



Parcel 1 will be 79.88 Acres +/- once the subdivision has registered

LAND TITLE CERTIFICATE

5

LINC SHORT LEGAL
0020 296 281 4;24;55;1;NW

TITLE NUMBER
872 028 422 FS

LEGAL DESCRIPTION

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

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE
872 028 422	10/02/1987			SEE INSTRUMENT

OWNERS

KENNETH HUGH COBURN (ENGINEER)

AND

NEIL RUSSELL COBURN (ELECTRICIAN)

BOTH OF:

R.R. #4

EDMONTON

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	

5389PU 15/10/1968 CAVEAT
RE : EASEMENT
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

052 105 680 22/03/2005 ZONING REGULATIONS
BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
C/O THE MINISTER OF NATIONAL DEFENCE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

872 028 422 FS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

101 COLONEL BY DRIVE
OTTAWA
ONTARIO K1A0K2

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF
SEPTEMBER, 2025 AT 02:50 P.M.

ORDER NUMBER: 55058801

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:

5389PU

ORDER NUMBER: 55113727

ADVISORY

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CANADA
PROVINCE OF ALBERTA

To Wit:

I, Kenneth McPhee of the City of Edmonton in the Province of Alberta,

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 therein or proposing to deal therewith.

SWORN before me at the *City*
of *Edmonton*
in the Province of Alberta
this *6* day of
A.D. 19*68* *91*

129 October 15 3000
69 564 11 B.C. 11
B.C. 11
N.A.B.B. *Reg. 129*



CAVEAT

To the Registrar of the

Land Registration District

TAKE NOTICE that **X** Plains-Western Gas & Electric Co. Ltd., a body corporate with head office at 9924 63rd Avenue, (Name in full) in the City of Edmonton, in the Province of Alberta, (Occupation)

claim an interest under an easement by the registered owner in favour of the caveator, dated April 15, 1968.

✓ in north west quarter of section one (1) township fifty-five (55) range twenty-four (24) west of the fourth meridian, containing one hundred and sixty (160) acres more or less.

Reserving thereout all minerals.

OK Being lands described in Certificate of Title Number 245-0-222 standing in the register in the name of Russell Coburn 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 or certificate of title as the case may be is expressed to be subject to my claim.

I appoint at 9924 63rd Avenue, Edmonton, in the Province of Alberta, as the place at which notice of proceedings relating hereto may be served.

DATED this 19 day of

July A.D. 1968

PLAINS-WESTERN GAS & ELECTRIC CO. LTD.

Rick Layton
(Signature of Caveator or Agent)

CANADA } **X**, Plains-Western Gas & Electric Co. Ltd.
PROVINCE OF ALBERTA } of the City of Edmonton,
To Wit: } in the Province of Alberta,

make oath and say:

1. That I am the above-named Caveator.
2. That I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the

of

in the Province of Alberta

this day of

A.D. 19

A.....
in and for the Province of Alberta.

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

052105680

ORDER NUMBER: 55060408

ADVISORY

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For original document of the Zoning Regulations see 052104445

(Attached are pages 15 & of original schedule)

PID	FILE_NAME	LINC
1399334	424055	0010772341
1399738	424055	0018625260
1399406	424055	0014739536
2000705	424055	0030697429
1856656	424055	0030017256
1399405	424055	0016090243
1399400	424055	0010784015
1399417	424055	0010772275
1399739	424055	0018625278
1399325	424055	0027094557
1399324	424055	0027094557
2000698	424055	0030697437
1400630	424055	0018225244
1399404	424055	0016090251
1399411	424055	0010784023
1399416	424055	0010772283
1399313	424055	0017654253
1399408	424055	0018625286
1399357	424055	0010784031
1399312	424055	0017654260
1399443	424055	0015919327
1399407	424055	0018625294
1399403	424055	0017554719
1399809	424055	0012423026
1399743	424055	0020296281
1399437	424055	0021085791
1399414	424055	0010784049
1399415	424055	0010784049
1399413	424055	0010784049
1399392	424055	0020296299
2000697	424055	0030697395
1998241	424055	0027280981
1399842	424055	0022750368
1399434	424055	0010782457
1399391	424055	0017554751
1399315	424055	0010770957
1399764	424055	0027280999
1399469	424055	0026510470
1399468	424055	0026510470
1399467	424055	0026510470
1399843	424055	0022750376
1399367	424055	0010860956
1399440	424055	0015919293
1399441	424055	0017554768
1399831	424055	0011085033
1399423	424055	0023182769
1399373	424055	0016630436
1270904	425054	0029633253
1400631	425054	0017046376
1400641	425054	0017046376
1401337	425054	0023098049
1401358	425054	0010498095



