

|              |              |                |
|--------------|--------------|----------------|
| S            |              |                |
| LINC         | SHORT LEGAL  | TITLE NUMBER   |
| 0020 296 281 | 4;24;55;1;NW | 872 028 422 FS |

**MUNICIPALITY: STURGEON COUNTY**

AND  
NEIL RUSSELL COBURN (ELECTRICIAN)  
BOTH OF:  
R.R. #4  
EDMONTON  
ALBERTA T5E 5S7

## ( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 872 028 422 FS

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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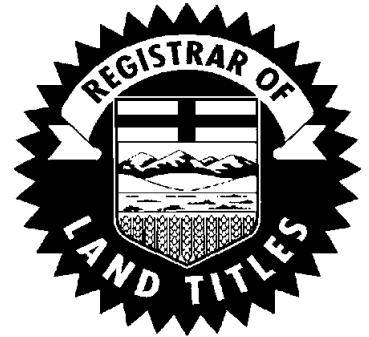
101 COLONEL BY DRIVE  
OTTAWA  
ONTARIO K1A0K2

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 Ralph Drayman  
of the City of Edmonton  
in the Province of Alberta,  
Contract Agent

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 \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 19 68

H. W. Matthews  
Commissioner for Oaths  
in and for the Province of Alberta.

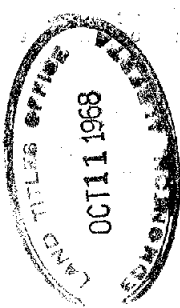
5389 P.U.

|  |         |
|--|---------|
| Dated                                  | A.D. 19 |
| Plains Western Gas & Electric Co. Ltd. | 500     |
| Assoc Fee                              |         |
| [CAVEATOR]                             |         |
| RE                                     | 500     |

[LAND]  
2450222  
CAVEAT  
The Hamilton Stationery Co.

15-2129  
3389  
A.D. 1968  
Book  
Page  
Register  
NAME

Plains Western Gas & Electric  
45-50



# 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.

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.

*[Signature]*

(Signature of Caveator or Agent)

CANADA  
PROVINCE OF ALBERTA

X, Plains-Western Gas & Electric Co. Ltd.  
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 16 of original schedule)

| PID     | FILE NAME | LINC       |
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| 1399334 | 424055    | 0010772341 |
| 1399738 | 424055    | 0018625260 |
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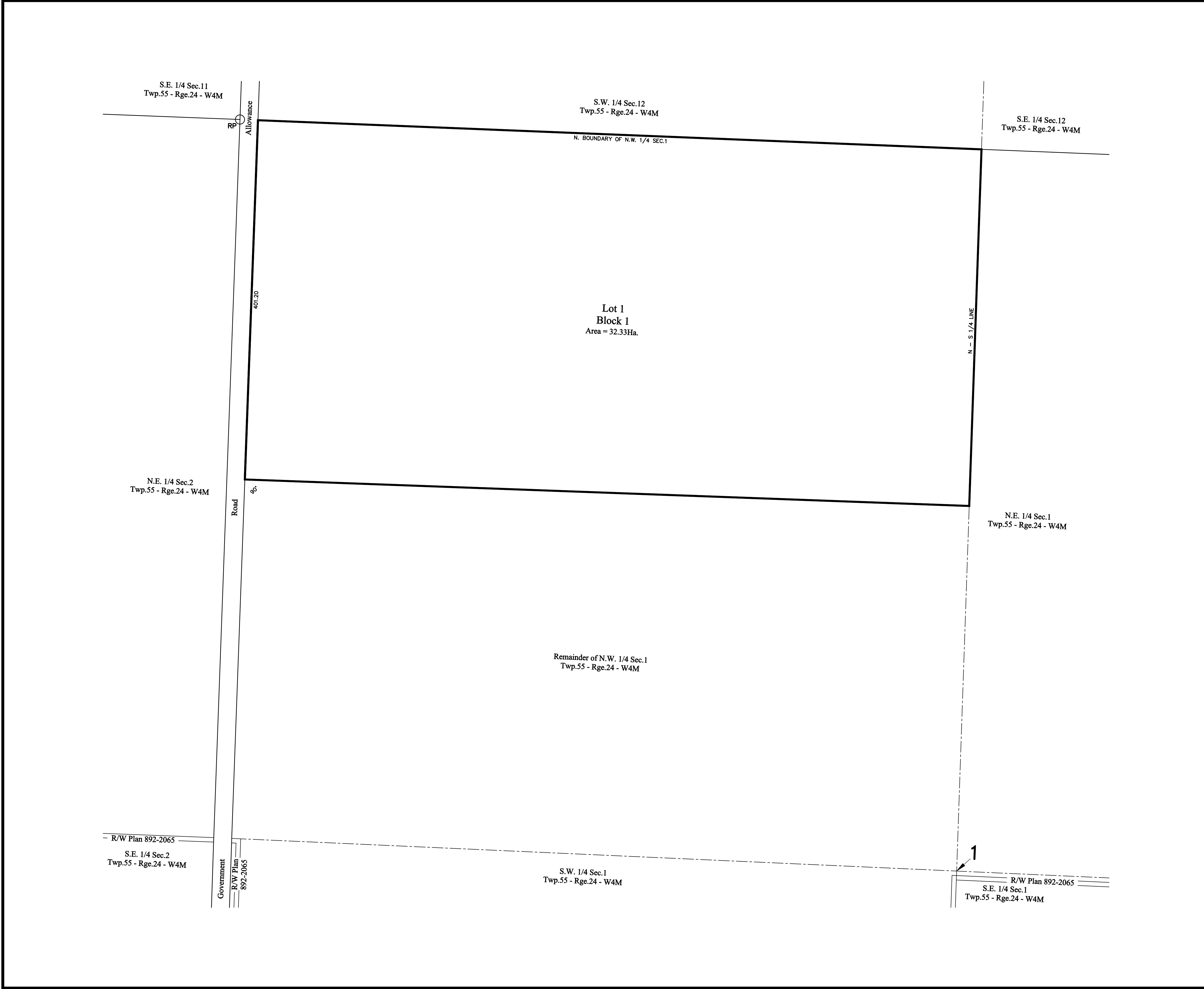
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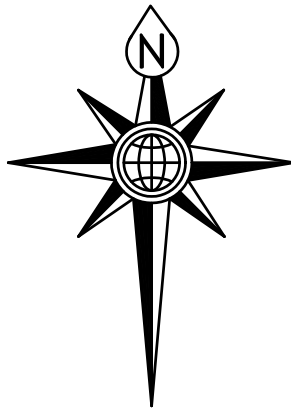
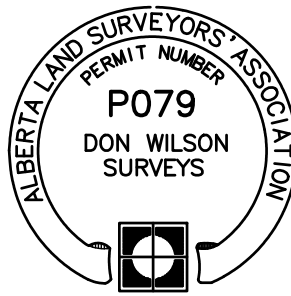

