

TITLE SEARCH PRINT

File Reference: CLHBID/wf

Declared Value \$ 8584

2026-07-28, 17:19:37

Requestor: Whitney Fournier

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

PRINCE GEORGE

PRINCE GEORGE

Title Number

From Title Number

CA1993810

CA1361757

Application Received

2011-04-29

Application Entered

2011-05-07

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

PIERRE-ALPHONSE GHISLAIN HEUSKIN, BUSINESSMAN
1454 CHARTWELL DRIVE
WEST VANCOUVER, BC
V7S 2S1**Taxation Authority**

Peace River Assessment District

Description of Land

Parcel Identifier:

014-888-998

Legal Description:

THE FRACTIONAL WEST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE
6TH MERIDIAN PEACE RIVER DISTRICT**Legal Notations**THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608**Charges, Liens and Interests**

Nature:

LEASE

Registration Number:

PK12215

Registration Date and Time:

1996-04-03 09:49

Registered Owner:

CANADIAN NATURAL RESOURCES LIMITED
INCORPORATION NO. A73799

Transfer Number:

BB1183561

Remarks:

PART ON PLAN 21250 WITH RIGHT OF RENEWAL

TITLE SEARCH PRINT

File Reference: CLHBID/wf

Declared Value \$ 8584

2026-07-28, 17:19:37

Requestor: Whitney Fournier

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PM10206
Registration Date and Time:	1998-03-12 11:02
Registered Owner:	CANADIAN NATURAL RESOURCES LIMITED INCORPORATION NO. A73799
Transfer Number:	BB1183563
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PP18902
Registration Date and Time:	2000-06-05 14:24
Registered Owner:	PLATEAU PIPE LINE LTD. INCORPORATION NO. A29207
Transfer Number:	BB1707931
Remarks:	INTER ALIA PART ON PLAN PGP45549

Duplicate Infeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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**LAND TITLE ACT
FORM C**

(Section 219.81)

Province of
British Columbia

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

Page 1 of Eight pages

Longstaff File # L36095

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

BRIAN E. A. PALMER
Oilfield Land Consultant
#200, 9900 100th Avenue
FORT ST. JOHN, B.C. V1J 5S7
(604) 787-7171
Fax (604) 787-2323

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
014-888-998	The Fractional West 1/2 of Section 34, Township 88, Range 19, West of the 6th Meridian, Peace River District.

3. NATURE OF INTEREST:*

DESCRIPTION	DOCUMENT REFERENCE (PAGE AND PARAGRAPH)	PERSON ENTITLED TO INTEREST
LEASE, with Right of Renewal Part on Plan No. <u>21250</u>	Entire Instrument	04/03/96 A6844k CHARGE 50.00 Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

- | | | |
|---------------------------------|-------------------------------------|---------------------------------------|
| (a) Filed Standard Charge Terms | ☐ | D.F. No. |
| (b) Express Charge Terms | ☒ | Annexed as Part 2 |
| (c) Release | ☐ | There is no Part 2 of this instrument |

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument, if (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S) (Lessor(s)):

PIERRE HEUSKIN
1454, Chartwell Drive, West Vancouver, British Columbia, V7S 2S1

6. TRANSFEREE(S) (Lessee(s)): (including occupation(s), postal address(es) and postal code(s))

INVERNESS PETROLEUM LTD. (Incorporation # A-28380)
2200, 400 - 3rd Avenue, S.W. Calgary, Alberta, T2P 4H2

7. ADDITIONAL OR MODIFIED TERMS:*

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interests(s) described in item 3 and the Transferor(s) (Grantor(s)) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

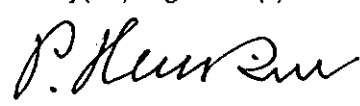
Officer Signature(s)


H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

EXECUTION DATE

Y	M	D
96	02	14

Party(ies) Signature(s)


Pierre Heuskin

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C., 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

GENERAL INSTRUMENT - PART 2

AGREEMENT made this 14 day of February, 1995
and effective the 28th day of November 1992.

