



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0026 413 971	4;3;60;15;NE	232 044 054 +2

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 3 TOWNSHIP 60  
SECTION 15  
QUARTER NORTH EAST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SAID QUARTER SECTION WITH THE WEST LIMIT OF ROAD PLAN 2980PX; THENCE SOUTHERLY ALONG THE WEST LIMIT 266 METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO 152 METRES; THENCE NORTHERLY AND PARALLEL WITH THE WEST LIMIT TO A POINT ON THE NORTH BOUNDARY; THENCE EASTERLY ALONG THE NORTH BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING .....	4.04	9.99
B) PLAN 9522550 - ROAD	0.694	1.71

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

REFERENCE NUMBER: 192 013 285 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 044 054	08/02/2023	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

JAYNELL COGLON-PASICHNUK

AND

COLBIE COGLON-PASICHNUK

BOTH OF:

BOX 5313

BONNYVILLE

ALBERTA T9N 2G5

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

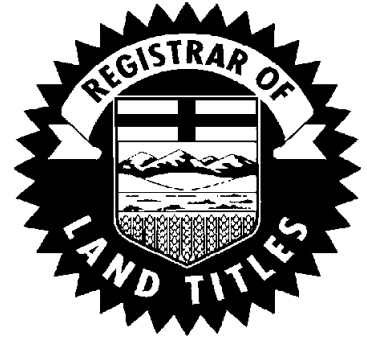
NUMBER	DATE (D/M/Y)	PARTICULARS
782 206 941	13/09/1978	UTILITY RIGHT OF WAY GRANTEE - NORTH EAST GAS CO-OP LTD.
132 344 963	24/10/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - STRATHCONA RESOURCES LTD. STE 1900, 421-7 AVE SW CALGARY ALBERTA T2P4K9 (DATA UPDATED BY: TRANSFER OF CAVEAT 222202830) (DATA UPDATED BY: TRANSFER OF CAVEAT 252286169)
192 013 286	16/01/2019	MORTGAGE MORTGAGEE - AGRICULTURE FINANCIAL SERVICES CORPORATION. 4910-52 ST CAMROSE ALBERTA T4V2V4 ORIGINAL PRINCIPAL AMOUNT: \$400,000
242 007 615	09/01/2024	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - BAYTEX ENERGY LTD. PO BOX 138 CALGARY STN CENTRAL 639-5 AVENUE SW CALGARY ALBERTA T2P2H6 AGENT - MILLENNIUM LAND LTD. (DATA UPDATED BY: CHANGE OF ADDRESS 242224371)

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY,  
2026 AT 10:27 A.M.

ORDER NUMBER: 57268052

CUSTOMER FILE NUMBER: CLHBID



\*END OF CERTIFICATE\*

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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:

**242007615**

**ORDER NUMBER: 57547642**

**ADVISORY**

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CAVEAT FORBIDDING REGISTRATION

File LM1597

"The Land Titles Act"

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

Take notice that BAYTEX ENERGY LTD., a body corporate, of the City of Calgary, in the Province of Alberta,

claim an interest under and by virtue of a Surface Lease for Wellsite & Access Road (under 20 acres) dated November 8, 2023

between JAYNELL COGLON-PASICHNUK AND COLBIE COGLON-PASICHNUK, as Lessor, and BAYTEX ENERGY LTD., as Lessee,

MERIDIAN 4 RANGE 3 TOWNSHIP 60

SECTION 15

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) ALL THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SAID QUARTER SECTION WITH THE WEST LIMIT OF ROAD PLAN 2980PX; THENCE SOUTHERLY ALONG THE WEST LIMIT 266 METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO 152 METRES; THENCE NORTHERLY AND PARALLEL WITH THE WEST LIMIT TO A POINT ON THE NORTH BOUNDARY; THENCE EASTERLY ALONG THE NORTH BOUNDARY TO THE POINT OF COMMENCEMENT,

CONTAINING ..... 4.04 9.99

B) PLAN 9522550 - ROAD 0.694 1.71

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

as more particularly described in Certificate of Title Number 232 044 054 +2

standing in the register in the name of JAYNELL COGLON-PASICHNUK AND COLBIE COGLON-PASICHNUK

and BAYTEX ENERGY LTD. forbids the registration of any person as transferee or owner of, or any instrument affecting the said estate of interest, unless the instrument or Certificate of Title as the case may be is expressed to be subject to our claim herein set forth.

I APPOINT: BAYTEX ENERGY LTD.

PO Box 138

Calgary STN Central

639 - 5th Avenue SW

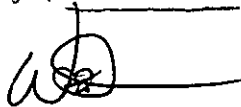
Calgary, Alberta T2P 2H6

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

Dated this 7th day of December, A.D. 2023.

BAYTEX ENERGY LTD.

By it's agent, Millennium Land Ltd.



PER: WARREN McLWAIN

FORM 27

LAND TITLES ACT  
(Section 131)

AFFIDAVIT IN SUPPORT OF CAVEAT

I, **WARREN McILWAIN**,

make oath and say (or solemnly declare) as follows:

1. I am the within named caveator (or agent for the caveator).
2. I believe that I have (or the caveator has) a good and valid claim on the land (mortgage or encumbrance), 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 with it.

SWORN before me at the City of Lloydminster, )  
in the Province of Alberta, )  
this 7<sup>th</sup> day of December 2023. )

A COMMISSIONER FOR OATHS

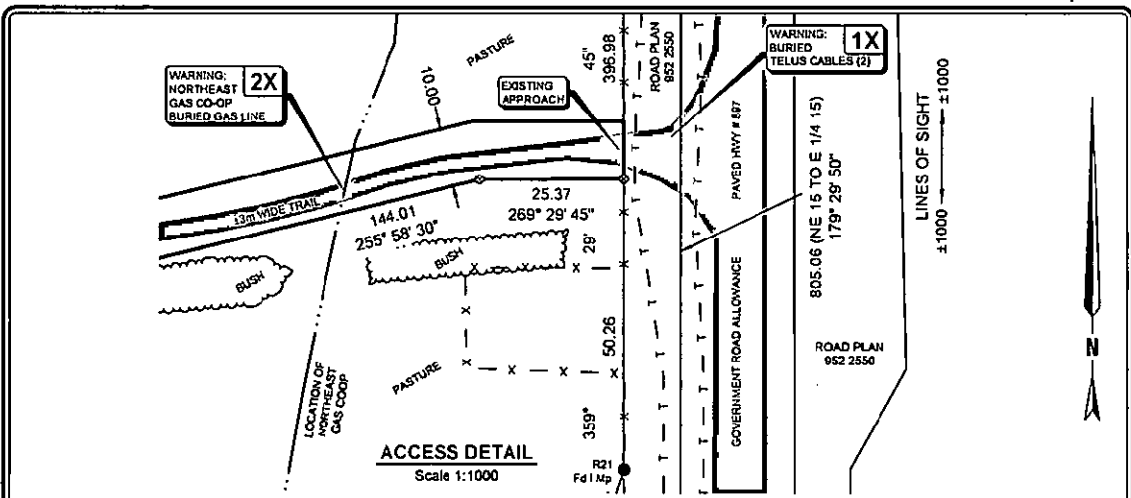
in and for Alberta

**KAREN GONA**

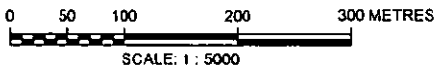
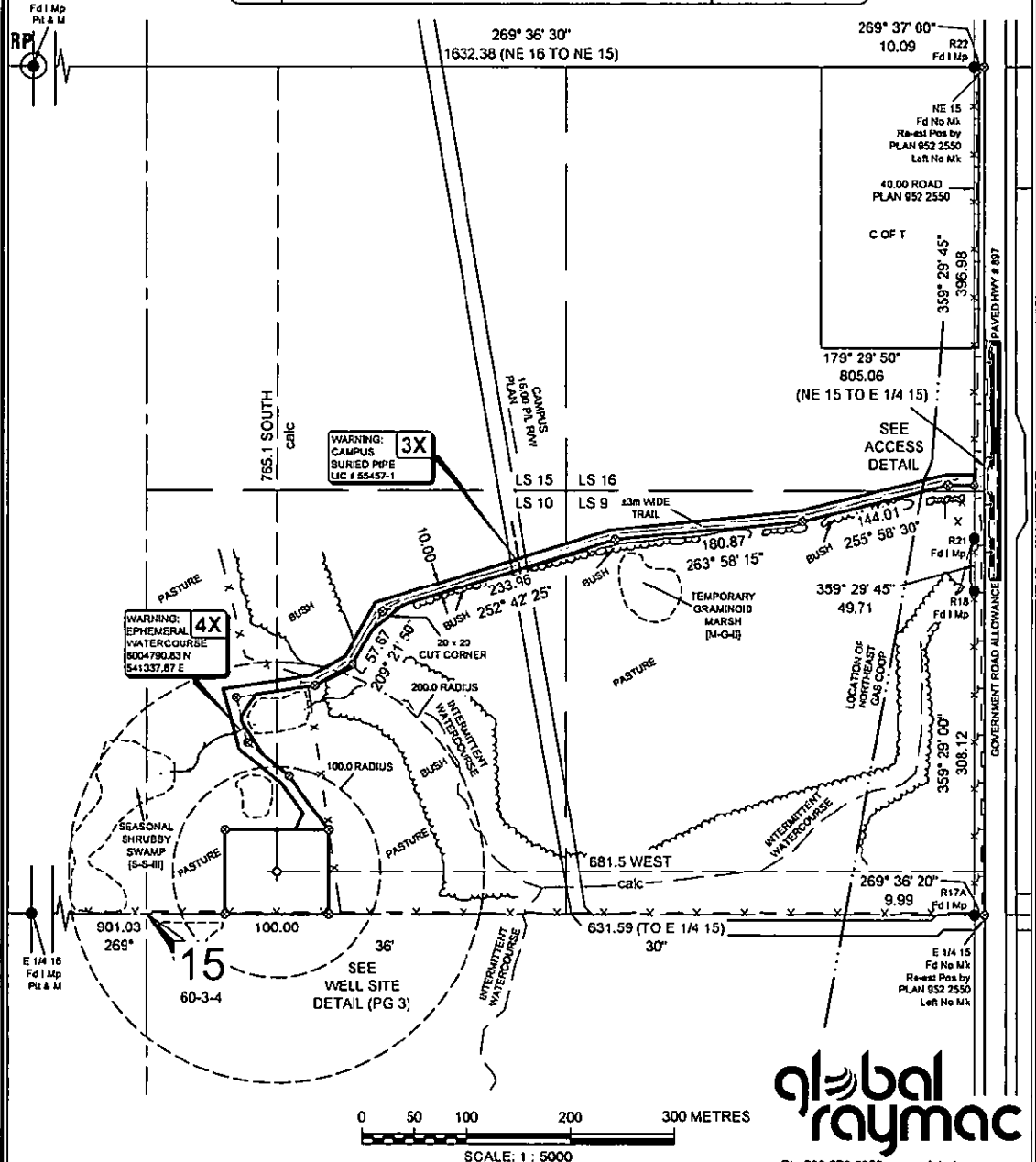
My Commission Expires  
July 26, 2027

