereunder; and

- (ii) this Agreement and the transactions contemplated hereby have been duly authorized by the Purchaser and constitute a legal, valid and binding obligation of the Purchaser, enforceable against the Purchaser by the Vendor in accordance with its terms.
17. All items included in the purchase and sale will be and remain at the risk of the Vendor until 12:01 a.m. on the Closing Date. After that time, the Property and all included items will be at the risk of the Purchaser.
 18. Any notice required or permitted to be given under this Agreement will be in writing and may be given by delivering, sending by email, sending by courier service, or sending by prepaid registered mail posted in Canada, the notice to the address or email address first above written of the party hereto for which such notice is intended (or to such other address or email address as any party may specify by notice in writing to another party). Any notice delivered, sent by email, or couriered on a business day will be deemed conclusively to have been effectively given on the day the notice was delivered, or the email transmission was sent successfully to the email address set out above, as the case may be. Any notice sent by prepaid registered mail will be deemed conclusively to have been effectively given on the third business day after posting; but if at the time of posting or between the time of posting and the third business day thereafter there is a strike, lockout, or other labour disturbance affecting postal service, then the notice will not be effectively given until actually delivered.
 19. The parties hereto agree that the representations, warranties, and covenants herein shall not merge by the acceptance of documents, registration of documents, or the taking of possession by the Purchaser.
 20. Upon this Agreement being accepted by the Vendor, this document shall, as of the date of such acceptance, constitute an agreement of sale and purchase, notwithstanding the fact that formal documents may be required and the Purchaser and Vendor both agree to promptly execute and deliver all necessary documents and do all necessary acts in order to fully carry out and perform the true intent and object of these presents.
 21. This Agreement cannot be assigned by the Purchaser without the prior written consent of the Vendor. An assignment of this Offer includes any change in control of the Purchaser after this Offer is fully signed. The Purchaser acknowledges that the assignment does not release the Purchaser from its obligations under this Offer and confirms that the Vendor is entitled to any profit resulting from an assignment of the Offer by the Purchaser to any subsequent assignee.
 22. This Agreement shall be open for acceptance up to but not after 4:30 pm on July 26, 2024 and may be accepted by PDF email to the Purchaser.
 23. Time shall be of the essence in this Agreement.
 24. In this Agreement, the masculine gender and the singular shall be construed as the feminine gender and the plural where the context so requires. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
 25. This Agreement shall be interpreted, construed and enforced in accordance with, and the respective rights and obligations of the Vendor and the Purchaser shall be governed by, the laws of the Province of British Columbia and the federal laws of Canada applicable therein, and the Parties hereto irrevocably attorn to the jurisdiction and venue of the British Columbia Courts.

- 26. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such determination shall not impair or affect the validity, legality or enforceability of the remaining provisions hereof, and each provision is hereby declared to be separate, severable and distinct.
- 27. This Agreement constitutes the entire agreement between the Vendor and the Purchaser with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether written or oral. There are no conditions, covenants, agreements, representations, warranties or other provisions, express or implied, collateral, statutory or otherwise, relating to the subject matter hereof except as herein provided. This Agreement may only be amended or varied by further written agreement amongst the Parties hereto.
- 28. The Agreement may be executed in several counterparts bearing PDF or electronic signatures, each of which so executed shall be deemed to be an original, and such counterpart together shall constitute one and the same instrument.

Dated at _____, in the Province of British Columbia, on this ____ day of July, 2024.

PURCHASER

PURCHASER

**TO BE EXECUTED BY HIGH
BIDDER POST SALE ONLY**

Purchaser's Lawyer:

Firm: _____
Attention: _____
Address: _____
Phone: _____
Email: _____

ACCEPTANCE

The undersigned Vendor of the Property, hereby accepts the Offer and agrees to complete the sale on the terms and conditions in the Offer and should the Vendor fail to do so, the Purchaser at his/her/their option may cancel this Agreement and may take such other remedies the Purchaser has at law.

Dated at _____, in the Province of British Columbia, on this ____ day of July, 2024.

WAY NORTH CATTLE COMPANY LTD.

Per: _____

Per: _____

Per: _____

Vendor's Lawyer:

Firm: Synergy Business Lawyers LLP
Attention: Brian E. Rudy
Address: #2300 – 925 West Georgia Street
Vancouver, BC V6C 3L2
Phone: 604.685.8186
Email: brudy@synergylaw.ca

OFFER SCHEDULE "A"

Parcel Identifier:	004-949-323
Legal Description:	SECTION 35 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT THE WEST 14 FEET AND PLAN 30367
Parcel Identifier:	004-949-358
Legal Description:	SECTION 7 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN 30367
Parcel Identifier:	004-949-544
Legal Description:	SECTION 6 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 30367
Parcel Identifier:	010-904-450
Legal Description:	SECTION 9 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT THE MOST WESTERLY 14 FEET IN PARALLEL WIDTH THEREOF
Parcel Identifier:	011-421-410
Legal Description:	SECTION 5 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Parcel Identifier:	014-663-091
Legal Description:	SECTION 8 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Parcel Identifier:	014-663-121
Legal Description:	SECTION 4 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT THE WEST AND SOUTH 14 FEET
Parcel Identifier:	014-672-804
Legal Description:	SECTION 36 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MRIDIAN PEACE RIVER DISTRICT, EXCEPT THE WEST 14 FEET
Parcel Identifier:	014-805-791
Legal Description:	SECTION 26 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT THE WEST 14 FEET AND THE SOUTH 14 FEET AND EXCEPT PLAN 30367

OFFER SCHEDULE "B"