BETWEEN:

THE PARTY OF THE FIRST PART BEING DESCRIBED IN ITEM (5) OF FORM C

(hereinafter called the Lessor)

AND

THE PARTY OF THE SECOND PART BEING DESCRIBED IN ITEM (6) OF FORM C

(hereinafter called the Lessee)

WHEREAS the Lessor is the registered owner (or entitled to become the registered owner under an agreement for sale, unregistered transfer, or otherwise) of an estate in fee simple, subject, however, to the exceptions, conditions, encumbrances, liens, and interest contained in or noted upon the existing certificate of title or notified by memorandum underwritten or endorsed therein, of and in that certain parcel or tract of land situate, lying and being in the Province of British Columbia, and described as follows:

THE LAND AS DESCRIBED IN ITEM (2) OF FORM C

Excepting thereout all mines and minerals
(hereinafter referred to as "the said lands")

AND WHEREAS the Lessor has agreed to lease and grant a certain portion to the said lands to the Lessee for the purposes and upon the terms and conditions hereinafter set forth:

AM T

NOW THEREFORE THIS AGREEMENT WITNESSETH:

The Lessor, in consideration of the premises and the payment of the sums hereinafter set forth does hereby grant and lease unto the Lessee all those parts or portions of the said lands (hereinafter referred to as the "demised premises") described either:

(a) as shown outlined on the plan hereto attached; PROVIDED HOWEVER, that in the event that the Lessee registers a reference plan in respect of the demised premises shown on the attached plan, the Lessee shall complete Subclause (b) hereof and in such event the description of such demised premises as set forth in Subclause (b) shall supercede and replace the description set forth in this Subclause (a),

-or-

(b) as shown on a reference plan of record in the Land Titles Office at Prince George, British Columbia, as Plan Number 21250.

(NOTE: Prior to registration (b) Must be completed)

AM TY

TO BE HELD by the Lessee as tenant for the term of TWENTY ~~FIVE~~ (20) YEARS from the date hereof for purposes of exploration, development, production or storage of petroleum and natural gas and related hydrocarbons and/or substances produced in association therewith in consideration of the following payments to be paid by the Lessee to the Lessor:

A) For each subsequent year during the continuance of this lease commencing November 28th, 1995 the Lessee shall pay in advance on or before the anniversary date of November 28th, 1995 hereof the sum of THREE THOUSAND TWO HUNDRED
DOLLARS (\$3200.00) as compensation for the use and occupation of the demised premises.

B) Should the Lessor be a non-resident of Canada, the Lessor acknowledge and agrees that the Lessee may deduct income, withholding or other taxes from any payment to the Lessor in compliance or intended compliance with the provisions of the Income Tax Act, tax agreements or treaties or other statutes of Canada or its Provinces as are from time to time enacted and amended, whereupon the timely remittance by the Lessee to the balance of the payment to the Lessor shall be deemed to constitute full performance by the Lessee in respect of such payment.

THE LESSEE HEREBY COVENANTS AND AGREES TO AND WITH THE LESSOR AS FOLLOWS:

1. General Operation:

To operate and maintain the demised premises in accordance with good oil field practices;

2. Fencing:

To prevent livestock from entering the demised premises, the Lessee agrees to construct a substantial fence and gate around the perimeter of the demised premises on or before May 1, 1996.

AM TY

3. Indemnification:

The Lessee covenants and agrees to indemnify and save harmless the Lessor and his servants, agents or tenants from any loss or damage arising out of the Lessee operations on the said lands save and except liabilities, damage, cost claims, suits, or action arising out of the gross negligence or wilful misconduct of the Lessor, its agents, successors, assign, tenants and employees, or contractors.

4. Taxes Payable by the Lessee:

To pay all taxes, rates, and assessments which may be assessed or levied in respect to any and all machinery, equipment, structures, and works placed by the Lessee, in, on, over or under the demised premises.

5. Abandonment & Restoration:

Upon the abandonment of the demised premises, the Lessee shall cause all above ground equipment to be removed and all excavations in connection therewith to be filled in, all in compliance with the existing regulations and the Lessee shall place the demised premises, to the extent that it is reasonable practicable to do so, in the same condition that existed immediately prior to the entry by the Lessee thereon and prior to the use thereof by the Lessee.

6. Compensation for Damages:

To pay to the Lessor, compensation for damage suffered by the Lessor as a result of the actions of the employees, servants, agents, or contractors of the Lessee. Without restricting the generality of the foregoing, the said damage may include damage to livestock, growing crops, fences, buildings, or other improvements of the Lessor upon the said lands, other than the demised premises.

