



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 499 307	4;6;51;21;NW	262 163 981
0026 662 437	4;6;51;21;SW	
0030 880 041	4;6;51;21;SE	

LEGAL DESCRIPTION

FIRST

~~MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21~~

~~ALL THAT PORTION OF THE NORTH WEST QUARTER
WHICH IS NOT COVERED BY ANY OF THE WATERS OF LAKE NO. 1,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 20TH DAY OF JUNE, A.D. 1905
CONTAINING 64.4 HECTARES (159.20) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME~~

SECOND

~~MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21~~

~~QUARTER SOUTH WEST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:~~

HECTARES (ACRES) MORE OR LESS.

~~A) PLAN 9524480 - ROAD 1.629 4.03
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME~~

THIRD

~~MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21~~

~~QUARTER SOUTH EAST
CONTIANING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:~~

~~HECTARES (ACRES) MORE OR LESS~~

~~A) PLAN 5789HW ROAD 1.59 3.92
B) PLAN 9524480 ROAD 1.478 3.65
C) PLAN 746EO ROAD 1.582 3.91~~

~~EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME~~

ESTATE: FEE SIMPLE

(CONTINUED)

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
262 163 981	26/05/2026	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DAVID ALLAN SEDDON
OF 44 LAFONDE CRESCENT
ST ALBERT
ALBERTA T8N 2N6
AS TO AN UNDIVIDED 1/2 INTEREST

VALERIE JEAN SEDDON
OF 49 RICHELIEU COURT SW
CALGARY
ALBERTA T3E 7E9
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 048 240	03/03/1981	UTILITY RIGHT OF WAY GRANTEE - VERMILION RIVER NO 24. AFFECTED LAND: 4;6;51;21;SE 4;6;51;21;SW
892 000 694	03/01/1989	CAVEAT RE : EASEMENT CAVEATOR - THE COUNTY OF VERMILION RIVER NO. 24. BOX 60, KITSCOTY ALBERTA AFFECTED LAND: 4;6;51;21;SE
012 399 444	10/12/2001	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - MURRAY BANDURA AFFECTED LAND: 4;6;51;21;SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

262 163 981

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

032 084 108 10/03/2003 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - KELLY DUTTENHOFFER

~~092 030 510 29/01/2009 CAVEAT~~
~~RE : UTILITY RIGHT OF WAY~~
~~CAVEATOR - STEALTH VENTURES LTD.~~
~~SUITE 2400, 101-6TH AVE SW~~
~~CALGARY~~
~~ALBERTA T2P3P4~~
~~AGENT - BIFTU YOUSUF~~
~~AFFECTED LAND:~~ 4;6;51;21;NW
4;6;51;21;SE

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF AUGUST,
2026 AT 02:09 P.M.

ORDER NUMBER: 58132640

CUSTOMER FILE NUMBER: clh/gk



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:

812048240

ORDER NUMBER: 58230785

ADVISORY

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DATED THIS 15th day of September A.D. 1980

BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

of the First Part

AND

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

of the Second Part

[Handwritten signature] *5/14*

[Handwritten signature]

PIPELINE EASEMENT

Mr. D. B. Hodges
Regional Counsel
Canadian Pacific Law Dept.
205 - 9th Avenue S. E.
CALGARY, Alberta

RGP/slm

Solicitor's File: MR-25002

Easement 1337

THIS AGREEMENT made this 15th day of September A.D. 19 80
BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

OF THE SECOND PART

PIPELINE EASEMENT

WHEREAS the Grantee has applied to the Grantor for permission to construct and maintain below certain lands of the Grantor (hereinafter called the "said lands") a pipeline (hereinafter called the "said pipeline") as shown outlined in red on a plan attached hereto and marked Schedule "A" to this Agreement.

NOW THEREFORE the Grantor does hereby grant to the Grantee the right, license, privilege and easement to use that portion of the said lands, being a right-of-way 33 feet in width as shown outlined in red on Schedule "A" for the laying down, construction, operation, maintenance, inspection, removal, replacement, reconstruction and repair of the said pipeline together with all such other equipment and appurtenances



as may be necessary or convenient in connection therewith for the carriage, conveyance, transportation and handling of the petroleum or petroleum products, water, steam and gas through or by means of the same, together with the right of ingress and egress for the purposes incidental to the grant, as and from the 15th day of September 1980 on the following terms and conditions which are hereby mutually covenanted and agreed to by the Grantee and Grantor.