052105680 052105680
REGISTERED 2005 03 22
ZONR - ZONING REGULATIONS
DOC 1 OF 1 DRR#: 219631F ADR/AMUSTARD
LINC/S: 0016090251 +

S.E. 1/4 Sec.11
Twp.55 - Rge.24 - W4M

S.W. 1/4 Sec.12
Twp.55 - Rge.24 - W4M

S.E. 1/4 Sec.12
Twp.55 - Rge.24 - W4M

RP

Allowance

N. BOUNDARY OF N.W. 1/4 SEC.1

401.20

Lot 1
Block 1
Area = 32.33Ha.

N.E. 1/4 Sec.2
Twp.55 - Rge.24 - W4M

Road

90°

N.E. 1/4 Sec.1
Twp.55 - Rge.24 - W4M

1

Remainder of N.W. 1/4 Sec.1
Twp.55 - Rge.24 - W4M

- R/W Plan 892-2065
S.E. 1/4 Sec.2
Twp.55 - Rge.24 - W4M

Government
R/W Plan
892-2065

S.W. 1/4 Sec.1
Twp.55 - Rge.24 - W4M

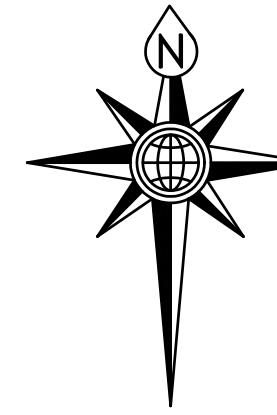
R/W Plan 892-2065
S.E. 1/4 Sec.1
Twp.55 - Rge.24 - W4M

C. WALKER, A.L.S. 2025
0 20 40 60 80 100 200 300 METRES

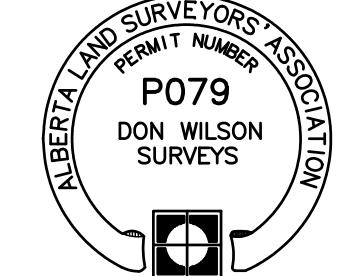
LAND TITLES OFFICE

PLAN No.
ENTERED AND REGISTERED

ON _____
INSTRUMENT No. _____



A.D. REGISTRAR
N.A.L.R.D.



SURVEYOR:
NAME: COLE WALKER
DATE OF SIGNING: OCTOBER 15, 2025

SUBDIVISION AUTHORITY:
NAME: STURGEON COUNTY
FILE No.: 2025-S-012

REGISTERED OWNERS:
NAME: KENNETH HUGH COBURN
NEIL RUSSELL COBURN

LEGEND:
THE GEO-REFERENCED POINT IS SHOWN THUS: RP
AREA DEALT WITH BY THIS PLAN BOUNDED THUS: //
PARALLEL LINES ARE DESIGNATED THUS: |||
RIGHT ANGLES SHOWN THUS: 90°

NOTES:
A FIELD INSPECTION WAS CARRIED OUT ON SEPTEMBER 10, 2025.
BOUNDARIES HAVE NOT BEEN ESTABLISHED ON THE GROUND.
DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
PLAN COORDINATES UTM NAD 83 DERIVED FROM PUBLISHED ATS V4.1 COORDINATES FROM NE 2-55-24-4 TO
E 2-55-24-4 AND IS REFERRED TO THE DEGREE WEST LINE OF LONGITUDE; COMBINED FACTOR = 0.999815
THE GEO-REFERENCED POINT IS THE NE 2-55-24-4
PUBLISHED UTM NAD 83; ATS V4.1 COORDINATES: 5956351.397m N
338610.349m E

AREA BREAKDOWN:
AREA REQUIRED WITHIN N.W. 1/4 SEC.1 - TWP.55 - RGE.24 - W4M FOR LOT 1 = 32.33Ha.
TOTAL = 32.33Ha.

DESCRIPTIVE PLAN

SHOWING SUBDIVISION OF

PART OF N.W. 1/4 SEC.1 - TWP.55 - RGE.24 - W4M
STURGEON COUNTY

DRAWING FILE NAME: 25115.DWG	SCALE: 1:2000
DRAFTED BY: L.A.	CLIENT: NEIL COBURN
CHECKED BY: C.W.	FILE No: 25115
DON WILSON SURVEYS LTD. BOX 4120, BARRHEAD, ALBERTA PHONE: (780) 674-2287	