7. Roadways:

That all roadways on the demised premises shall be used only for the rights herein granted, and the Lessor or his authorized agent shall have free access to the demised premises for the purpose of gaining access to adjacent lands, provided that such use shall be at the Lessor's or his agent's sole risk and the Lessor or his agent shall be responsible for any damage caused by such use normal wear and tear excepted.

PM TY

THE LESSOR HEREBY COVENANTS AND AGREES TO AND WITH THE LESSEE AS FOLLOWS:

8. Taxes Paid by the Lessor:

The Lessor will promptly pay and satisfy all taxes, rates, and assessments that may be assessed or levied against the said land during the continuance of this lease, save where such are to be paid by the Lessee.

9. Quiet Enjoyment:

The Lessor warrants that he has good title to the said lands as here and before set forth, has good right and full power to grant and lease the said lands, and that the Lessee, upon observing and performing the covenants and conditions on the Lessee's part herein contained, shall and may peaceably possess and enjoy the demised premises and the rights and privileges hereby granted during the term to this lease and any extension thereof without any disturbance or interruption from or by the Lessor.

10. Renewal:

That if the Lessee is not in default in respect of any of the covenants and conditions contained in this lease at the date of the expiration of the TWENTY (20) YEAR term hereof, that the term of this lease shall be extended automatically for a further TWENTY (20) YEAR term at an annual compensation calculated as hereinbefore provided for that portion to the term subsequent to the first year thereof. Such extended term shall be subject to all terms, covenants, and conditions contained in this lease including this provision for renewal.

THE LESSOR AND THE LESSEE HEREBY MUTUALLY COVENANT AND AGREE WITH THE OTHER AS FOLLOWS:

11. Surrender:

The Lessee shall have the right at any time to surrender and terminate this agreement on to after the second year of its term upon not less than ninety (90) days written notice to the Lessor and in such event there shall be no refund to the Lessee of any rental which may have been paid in advance.

12. Removal of Equipment and Material:

The Lessee shall at all times during the continuance of this lease have the right to remove or cause to remove from the demised premises all equipment and material of whatsoever nature or kind, which it may have placed in, on or under the demised premises.

AM 14

13. Discharge of Encumbrances:

The Lessee may, at its sole option, pay or discharge all or part of any balance owing under any Agreement for Sale or Mortgage or of any tax, charge, lien, or encumbrance of any kind or nature whatsoever which may now or hereafter exist on or against or in any way affect the said lands in which event the Lessee shall be subrogated to the rights of the holder or holders thereof and may in addition thereto, at its option, reimburse itself by applying on account of repayment of the amounts so paid by the Lessee, annual compensation or other sums accruing to the Lessor under the terms of this lease.

14. Use of Demised Premises by Lessee:

The demised premises covered by this lease shall not be used for purpose other than those set out in this lease unless the Lessor consents in writing to such use.

15. Reduction of Acreage:

The Lessee may, from time to time and at any time, with the consent of the Lessor, surrender any part or portion of the demised premises by giving the Lessor a revised plan of the portion or portions thereof retained; provided that the area to be surrendered has been properly reclaimed in accordance with applicable laws and regulations.

16. Default:

Notwithstanding anything herein contained to the contrary, the Lessee shall not be in default in the performance of any of its covenants or obligations under this lease, including the payment of annual compensation unless and until the Lessor has notified the Lessee in writing of such default, and that the Lessee has failed to commence meaningful action to remedy the same, within ninety (90) days of the receipt of such notice.

17. Assignment:

The parties hereto may delegate assign, or convey to other persons or corporations, all or any of the powers, rights, and interests obtained by or conferred upon the parties hereunder and may enter into all agreements, contracts and writings and perform all necessary acts and things to give effect to the provisions of this clause. The assigning party shall notify the other in writing of any delegation, assignment, or conveyance of the said lease.

18. Review of Annual Compensation:

During the 20 year term there will be a rent review every 5 years. Rent review discussions will commence on November 28, 1999, and every five years thereafter, (being the forth year of each five-year segment of the term) and in the event the parties have not reached an agreement within 6 months of commencing discussions, the matter will be referred to mediation and arbitration pursuant to the terms of the Petroleum and Natural Gas Act. It is understood and agreed that due rent must be agreed or determined prior to each 5th year anniversary.

19. Topsoil:

Unless requested by the Lessor in writing not to do so, the Lessee shall conserve the top soil in accordance with good oil field practices.

20. Weed Control:

The Lessee shall be responsible for the general maintenance and weed control of the demised premises. Soil sterilants may be used only with the consent of the Lessor in writing, and only in accordance with applicable legislation.

21. Disputes Submitted to Disinterested Arbitrator(s):

In the event of any disputes arising from the terms and conditions contained herein, which cannot be mutually agreed to, either party may submit such disputes to arbitration and the matter at issue shall be determined:

- (a) by a single arbitrator if both parties agree on same, or
- (b) by three disinterested arbitrators, one to be appointed by the Lessor, one by the Lessee, and the third or umpire by the two arbitrators so appointed.

PROVIDED THAT in all other respects the Commercial Arbitration Act, S.B.C.1986, C.3 as may from time to time be amended shall apply.

22. Notices:

All notices to be given hereunder may be given personally or by registered letter addressed to the party to whom the notice is to be given, and when mailed, any such notice shall be deemed to be given to, and received by the addressee seven (7) days after mailing thereof, postage prepaid.

23. Addresses:

Unless changed by written notice the addresses of the parties hereto shall be as set forth on the first page hereof.

24. Enurement:

These presents and everything herein contained shall enure to the benefit of and be binding upon the Lessor, his heirs, executors, administrators, successors and assigns and upon the Lessee, its successors and assigns.

25. This agreement replaces any prior agreements and constitutes the entire agreement between the parties.

IN WITNESS WHEREOF the parties have caused this agreement to be executed the day and year first above written.

SIGNED AND DELIVERED

by the Lessor in the presence of:



(Signature of Witness)

H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BARRARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

(Business Address of Witness)



PIERRE HEUSKIN

by a duly Authorized Signatory **RIGEL OIL & GAS LTD.,**
as agent for
of **INVERNESS PETROLEUM LTD.**

Per: _____


(Authorized Signatory)

LAND MANAGER

Per: _____

(Authorized Signatory)

(END OF DOCUMENT)

LAND TITLE ACT
FORM C

(Section 219.81)

Province of
British Columbia

File: L12996

GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

Page 1 of Seven pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
Brian Palmer, 200, 9900 - 100th Avenue,
Fort St. John, BC, V1J 5S7 Tel: (250) 787-7171 Client No. 010865

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
014-888-998	The Fractional West 1/2 of Section 34, Township 88, Range 19,
	West of the 6th Meridian, Peace River District.
014-276-551	The Frac SW 1/4 of Sec 6, Tp 115, Peace River District

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(PAGE AND PARAGRAPH)

PERSON ENTITLED TO INTEREST

Statutory Right-of-Way
Part on Plan No. 21844

Entire Instrument

Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

- | | | | |
|-----|-----------------------------|-------------------------------------|---|
| (a) | Filed Standard Charge Terms | ☐ | 01 78/03/12 11:15:15 01 PG 122315
CHARGE \$50.00 |
| (b) | Express Charge Terms | ☒ | Annexed as Part 2 |
| (c) | Release | ☐ | There is no Part 2 of this instrument |

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument, if (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S) (Grantor(s)):

PIERRE HEUSKIN
1454, Chartwell Drive, West Vancouver, British Columbia, V7S 2S1

6. TRANSFEREE(S) (Grantee(s)): (including occupation(s), postal address(es) and postal code(s)):

RIGEL OIL & GAS LTD., (Incorporation # A-43179)
1900, Bow Valley Square 3, 255 - 5th Avenue, S.W., Calgary, Alberta, T2P 3G6

7. ADDITIONAL OR MODIFIED TERMS:*

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interests(s) described in item 3 and the Transferor(s) (Grantor(s)) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

EXECUTION DATE

Officer Signature(s)

H. DEL FELLER
BARRISTER & SOLICITOR
1550 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

Y	M	D
97	11	14

Party(ies) Signature(s)



Pierre Heuskin

Your signatory certifies that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C., 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

** If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
If space insufficient, continue executions on additional page(s) in Form D.

GENERAL INSTRUMENT - PART 2

AGREEMENT made this 14 day of November, 1997.

BETWEEN:

THE PARTY OF THE FIRST PART BEING DESCRIBED IN ITEM (5) OF FORM C

**(Hereinafter called "The Grantor")
OF THE FIRST PART**

AND:

THE PARTY OF THE SECOND PART BEING DESCRIBED IN ITEM (6) OF FORM C

**(Hereinafter called "The Grantee")
OF THE SECOND PART**

WHEREAS:

A) The Grantor is the registered owner, or entitled to become the registered owner of an estate in fee simple, subject, however, to such encumbrances, liens, or interest as are notified by memorandum herein or registered against the title thereto, in all that certain parcel or tract of land situated in the Province of British Columbia, being:

THE LAND AS DESCRIBED IN ITEM (2) OF FORM C

(Hereinafter referred to as The Grantor's Land)

B) The Grantor has agreed to grant to the Grantee a Statutory Right-of-Way for the purpose of laying down and maintaining a pipeline and ancillary equipment necessary for the operation and maintenance of the Grantee's undertaking.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of -----
-----**FIFTY**----- (\$50.00) dollars paid to the Grantor
(the receipt whereof is hereby acknowledged by the Grantor) and in consideration of the mutual covenants
and conditions hereinafter set forth, THE GRANTOR DOES HEREBY GRANT AND TRANSFERS
AND CONVEYS unto and to the Grantee the right, licence, liberty, privilege and easement by way of a
STATUTORY RIGHT-OF-WAY on, over, under and through the GRANTOR'S LAND to operate,
maintain, inspect, remove, replace, reconstruct and repair the existing pipeline as may be necessary or
convenient in connection therewith for the carriage, conveyance, transportation and handling of petroleum
or petroleum products, water and/or gas through or by means of the same, (together with all such stations,
structures, drips, valves, fittings, meters and other equipment and appurtenances as may be necessary or
convenient in connection therewith for the transportation and handling of petroleum products, water, gas
and other substances) and the right of ingress and egress, for all purposes incidental to the grant, and from
the date hereof and for so long thereafter as the Grantee may desire to exercise the rights and privileges
hereby given.

Grantor and the Grantee agree that the Grantee shall in the exercise of the foregoing authority, the rights,
licences, liberties, privileges and easement hereby granted, except as hereinafter otherwise specified, shall
be confined and restricted to the following portion of the GRANTOR'S LAND:

As shown on Legal Survey Plan 21844

(hereinafter called the "Right-of-Way");

Grantee shall have and is hereby given the right to use such portion of the Grantor's Land as may
reasonably be required by the Grantee within the Right-of-Way in connection with the construction, repair
or replacement of the pipeline and for ingress to and egress from the Right-of-Way for its servants, agents,
contractors and subcontractors with vehicles, supplies and equipment for all purposes useful or convenient
in connection with or incidental to the exercise and enjoyment of the rights and privileges herein granted
for so long as Grantee desires to exercise the same.

The aforesaid rights and easement are hereby granted as and from the date hereof and for so long
thereafter as the Grantee desires to exercise the same on the following terms, stipulations and conditions
which are hereby mutually covenanted and agreed to by and between the Grantor and the Grantee.

1) LEGAL FEES:

The Grantee agrees to pay all Grantor legal fees to conclude the signing of this agreement up to a maximum of ~~-----FIVE HUNDRED-----~~ (\$500.00) dollars plus GST and PST.

2) CLEARING OF RIGHT-OF-WAY:

The Grantee shall have the right to do whatever may be requisite for the enjoyment of the rights herein granted, including the right of clearing the said Right-of-Way of Timber.

3) PROTECTION OF RIGHT-OF-WAY:

The Grantor shall not, without the prior written consent of the Grantee (such consent not to be unreasonably withheld), excavate, drill install erect, construct or permit to be excavated, drilled, installed, erected or constructed, on or under the said Right-of-Way any pit, well, foundation, pavement, building or other structure, or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said Right-of-Way subject always to and so as not to interfere with the easements, rights and privileges hereby granted and conferred upon the Grantee.

4) DAMAGES:

The Grantee shall compensate the Grantor, his servants, agents and tenants for damage done to any soil, buildings, crops, fences, timber and livestock on the said THE GRANTOR'S LAND by reason of the exercise of the rights hereinbefore granted. The Grantee shall prevent and destroy weeds from entering onto the Grantor's land during and after pipeline construction.