1. The said lands shall include all of those lands listed by legal description on the land schedule attached hereto and marked Schedule "B" to this Agreement.

2. The Grantee shall pay to the Grantor as compensation for the permission hereby granted the sum of FORTY & 00/100 -----
----- Dollars (\$ 40.00) said payment representing payment in full for the term of this Agreement.

3. The Grantee shall compensate the Grantor for damage done to any crops, fences, timber and livestock on the said right-of-way by reason of the exercise of the rights hereinbefore granted. When construction, renewal or repairs to the said pipeline have been completed, the said lands shall be restored by the Grantee to their former condition and to the entire satisfaction of the Grantor.

4. The Grantee shall bury and maintain the said pipeline so as not to interfere with the drainage or ordinary cultivation of the said lands.

5. The Grantee shall pay all taxes and charges of whatsoever kind and nature which may be imposed or charged by any authority upon or in respect to the said pipeline and hereby undertakes to indemnify and save harmless the Grantor from all said taxes and payments.

6. The Grantee hereby agrees to indemnify and save harmless the Grantor from any and all claims that may be caused by or result from the presence of the said pipeline under the said lands of the Grantor. All persons entering on to the said lands of the Grantor for the purposes of construction, repairing or removing the said pipeline shall do so at their own risk and the Grantee hereby undertakes to indemnify and save harmless the Grantor from and against all claims and for or in respect to such injury.

7. All notices to be given hereunder may be given by single registered letter addressed to the Grantee at

Kitacoty, Alberta, T0B 2P0.

and all notices to be given to the Grantor may be given by single registered letter addressed to the Grantor at Suite 873, 125 - 9th Avenue S. E., Calgary, Alberta. Any such notices by either the Grantor or the Grantee shall be deemed to have been given and received by the addressee three (3) days after the mailing thereof postage prepaid.

8. In the event that the rights and privileges herein granted should cease to be used for the purposes herein described

for a period in excess of one (1) year, then the said rights and privileges shall at once cease and determine and the Grantee shall comply with the provisions of paragraph 9 hereof and the full right and title to the property covered by this Agreement shall revert to the Grantor.

9. Upon the termination of this Agreement, the Grantee shall remove the said pipeline from the said lands of the Grantor at its own expense and shall make good any damage caused to the said lands by such removal. Provided that if the said pipeline or any part thereof is not removed by the Grantee within a period of three (3) months from the date of such termination, then the Grantor may remove same at the expense of the Grantee or permit same to remain in which case the Grantee shall be deemed to have abandoned same.

10. The Grantee shall not transfer, assign or otherwise dispose of this Agreement or the rights and privileges conferred herein or any part hereof without the prior written consent of the Grantor.

11. This easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and all of the terms and conditions contained herein shall extend to and be binding upon the Grantor and the Grantee and all their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have
executed these presents to be in force and have effect as of
the day and year first written above.

MARATHON REALTY COMPANY LIMITED

Dorothy Paster
Witness

[Signature]
Its Attorney

COUNTY OF VERMILION RIVER NO. 24

[Signature]
Reeve

(SEAL)

[Signature]
Secretary-Treasurer

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT:)

AFFIDAVIT OF EXECUTION

I, DONNA PRESTON of the City of Calgary, in the
Province of Alberta, Technical Assistant,
MAKE OATH AND SAY:

1. THAT I was personally present and did see
J. MICHAEL WORSNOP, Attorney for Marathon Realty Company Limited
named in the within instrument, who is personally known to me to
be the duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

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

3. THAT I know the said J. MICHAEL WORSNOP and he is,
in my belief, of the full age of eighteen years.

SWORN BEFORE ME at the City of)
)
Calgary, in the Province of)
)
Alberta, this 3rd day of)
)
October , 19 80 .)

Donna Preston

Robert M. Phillips
A COMMISSIONER FOR OATHS in and
for the Province of Alberta
ROBERT M. PHILLIPS

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION

I, RITA CIMINO of the City of Calgary, in the
Province of Alberta, Secretary,

MAKE OATH AND SAY:

1. THAT I was personally present and did see J. MICHAEL
WORSNOP, Attorney for Marathon Realty Company Limited named in
the within instrument, who is personally known to me to be the
duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

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

3. THAT I know the said J. MICHAEL WORSNOP and he is, in
my belief, of the full age of eighteen years.

SWORN BEFORE ME AT THE CITY OF)
CALGARY, in the Province of)
ALBERTA, this 3rd day of)
October A.D. 1960.)

Rita Ciminio
Witness

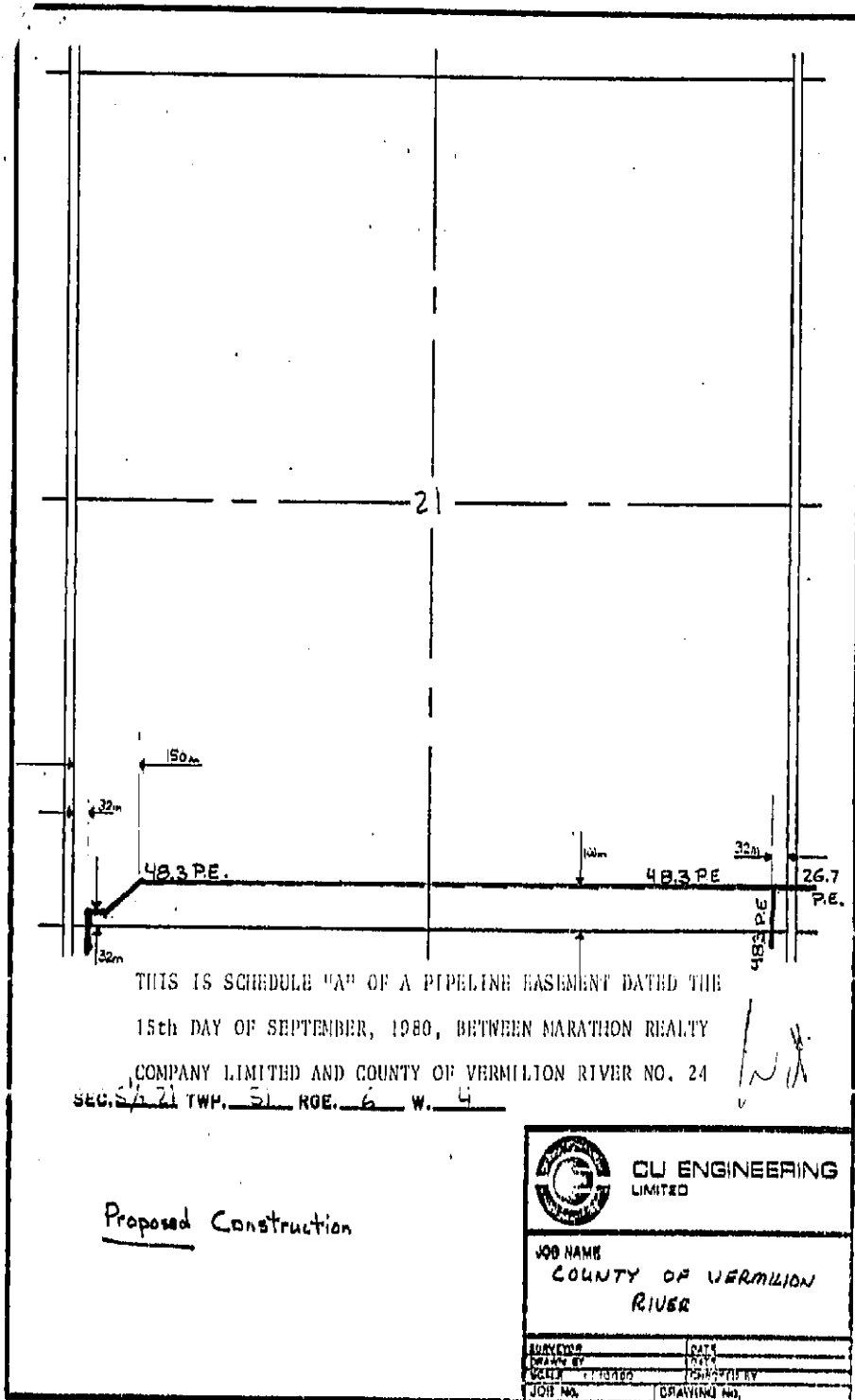
William Albert Weiss
WILLIAM ALBERT WEISS

A Commissioner for Oaths in and
for the Province of Alberta, My
Appointment ends December 31, 1964.

THIS IS SCHEDULE "B" OF A PIPELINE EASEMENT DATED THE
15th DAY OF SEPTEMBER, 1980, BETWEEN MARATHON REALTY
COMPANY LIMITED AND COUNTY OF VERMILION RIVER NO. 24

- 1) SW $\frac{1}{4}$ 21-51-6-W4th
- 2) SE $\frac{1}{4}$ 21-51-6-W4th

Handwritten signature



COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.W. 21-37-6-W4

SIGNED AND DELIVERED JULY 21, 1990
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

Kelaine Kuntz
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.E. 21-51-6-W4

SIGNED AND DELIVERED *July 2 1980*
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

David Stewart
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

012399444

ORDER NUMBER: 58230341

ADVISORY

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CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, ATCO Electric Ltd., a body Corporate with its Head Office at 10035 - 105 Street, of the CITY OF EDMONTON, in the PROVINCE OF ALBERTA,

claim an interest therein as Grantee, under and by virtue of an unregistered distribution right of way agreement in writing, dated the 30th day of November, 2001 made between Allan Seddon of the said Province therein as Grantor, and ourselves therein as Grantee, referring to:

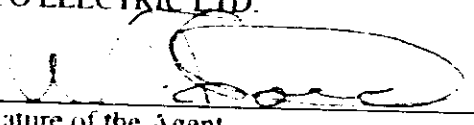
MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

being the lands described in Certificate of Title No. 962 052 097 in the registered name of Allan Seddon and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument of title, as the case may be, is expressed to be subject to my claim.

I APPOINT 10035 - 105 STREET, at the CITY OF EDMONTON, in the PROVINCE OF ALBERTA, T5J 2V6, Attention: Land & Properties, as the place at which notices and proceedings relating hereto may be served.

DATED this 4th day of December A.D. 2001.

ATCO ELECTRIC LTD.

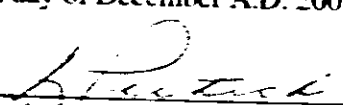

Signature of the Agent

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Murray Bandura
of the CITY OF EDMONTON, in the PROVINCE
OF ALBERTA
make oath and say:

1. THAT I am agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said lands 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.

SWORN before me at the CITY OF EDMONTON)
in the PROVINCE OF ALBERTA)
this 4th day of December A.D. 2001)


A Commissioner for Oaths in and for
the Province of Alberta

LINDA D. PETHICK
My Appointment Expires on
the 15th day of July, 2002



01239444

01239444 REGISTERED 2001 12 10
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 9681837 ADR/JHUI
LINC/S: 0026662437

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

032084108

ORDER NUMBER: 58230341

ADVISORY

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CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, ATCO Electric Ltd., a body Corporate with its Head Office at 10035 - 105 Street, of the CITY OF EDMONTON, in the PROVINCE OF ALBERTA,

claim an interest therein as Grantee, under and by virtue of an unregistered distribution right of way agreement in writing, dated the 2nd day of March, 2003 made between Allan Seddon of the said Province therein as Grantor, and ourselves therein as Grantee, referring to:

NW 21-51-6 W4M

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

SW 21-51-6 W4M

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

SE 21-51-6 W4M

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

being the lands described in Certificate of Title No. 962 052 097 in the registered name of Allan Seddon and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument of title, as the case may be, is expressed to be subject to my claim.

I APPOINT 10035 - 105 STREET, at the CITY OF EDMONTON, in the PROVINCE OF ALBERTA, T5J 2V6. Attention: Land & Properties, as the place at which notices and proceedings relating hereto may be served.

DATED this 5th day of March A.D. 2003.

ATCO ELECTRIC LTD.

K. Duttenthal
Signature of the Agent

CANADA	)	I, KELLY DUTTENHOFFER
PROVINCE OF ALBERTA	)	of the CITY OF EDMONTON, in the PROVINCE
TO WIT:	)	OF ALBERTA
	)	make oath and say:

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

2. THAT I believe that the said Caveator has a good and valid claim upon the said lands 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.

SWORN before me at the CITY OF EDMONTON)
in the PROVINCE OF ALBERTA)
this 5th day of March A.D. 2003)

Trisha Bassendale
A Commissioner for Oaths in and for
the Province of Alberta

K. Duttenthal

TRISHA BASSENDALE
A Commissioner for Oaths in and for
the Province of Alberta
My Commission Expires 12/31/03



032084108

032084108 REGISTERED 2003 03 10
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 0884379 ADR/KLEWIS
LINC/S: 0012499307 +