



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0020 095 544 4;8;55;31;SE 182 106 696 +4

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP FIFTY FIVE (55)
RANGE EIGHT (8)
WEST OF THE FOURTH MERIDIAN
WHICH LIES NORTH OF A LINE DRAWN THROUGHOUT AND AT RIGHT ANGLES TO THE
EAST BOUNDARY FOUR HUNDRED ONE (401) METRES NORTH FROM THE SOUTH EAST
CORNER THEREOF, CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES ACRES MORE OR LESS.
A. PLAN 8821600-ROAD 0.331 0.82
B. PLAN 8821765-SUBDIVISION 1.52 3.76
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF ST. PAUL NO. 19

REFERENCE NUMBER: 112 399 360 +1

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

182 106 696 08/05/2018 TRANSFER OF LAND SEE INSTRUMENT

OWNERS

TERENCE EUGENE WOZNIAK

AND

LEEANN TERESA WOZNIAK

BOTH OF:

PO BOX 457

ELK POINT

ALBERTA T0A 1A0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

182 106 696 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

882 142 503 27/06/1988 UTILITY RIGHT OF WAY
GRANTEE - ICG UTILITIES (ALBERTA) LTD.

882 178 469 04/08/1988 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - DIRECTOR OF PLANNING.
ALBERTA MUNICIPAL AFFAIRS, PLANNING BRANCH, 9925 -
107 STREET, EDMONTON
ALBERTA T5K2H9

912 289 959 23/10/1991 UTILITY RIGHT OF WAY
GRANTEE - CENTRA GAS ALBERTA INC.

092 165 319 25/05/2009 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO ELECTRIC LTD.
ATTN LAND & RECORDS MANAGEMENT
10035 105 ST
EDMONTON
ALBERTA T5J2V6
AGENT - BETHANY RAUSER

182 106 698 08/05/2018 MORTGAGE
MORTGAGEE - ENCOMPASS CREDIT UNION LTD.
502-10 ST.
WAINWRIGHT
ALBERTA T9W1P4
ORIGINAL PRINCIPAL AMOUNT: \$10,000,000

182 106 699 08/05/2018 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ENCOMPASS CREDIT UNION LTD.
502-10 ST.
WAINWRIGHT
ALBERTA T9W1P4
AGENT - CHRISTINA L TCHIR

232 065 211 27/02/2023 AMENDING AGREEMENT
AMOUNT: \$16,000,000
AFFECTS INSTRUMENT: 182106698

242 081 838 03/04/2024 MORTGAGE
MORTGAGEE - GJS HOLDINGS INC.
305, 85 CRANFORD WAY
SHERWOOD PARK
ALBERTA T8H0H9
ORIGINAL PRINCIPAL AMOUNT: \$6,500,000
SEE INSTRUMENT FOR INTEREST

242 081 853 03/04/2024 CAVEAT

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - GJS HOLDINGS INC.
305, 85 CRANFORD WAY
SHERWOOD PARK
ALBERTA T8H0H9
AGENT - MARK HILLENBRAND

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF
JANUARY, 2025 AT 03:51 P.M.

ORDER NUMBER: 52524722

CUSTOMER FILE NUMBER: CLHBID/wf



END OF CERTIFICATE

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

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

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

882178469

ORDER NUMBER: 53311370

ADVISORY

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882178469

Aug 4 '88

CANADA
I, BRIAN PEDDIGREW
PROVINCE OF ALBERTA } of the CITY of EDMONTON
To Wit: } in the Province of Alberta,

MAKE OATH AND SAY AS FOLLOWS:

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

2. I believe that the said Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

Alberta Municipal Affairs
7th Floor, 9925 - 107th Street
Edmonton, Alberta
T5K 2K9

(A-A)

SWORN before me at the CITY
of EDMONTON
in the Province of Alberta,
this JUL 29 1988 day of,
A.D. 19
Brian Peddigrew

.....
A Commissioner for Oaths and for the Province of Alberta
N. ZAHORODNY Expiry Aug. 08, 1990.
Commissioner for Oaths

FORM B

PLANNING ACT, R.S.A. 1980

(Section 102(2))

DEFERRED RESERVE CAVEAT

TO THE REGISTRAR OF THE NORTH

LAND REGISTRATION DISTRICT

TAKE NOTICE that the DIRECTOR OF PLANNING

has an estate or interest in the nature of municipal reserve,
school reserve or municipal and school reserve under section
102 of the Planning Act, R.S.A., 1980 by virtue of the decision
of the DIRECTOR OF PLANNING
(name of subdivision approving committee)

dated the . 20th . day of . May 1988

in 0.152 hectares of the lands described
as follows:

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION THIRTY-
ONE (31), TOWNSHIP FIFTY-FIVE (55), RANGE EIGHT (8), WEST OF
THE FOURTH MERIDIAN LYING NORTH OF A LINE DRAWN THROUGHOUT AT
RIGHT ANGLES TO THE EAST BOUNDARY 401 METRES NORTH FROM THE
SOUTH EAST CORNER THEREOF CONTAINING 32.4 HECTARES (80 ACRES)
MORE OR LESS.

EXCEPTING THEREOUT A) 0.331 HECTARES (0.82 ACRES) MORE OR LESS
FOR ROAD PLAN 882 1600

B) 1.52 HECTARES (3.76 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION
PLAN 882 1745

EXCEPTING THEREOUT ALL MINES AND MINERALS

being lands described as Certificate(s) of Title 842 008 579
standing in the register in the name(s) of

GERALD KRANKOWSKY

and the caveator forbids the registration of any person as transferee
or owner of, or any instrument affecting, the said estate or
interest, unless the instrument or certificate of title, as the
case may be, is expressed to be subject to my claim.

ALBERTA MUNICIPAL AFFAIRS

PLANNING BRANCH

I APPOINT 9925 - 107 STREET

EDMONTON, Alberta T5K 2H9

as the place at which notices and proceedings relating hereto may
be served

DATED this day of JUL 29 1988 19 . . .

Sharon Shaver
Witness

(signed) *[Signature]*
MANAGER/PRAIRIE UNIT
(Title of person acting on behalf
of subdivision approving authority)



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 095 536

4;8;55;31;SE

182 106 696 +3

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION THIRTY ONE (31)
TOWNSHIP FIFTY FIVE (55)

RANGE EIGHT (8)

WEST OF THE FOURTH MERIDIAN

WHICH LIES SOUTH OF A LINE DRAWN THROUGHOUT AND AT RIGHT ANGLES TO THE
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MUNICIPALITY: COUNTY OF ST. PAUL NO. 19

REFERENCE NUMBER: 112 399 360

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182 106 699	08/05/2018	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ENCOMPASS CREDIT UNION LTD. 502-10 ST. WAINWRIGHT ALBERTA T9W1P4 AGENT - CHRISTINA L TCHIR
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