  
WARREN McILWAIN

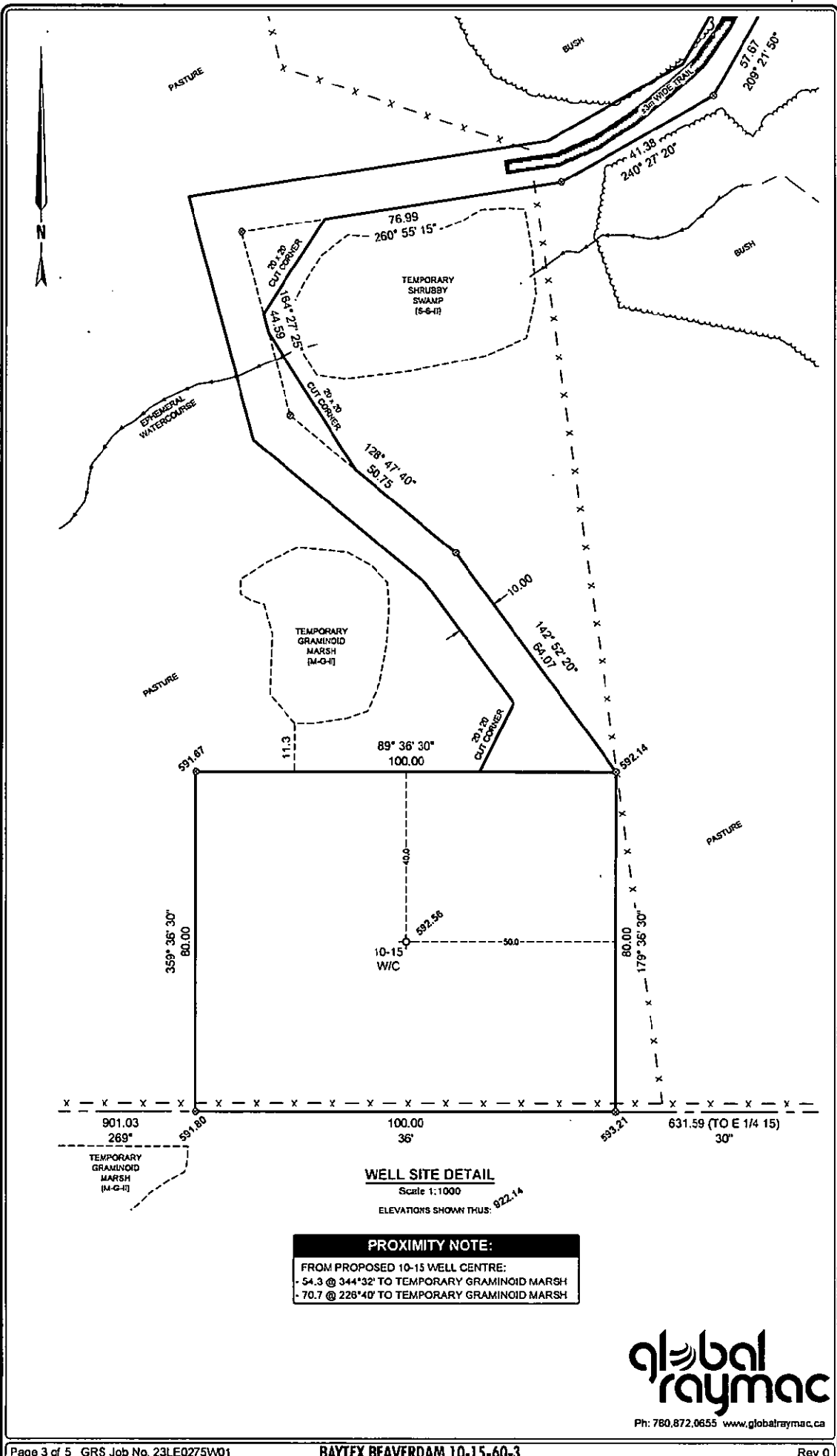




CROSSINGS		
No.	DESCRIPTION	LOCATION
1X	TELUS BURIED CABLES (2)	NE 1/4 15-60-3-W4
2X	NORTHEAST GAS CO-OP	NE 1/4 15-60-3-W4
3X	CAMPUS 15.00 P/L R/W PLAN	NE 1/4 15-60-3-W4
4X	EPHEMERAL WATERCOURSE	NE 1/4 15-60-3-W4



**global raymac**  
Ph: 780.872.0655 www.globalraymac.ca



**WELL SITE DETAIL**

Scale 1:1000

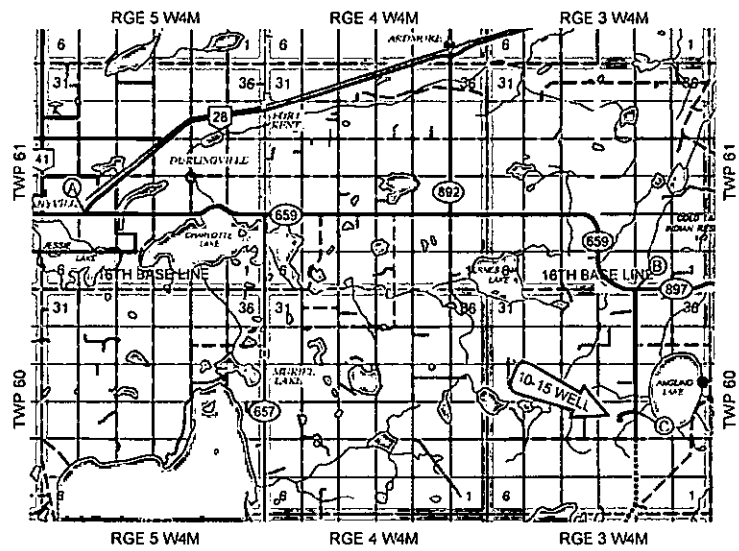
ELEVATIONS SHOWN THUS: 922.14

**PROXIMITY NOTE:**

- FROM PROPOSED 10-15 WELL CENTRE:
- 54.3 @ 344°32' TO TEMPORARY GRAMINOID MARSH
- 70.7 @ 226°40' TO TEMPORARY GRAMINOID MARSH