Title Search

TITLE SEARCH PRINT

2024-04-26, 09:28:20

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$262262

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District PRINCE GEORGE
Land Title Office PRINCE GEORGE

Title Number CA5818628
From Title Number CA3388398

Application Received 2017-02-14

Application Entered 2017-02-16

Registered Owner in Fee Simple
Registered Owner/Mailing Address: WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072
PO BOX 6323
FORT ST. JOHN, BC
V1J 4H8

Taxation Authority Hudson's Hope, District of

Description of Land
Parcel Identifier: 004-949-323
Legal Description:
SECTION 35 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT, EXCEPT THE WEST 14 FEET AND PLAN 30367

Legal Notations
THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT SEE PLAN #21608

Charges, Liens and Interests
Nature: COVENANT
Registration Number: J20316
Registration Date and Time: 1974-07-26 10:46
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: SECTION 24A LAND REGISTRY ACT SEE J19632

TITLE SEARCH PRINT

2024-04-26, 09:28:20

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$262262

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632246
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 11 ON PLAN EPP107705 BY CA9430136

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632247
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 11 ON PLAN EPP107705 BY CA9430137

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632248
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 11 ON PLAN EPP107705 BY CA9430138

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference: CLH/GK

Declared Value \$257202

2024-04-26, 09:28:19

Requestor: Sadie Gilfillan

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818624
From Title Number	CA3388395
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	004-949-358
Legal Description:	SECTION 7 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN 30367
Legal Notations	
	THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT SEE PLAN #21608
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PJ37211
Registration Date and Time:	1995-10-04 13:43
Registered Owner:	BC TEL INCORPORATION NO. A1801
Remarks:	CANCELLED BY PK30685 1996/08/08 AS TO ALL EXCEPT PART ON PLAN PGP40166
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: CLH/GK

Declared Value \$257202

2024-04-26, 09:28:19

Requestor: Sadie Gilfillan

Pending Applications

NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:18

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$238354

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818623
From Title Number	CA3388394
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	004-949-544
Legal Description:	SECTION 6 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT PLAN 30367
Legal Notations	
	THIS CERTIFICATE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT SEE PLAN #21608
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:19

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$153007

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818626
From Title Number	CA3388397
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	010-904-450
Legal Description:	SECTION 9 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT THE MOST WESTERLY 14 FEET IN PARALLEL WIDTH THEREOF
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:18

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$1479288

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818622
From Title Number	CA3388400
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	011-421-410
Legal Description:	SECTION 5 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:19

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$929758

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818625
From Title Number	CA3388396
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	014-663-091
Legal Description:	SECTION 8 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: CLH/GK

Declared Value \$219317

2024-04-26, 09:28:18

Requestor: Sadie Gilfillan

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818621
From Title Number	CA3388391
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	014-663-121
Legal Description:	SECTION 4 TOWNSHIP 83 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT, EXCEPT THE WEST AND SOUTH 14 FEET
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	J17987
Registration Date and Time:	1974-07-08 09:12
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	SECTION 24A LAND REGISTRY ACT SEE J17659
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: CLH/GK

Declared Value \$219317

2024-04-26, 09:28:18

Requestor: Sadie Gilfillan

Pending Applications

NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:20

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$219828

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA5818629
From Title Number	CA3388399
Application Received	2017-02-14
Application Entered	2017-02-16
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072 PO BOX 6323 FORT ST. JOHN, BC V1J 4H8
Taxation Authority	Peace River Assessment District Hudson's Hope, District of
Description of Land	
Parcel Identifier:	014-672-804
Legal Description:	SECTION 36 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MRIDIAN PEACE RIVER DISTRICT, EXCEPT THE WEST 14 FEET
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	J17407
Registration Date and Time:	1974-07-02 09:24
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	SECTION 24A, LAND REGISTRY ACT, SEE J16962
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: CLH/GK

Declared Value \$219828

2024-04-26, 09:28:20

Requestor: Sadie Gilfillan

Pending Applications

NONE

TITLE SEARCH PRINT

2024-04-26, 09:28:19

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$240981

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

PRINCE GEORGE

Land Title Office

PRINCE GEORGE

Title Number

CA5818627

From Title Number

CA3388401

Application Received

2017-02-14

Application Entered

2017-02-16

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

WAY NORTH CATTLE COMPANY LTD., INC.NO. C0639072
PO BOX 6323
FORT ST. JOHN, BC
V1J 4H8

Taxation Authority

Hudson's Hope, District of

Description of Land

Parcel Identifier:

014-805-791

Legal Description:

SECTION 26 TOWNSHIP 82 RANGE 25 WEST OF THE 6TH MERIDIAN
PEACE RIVER DISTRICT EXCEPT THE WEST 14 FEET AND THE SOUTH 14 FEET
AND EXCEPT PLAN 30367

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

H16285

Registration Date and Time:

1973-07-03 09:23

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

Remarks:

SECTION 24A, LAND REGISTRY ACT, SEE H15678

TITLE SEARCH PRINT

2024-04-26, 09:28:19

File Reference: CLH/GK

Requestor: Sadie Gilfillan

Declared Value \$240981

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632243
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 10 ON PLAN EPP107705, BY CA9430133

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632244
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 10 ON PLAN EPP107705 BY CA9430134

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4632245
Registration Date and Time:	2015-08-26 17:29
Registered Owner:	NOVA GAS TRANSMISSION LTD. INCORPORATION NO. A0077272
Remarks:	CANCELLED AS TO ALL EXCEPT AREA 10 ON PLAN EPP107705 BY CA9430135

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE