

OFFER TO PURCHASE FOR THE EN BLOC

BY AND BETWEEN:

**KENNETH HUGH COBURN &
NEIL RUSSELL COBURN**
(the "**Vendor**")

AND

(NAME OF HIGH REGISTERED BIDDER)
(the "**Purchaser**")

1. The Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase from the Vendor the property legally described in the attached Schedule "A" (the "**Property**").
2. The Purchaser hereby offers to purchase the Property for the sum of the Closing Bid (for Parcels 1-3) on the CLHbid.com auction taking place on February 4, 2026 plus the final 'en bloc' premium bid totaling \$_____ and calculated as set out on Schedule "B" (the "**Purchase Price**"). The Purchase Price will be payable as follows:
 - \$ _____ 20% Deposit paid to the Vendor's Lawyer further described in Section 4
 - \$ _____ 80% balance payable, subject to adjustments and Transaction Fee, payable on or before the Closing Date to the Vendor's Lawyer.
 - \$ _____ **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 Vendor and the Purchaser agree that the Purchase Price is for 234.81 Acres +/- and does not include the remaining 7.19 Acres +/- as herein outlined in the attached Schedule "C".
4. The Purchaser agrees to submit to the Vendor's Lawyer on or before 4:30 pm on February 5, 2026 an executed copy of this Offer along with either a) a 20% deposit of the Purchase Price (by way of Bank Draft, Solicitor's Trust Cheque or Wire Transfer), to be held in trust by CLH Law or b) have their approved lender provide written confirmation in a form satisfactory to CLHbid.com of 100% financing of the Purchase Price (the "**Deposit**"). Provided that transactions set out herein are complete, the said Deposit shall 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 the Vendor's Lawyer 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.

5. 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 indemnity 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.
6. The Purchase Price, as adjusted, shall be the later of a) March 11, 2026 or b) fifteen (15) days following the registration of the Plan of Proposed Subdivision at Alberta Land Titles, as the case may be (the "**Closing Date**").
7. Vacant possession of the Property will be subject to the Purchaser paying closing funds on the Closing Date to the Vendor's Lawyer and possession will be on an "as is" basis (the "**Possession Date**").
8. The Purchaser understands that the following are conditions, as per the Conditional Approval Letter from Sturgeon County dated July 17, 2025, to the subdivision which will affect the Property:
 - (a) Pursuant to Provision 662(1) of the MGA, and as required by Sturgeon County Engineering Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1 (Lot 1, Block 1, Plan 252____ as set out on Schedule "C") & Proposed Lot 3 (Remainder of NW-1-55-24-W4TH as set out on Schedule "C") and the adjacent road shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement;
 - (b) Pursuant to Provision 669 of the MGA, municipal reserves owing on Proposed Lot 1 (Lot 1, Block 1, Plan 252____ as set out on Schedule "C") and Proposed Lot 3 (Remainder of NW-1-55-24-W4TH as set out on Schedule "C") shall be deferred by caveat; and
 - (c) A restrictive covenant created by, and to the satisfaction of Sturgeon County shall be registered on the Land Title Certificate of Proposed Lot 1 (Lot 1, Block 1, Plan 252____ as set out on Schedule "C"), advising that no further subdivision shall occur on this parcel in consideration of Section 11.1.3(b) of the Land Use Bylaw 1385/17 – which allows for only one residential 'acreage' or 'farmstead' subdivision on each half of a quarter-section. This restrictive covenant will act as a memorandum stipulating that any opportunity to subdivide a residential lot from 'Proposed Lot 1' was already fulfilled on the other half of this quarter-section instead.