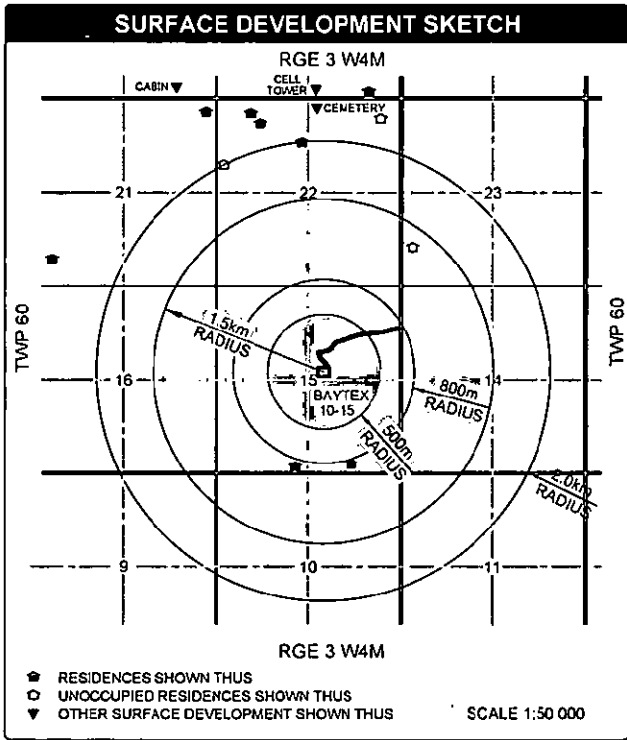


Ph: 780.872.0655 www.globalraymac.ca



ACCESS ROUTE MAP  
SCALE 1:250 000

ACCESS TABLE			
	OWNER	ROAD	LENGTH
A - B	AB TRANSPORTATION	HWY 659	±27.1 km
B - C	AB TRANSPORTATION	HWY 897	±5.3 km



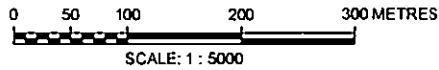
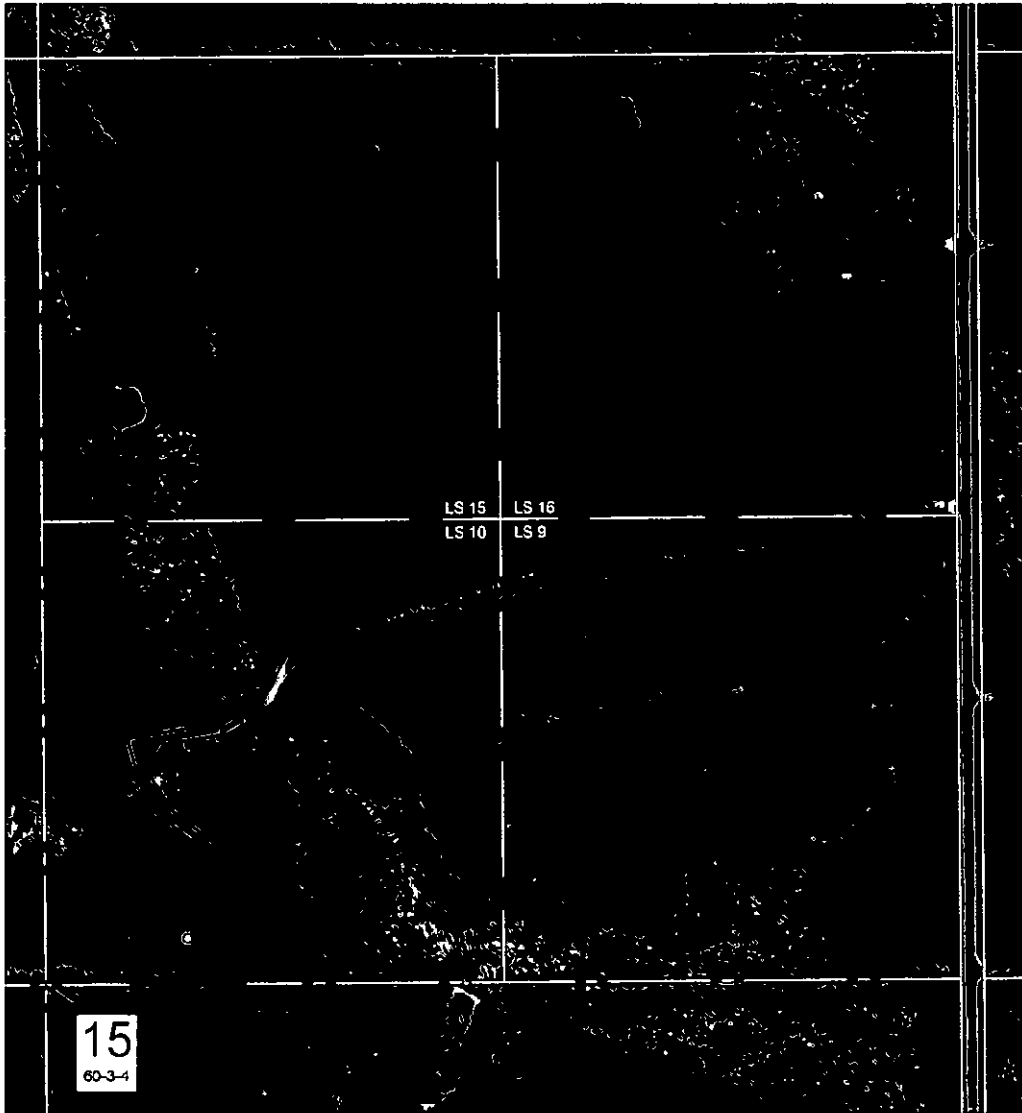
Ph: 780.872.0655 www.globalraymac.ca

# **BAYTEX**

**ENERGY LTD.**

Plan Showing Photo Mosaic of  
**BAYTEX BEAVERDAM 10-15-60-3**

Well Site and Access Road in  
NE 1/4 Sec 15 Twp 60 Rge 3 W4M



**global  
raymac**

Ph: 780.872.0655 www.globalraymac.ca



242007615

242007615 REGISTERED 2024 01 09

CAVE - CAVEAT

DOC 1 OF 1 DRR#: E00EAQ1 ADR/MSAWADA

LINC/S: 0026413971



REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

ALBERTA T2P0M5  
AS TO PORTION OR PLAN:8520894  
"TAKES PRIORITY DATE OF CAVEAT 852062192"  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 922377268)  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 932161238)  
(DATA UPDATED BY: CHANGE OF NAME 222123910)

872 306 416      18/12/1987 CAVEAT  
RE : SEE CAVEAT  
CAVEATOR - CENOVUS ENERGY INC.  
PO BOX 766, 225-6 AVENUE SW  
CALGARY  
ALBERTA T2P0M5  
AGENT - JEFF S.LEBBERT.  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
922345056)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
932161237)  
(DATA UPDATED BY: CHANGE OF NAME 222122080)

192 013 286      16/01/2019 MORTGAGE  
MORTGAGEE - AGRICULTURE FINANCIAL SERVICES  
CORPORATION.  
4910-52 ST  
CAMROSE  
ALBERTA T4V2V4  
ORIGINAL PRINCIPAL AMOUNT: \$400,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY,  
2026 AT 10:20 A.M.

ORDER NUMBER:      57267885

CUSTOMER FILE NUMBER:      CLHBID



\*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:

**872306416**

**ORDER NUMBER: 57547736**

**ADVISORY**

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DEC 18 '87

872306416

Dated: October 27th, A.D. 19 87

Re: NWT/4 of SEC 15-60-3 M4M

3

CAVEAT

FORBIDDING REGISTRATION

TEXACO CANADA INC. and  
TEXACO CANADA RESOURCES LTD.  
General Partners in  
TEXACO CANADA RESOURCES  
P.O. Box 3333, Station "M"  
605 - Fifth Avenue S.W.  
CALGARY, Alberta  
T2P 2P8

*Amstrong*

CAVEAT  
FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that <sup>kg</sup>TEXACO CANADA INC. and <sup>kg</sup>TEXACO CANADA RESOURCES LTD., bodies corporate, having offices at 605 Fifth Avenue S.W., Calgary, Alberta, T2P 2P8, in their capacities as general partners in TEXACO CANADA RESOURCES, a limited partnership formed under the laws of the Province of Alberta, on behalf of TEXACO CANADA RESOURCES claim an interest as grantee under and by virtue of the following:

*Revised*

- (a) that certain Easement dated the 1st day of March, A.D. 1985, granted by Floyd Isley and Ruth Isley, as grantors in favor of Texaco Canada Resources Ltd., a body corporate, as grantee; and
- (b) Asset Contribution Agreement dated January 31, 1986 between Texaco Canada Resources Ltd. and Texaco Canada Inc. and Texaco Canada Resources Ltd., as general partners in Texaco Canada Resources,

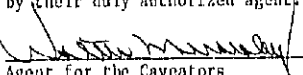
in respect of the following described lands situate, lying and being in the Province of Alberta, namely:

THE NORTH WEST QUARTER OF SECTION FIFTEEN (15) TOWNSHIP SIXTY (60) RANGE THREE (3) WEST OF THE FOURTH MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES, AND MINERALS.

standing in the register in the name(s) of <sup>kg</sup>Floyd Isley and Ruth Isley ;and  
TEXACO CANADA INC. and TEXACO CANADA RESOURCES LTD., as general partners in TEXACO CANADA RESOURCES, forbid 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 their claim.

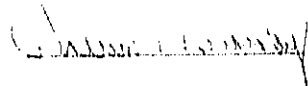
The caveators appoint the offices of TEXACO CANADA RESOURCES, 605 Fifth Avenue S.W., P.O. Box 3333, Station M, Calgary, Alberta, T2P 2P8, as the place at which notices and proceedings relating hereto may be served.

DATED this 30th day of October, A.D. 1987.

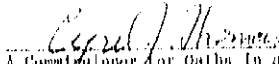
TEXACO CANADA INC. and TEXACO CANADA RESOURCES LTD. as General Partners in TEXACO CANADA RESOURCES  
by their duly authorized agent  
  
Agent for the Caveators

CANADA )  
PROVINCE OF ALBERTA ) I, Walter Muscohy, of the City of Calgary in the Province of Alberta, Solicitor, make oath and  
TO WIT: ) say:

- 1. THAT I am the agent for the above-named Caveators.
- 2. THAT I believe that the said Caveators have 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 Calgary, )  
in the Province of Alberta, this 30th )  
day of November, A.D. 1987. ) 

CYRIL JAMES THOMAS  
A Commissioner for Oaths in the  
Province of Alberta  
My Commission Expires August 9, 1988

  
A Commissioner for Oaths in and for  
the Province of Alberta



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0023 659 287                              4;3;60;22;SW                                      232 044 054 +1

LEGAL DESCRIPTION  
MERIDIAN 4 RANGE 3 TOWNSHIP 60  
SECTION 22  
QUARTER SOUTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

REFERENCE NUMBER: 192 013 285 +1

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REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
232 044 054	08/02/2023	TRANSFER OF LAND			SEE INSTRUMENT

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OWNERS

JAYNELL COGLON-PASICHNUK

AND  
COLBIE COGLON-PASICHNUK  
BOTH OF:  
BOX 5313  
BONNYVILLE  
ALBERTA T9N 2G5  
AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
852 129 881	25/06/1985	UTILITY RIGHT OF WAY GRANTEE - CENOVUS ENERGY INC. PO BOX 766, 225-6 AVENUE SW

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 232 044 054 +1

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

CALGARY

ALBERTA T2P0M5

AS TO PORTION OR PLAN:8520894

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 922377268)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 932161238)

(DATA UPDATED BY: CHANGE OF NAME 222123910)

872 306 415      18/12/1987 CAVEAT

RE : SEE CAVEAT

CAVEATOR - CENOVUS ENERGY INC.

PO BOX 766, 225-6 AVENUE SW

CALGARY

ALBERTA T2P0M5

AGENT - JEFF S.LEBBERT.

(DATA UPDATED BY: TRANSFER OF CAVEAT  
922303493)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
932161237)

(DATA UPDATED BY: CHANGE OF NAME 222122080)

192 013 286      16/01/2019 MORTGAGE

MORTGAGEE - AGRICULTURE FINANCIAL SERVICES  
CORPORATION.

4910-52 ST

CAMROSE

ALBERTA T4V2V4

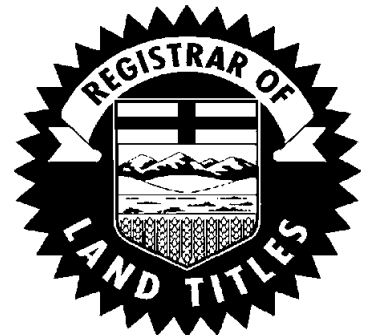
ORIGINAL PRINCIPAL AMOUNT: \$400,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY,  
2026 AT 10:20 A.M.

ORDER NUMBER:      57267885

CUSTOMER FILE NUMBER:      CLHBID



\*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:

**872306415**

**ORDER NUMBER: 57267938**

**ADVISORY**

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DEC 18 '87

872306415

Dated: October 27th, A.D. 19 87

Re: SW1/4 of SEC 22-60-3 W4M

*[Handwritten mark]*

CAVEAT

FORBIDDING REGISTRATION

*[Handwritten signature]*

TEXACO CANADA INC. and  
TEXACO CANADA RESOURCES LTD.  
General Partners in  
TEXACO CANADA RESOURCES  
P.O. Box 3233, Station "M"  
605 - Fifth Avenue S.W.  
CALGARY, Alberta  
T2P 2P8

CAVEAT  
FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that TEXACO CANADA INC. and TEXACO CANADA RESOURCES LTD., bodies corporate, having offices at 605 Fifth Avenue S.W., Calgary, Alberta, T2P 2P8, in their capacities as general partners in TEXACO CANADA RESOURCES, a limited partnership formed under the laws of the Province of Alberta, on behalf of TEXACO CANADA RESOURCES claim an interest as grantee under and by virtue of the following:

*Amended*

- (a) that certain Easement dated the 28th day of February, A.D. 1985, granted by Ernest Douglas Isley, as grantor in favor of Texaco Canada Resources Ltd., a body corporate, as grantee; and
- (b) Asset Contribution Agreement dated January 31, 1986 between Texaco Canada Resources Ltd. and Texaco Canada Inc. and Texaco Canada Resources Ltd., as general partners in Texaco Canada Resources,

in respect of the following described lands situate, lying and being in the Province of Alberta, namely:

THE SOUTH WEST QUARTER OF SECTION TWENTY TWO (22) TOWNSHIP SIXTY (60) RANGE THREE (3) WEST OF THE FOURTH MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME.

standing in the register in the name(s) of Ernest Douglas Isley ;and

TEXACO CANADA INC. and TEXACO CANADA RESOURCES LTD., as general partners in TEXACO CANADA RESOURCES, forbid 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 their claim.

The caveators appoint the offices of TEXACO CANADA RESOURCES, 605 Fifth Avenue S.W., P.O. Box 3333, Station M, Calgary, Alberta, T2P 2P8, as the place at which notices and proceedings relating hereto may be served.

DATED this 30th day of October, A.D. 1987.

TEXACO CANADA INC. and TEXACO  
CANADA RESOURCES LTD. as General  
Partners in TEXACO CANADA RESOURCES  
by their duly authorized agent.

*[Signature]*  
Agent for the Caveators

CANADA ) I, Walter Muscoby, of the City of Calgary in the  
PROVINCE OF ALBERTA ) Province of Alberta, Solicitor, make oath and  
TO WIT: ) say:

- 1. THAT I am the agent for the above-named Caveators.
- 2. THAT I believe that the said Caveators have 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 Calgary, )  
in the Province of Alberta, this 30th )  
day of November, A.D. 1987. ) *[Signature]*

BY/ML JAMES THOMAS  
A Commissioner for Oaths in and for  
the Province of  
Alberta

*[Signature]*  
A Commissioner for Oaths in and for  
the Province of Alberta