052105680 REGISTERED 2005 03 22

ZONR - ZONING REGULATIONS

DOC 1 OF 1 DR#: 219631F ADR/AMUSTARD

LINC/S: 0016090251 +



|  |   |
|--|---|
|   | LAND TITLES OFFICE  |
|  | <b>PLAN No.</b><br>ENTERED AND REGISTERED<br>ON _____<br>INSTRUMENT No. _____<br><br>A.D. REGISTRAR<br>N.A.L.R.D. |
| <b>SURVEYOR:</b><br>NAME: COLE WALKER<br>DATE OF SIGNING: OCTOBER 15, 2025<br><br>  |   |
| <b>SUBDIVISION AUTHORITY:</b><br>NAME: STURGEON COUNTY<br>FILE No.: 2025-S-012   |   |
| <b>REGISTERED OWNERS:</b><br>NAME: KENNETH HUGH COBURN<br>NEIL RUSSELL COBURN  |   |
| <b>LEGEND:</b><br>THE GEO-REFERENCED POINT IS SHOWN THUS: ..... RP<br>AREA DEALT WITH BY THIS PLAN BOUNDED THUS: .....<br>PARALLEL LINES ARE DESIGNATED THUS: .....<br>RIGHT ANGLES SHOWN THUS: .....<br><br><b>NOTES:</b><br>A FIELD INSPECTION WAS CARRIED OUT ON SEPTEMBER 10, 2025.<br>BOUNDARIES HAVE NOT BEEN ESTABLISHED ON THE GROUND.<br>DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF<br>PLAN ORIENTATION IS UTM NAD 83; DERIVED FROM PUBLISHED ATS V4.1 COORDINATES FROM NE 2-55-24-4 TO E 1/4 2-55-24-4 AND IS REFERRED TO THE 111 DEGREE WEST LINE OF LONGITUDE; COMBINED FACTOR = 0.999815<br>THE GEO-REFERENCED POINT IS THE NE 2-55-24-4.<br>PUBLISHED UTM NAD 83; ATS V4.1 COORDINATES: 5956351.397m N 338610.349m E<br><br><b>AREA BREAKDOWN:</b><br>AREA REQUIRED WITHIN N.W. 1/4 SEC.1 - TWP.55 - RGE.24 - W4M FOR LOT 1 = 32.33Ha.<br>TOTAL = 32.33Ha. |   |
| <div>DESCRIPTIVE PLAN</div> <div>SHOWING SUBDIVISION OF</div> <div>PART OF N.W. 1/4 SEC.1 - TWP.55 - RGE.24 - W4M</div> <div>STURGEON COUNTY</div> <div>C .WALKER, A.L.S. 2025</div> <div></div>  |   |
| 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  |   |