9. All money owing to the Vendor shall be paid to the Vendor's Lawyer on or before 12:00 noon on the Closing Date. Any monies received after 12:01 pm shall be deemed to have been received on the next business day. If the Vendor agrees to accept monies after the Closing Date, the Purchaser shall pay interest at a rate of 10% per annum on any money owing to the Vendor as at the Closing Date, from the Closing Date until that money has been paid.
10. The Vendor's Lawyer will deliver normal closing documents to the Purchaser's Lawyer upon reasonable conditions consistent with the terms of this Offer.
11. The Purchaser hereby acknowledges that if registration of the transfer documents, and Purchaser financing, if any, cannot be registered by the Closing Date due to Alberta Land Titles registration timeline delays then the Purchaser shall obtain a title insurance policy to avoid delays past the Closing Date at their own expense.
12. All normal adjustments for the Property including but not limited to surface leases (if any), taxes, municipal utility charges, and interest shall be adjusted as at noon on the Closing Date.
13. 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.
14. The Property shall be free and clear of any financial encumbrances attributable to the Vendor. The Property may be subject to all non-financial encumbrances now on title such as easements, utility right of ways and covenants and conditions registered against the Property.
15. The Purchaser has inspected the Property and agrees that the Vendor has not made any representation, warranty, collateral agreement or condition regarding the Property or any adjacent land or lands in close proximity to the Property or otherwise which may in any way directly or indirectly affect the Property or regarding this Offer other than what is written herein.
16. The Vendor represents and warrants to the Purchaser that:
 - (a) they are not now (nor will be within 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
 - (b) they are not agents or trustees of anyone with an interest in the Property who is (or will be 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada); and
 - (c) they have the legal right to sell the Property.
17. The Purchaser represents and warrants to the Vendor that:
 - (a) it is eligible to purchase "controlled land" as defined in the *Foreign Ownership of Land Regulations* (Alberta);
 - (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.
- 18. 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.
- 19. Upon this Offer 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.
- 20. 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.
- 21. This Offer shall be open for acceptance up to but not after 4:30 pm on February 6, 2026 and may be accepted by PDF email to the Purchaser.
- 22. Time shall be of the essence in this Offer.
- 23. In this Offer, the masculine gender and the singular shall be construed as the feminine gender and the plural where the context so requires. This Offer shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
- 24. 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 Alberta and the federal laws of Canada applicable therein, and the Parties hereto irrevocably attorn to the jurisdiction and venue of the Alberta Courts.
- 25. 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.

26. 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.
27. The Agreement may be executed in several counterparts bearing PDF, electronic, or facsimile 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 on this ____ day of February, 2026.

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 Offer and may take such other remedies the Purchaser has at law.

Dated on this ____ day of February, 2026.

KENNETH HUGH COBURN

NEIL RUSSELL COBURN

Vendor's Lawyer:

Firm: CLHLaw

Attention: M. Roy Carter, K.C.

Address: #200, 9803 – 101 Avenue, Grande Prairie, AB T8V 0X6

Phone: 1-780-532-8350

Email: roy@clhlaw.ca

OFFER SCHEDULE "A"

+/- 152.81 ACRES, AS PER SCHEDULE "C", FROM:

MERIDIAN 4 RANGE 24 TOWNSHIP 55
SECTION 1
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

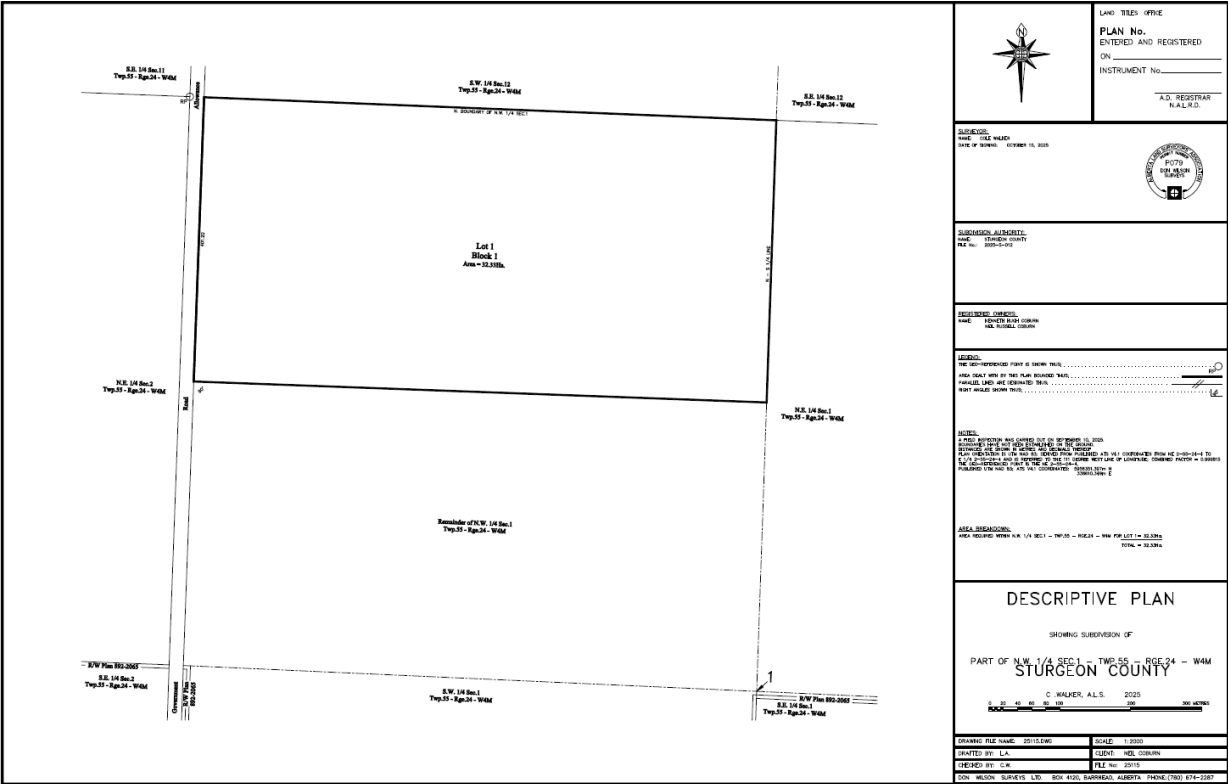
&

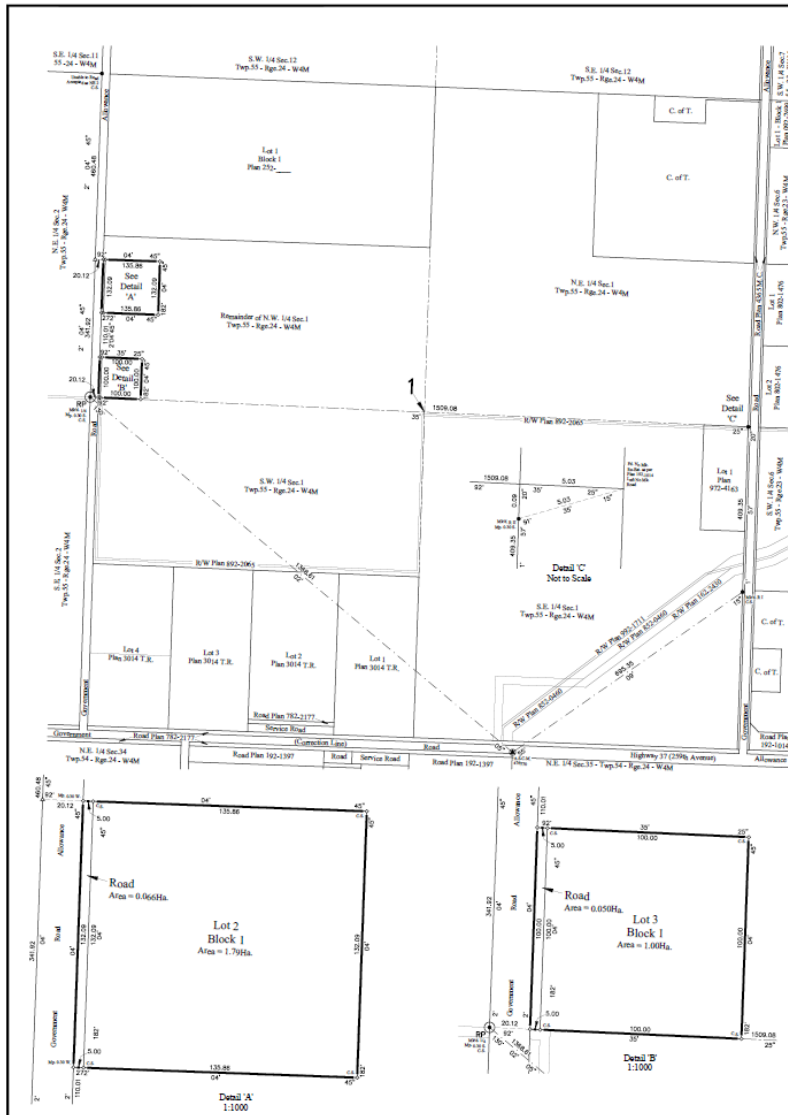
THE NORTH HALF OF THE SOUTH WEST QUARTER OF SECTION ONE (1)
TOWNSHIP FIFTY FIVE (55)
RANGE TWENTY FOUR (24)
WEST OF THE FOURTH MERIDIAN, AS SHOWN ON A PLAN OF SURVEY OF THE SAID
TOWNSHIP SIGNED AT OTTAWA ON THE 25TH DAY OF JANUARY A.D. 1889,
CONTAINING 33.2 HECTARES (82 ACRES) MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS

OFFER SCHEDULE "B"

PARCEL & SHORT LEGAL DESCRIPTION	HIGH BID AMOUNT
PARCEL 1: PLAN 252____ BLOCK 1 LOT 1 (N ½ OF NW-1-55-24-W4TH)	\$ _____
PARCEL 2: S ½ OF NW-1-55-24-W4TH	\$ _____
PARCEL 3: N ½ OF SW-1-55-24-W4TH	\$ _____
EN BLOC PREMIUM BID	\$ _____
TOTAL PURCHASE PRICE	\$ _____

OFFER SCHEDULE "C"





LAND TITLES OFFICE PLAN No. _____ ENTERED AND REGISTERED ON _____ INSTRUMENT No. _____ A.D. REGISTRAR N.A.L.R.O.	
PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M STURGEON COUNTY C. WALKER, A.L.S. 2025 0 50 100 150 200 250 300 METERS	
SURVEYOR: NAME: C.W. WALKER SURVEYED ON THE DATE OF: 10.10.2025 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT	
SUBDIVISION AUTHORITY: NAME: STURGEON COUNTY FILE No.: 2025-5-012	
REGISTERED OWNER: NAME: KENNETH HUBBARD FILE No.: 2025-5-012	
LEGEND: STATIONARY IRON SURVEY POSTS PLACED AND MARKED 100% BROWN TRUS * ALBERTA SURVEY CONTROL MARKERS (A.L.C.M.) BROWN TRUS * TRANSFORMED TOWNSHIP POSTS BROWN TRUS * AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BROWN TRUS *	
THE GEO-REFERENCED POINT IS A FOUND STATIONARY IRON SURVEY POST AND IS BROWN TRUS *	
ADDITIONAL INFORMATION THAT MAY BE FOUND ON THIS PLAN: 1. IRON SURVEY POSTS PLACED AND MARKED 100% BROWN TRUS * 2. ALBERTA SURVEY CONTROL MARKERS (A.L.C.M.) BROWN TRUS * 3. TRANSFORMED TOWNSHIP POSTS BROWN TRUS * 4. AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BROWN TRUS *	
NOTES: 1. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 2. DISTANCES ON CURVED AREAS ARE DISTANCES. 3. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 4. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 5. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 6. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 7. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 8. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 9. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF. 10. DISTANCES ARE GIVEN IN METERS AND DECIMALS THEREOF.	
AREA BREAKDOWNS: AREA HEAD-ED NORTH N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR LOT 1 = 1.79 Ha AREA HEAD-ED NORTH N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR LOT 2 = 1.79 Ha AREA HEAD-ED NORTH N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR LOT 3 = 1.79 Ha AREA HEAD-ED NORTH N.W. 1/4 SEC. 1 - TWP. 55 - RGE. 24 - W4M FOR ROAD = 0.1188 Ha TOTAL = 2.31 Ha	
DRAWING FILE NAME: 25115A.DWG SCALE: 1:5000 DRAFTED BY: L.A. CLIENT: NEL COBURN CHECKED BY: C.W. FILE No.: 25115A DON WILSON SURVEYS LTD. BOX 4120, BARRHEAD, ALBERTA PHONE (780) 674-2287	