5) LIABILITIES:

The Grantee covenants and agrees to indemnify and save harmless the Grantor, his servants, agents and tenants from any and all liabilities, damages, costs, claims, suits, or actions arising out of the Grantee's operation now, or on the future other than through wilful damage or gross negligence by the Grantor.

6) DISPUTES SUBMITTED TO DISINTERESTED ARBITRATORS:

In the event of any disputes arising from the terms and conditions contained herein, which cannot be mutually agreed to, both parties can submit such disputes to arbitration and the matter at issue shall be determined by a disinterested arbitrator. The arbitrator to be jointly agreed to by the Grantor and the Grantee. In any event, the arbitrator shall determine the arbitration costs. The decision of the arbitrator shall be final and conclusive unless the party appealing, shall, within THIRTY (30) DAYS after the date of the arbitration decision, cause a notice of appeal to be filed in the office of the Registrar of the Court, in the judicial district in which the land is situated, PROVIDED THAT in all other respects, the provisions of arbitration legislation then in force in the Province of British Columbia shall apply to each submission.

7) ABOVE GROUND INSTALLATION:

The Grantee shall, so far as may be practicable locate any above ground installation in such a fashion as to provide a minimum of inconvenience to the Grantor. The Grantee agrees to compensate the Grantor for such above ground installation by separate agreement and failing such agreement within SIXTY (60) DAYS from the date of such installation, the matter of compensation shall be submitted to arbitration as hereinbefore provided.

8) REMOVAL OF PROPERTY:

Notwithstanding any rule of law or equity, the pipe (which term includes all pipeline, drips, valves, fittings, connections, meters and all other equipment and appurtenances brought on and/or erected upon or buried in or under said Right-of-Way of the Grantee) shall at all times remain the Property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold, and shall at any time and from time to time be removable in whole or in part by the Grantee, its successors and assigns.

9) DISCONTINUANCE AND ABANDONMENT:

(a) In the event that the Grantee abandons the pipeline, the Grantee may, if it so elects, leave the pipe or any part thereof in place.

(b) Upon the discontinuance of the use of the said Right-of-Way and of the exercise of the rights hereby granted, the Grantee shall and will restore the surface of the said lands to the same condition, except as provided in sub-paragraph (a), so far as may be practicable to do so, as the same were in prior to the entry thereon and the use thereof by the Grantee.

10) QUIET ENJOYMENT & DRAINAGE:

The Grantor hereby covenants with the Grantee for quiet enjoyment, however it is agreed that the Grantee is familiar with the drainage of the land and agrees not to interfere with or cause to interfere with that drainage without prior written permission from the Grantor, and hereby agrees that any soil erosion problem caused by the pipeline or its appurtenances or by the construction of same will be immediately rectified upon receiving written notice of same; and the Grantor hereby covenants to do all acts and execute all such further assurances as may be required to have effect to the within grant.

11) PIPE-LINE ACT:

Neither this Instrument nor anything herein contained shall affect or prejudice the Grantee's statutory rights, present or future, to acquire the said Right-of-Way or any other portion or portions of THE GRANTOR'S LAND under the provisions of the Pipe-Line Act of British Columbia or any other laws, which rights the GRANTEE MAY EXERCISE IN ITS DISCRETION.

12) NECESSARY WORKS TO BE CARRIED OUT:

Nothing herein contained shall be deemed to vest in the Grantee any title to mines, ore, metals, coal, slate, oil, gas or other minerals in or under the lands comprising the said Right-of-Way except only the part thereof that is necessary to be dug, carried away or used in the construction of the works of the Grantee.

13) INTEREST IN LAND:

If at the date hereof the Grantor is not the sole owner of the GRANTOR'S LAND, this Instrument shall nevertheless bind the Grantor to the full extent of his interest therein, and if he shall later acquire a greater or the entire interest this Instrument shall likewise extend to such after-acquired interest.

14) CONTINUANCE OF AGREEMENT:

The rights, liberties, privileges and easements hereby granted are and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and this Instrument including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of the heirs, executors, administrators, successor-in-title and assigns of both parties hereto respectively.

15) NOTICES:

All notices to be given hereunder may be given personally or by registered letter addressed to the party to whom the notice is to be given, and when mailed, any such notice shall be deemed to be given to, and received by the addressee seven (7) days after mailing thereof, postage prepaid.

16) ADDRESSES:

Unless changed by written notice the addresses of the parties hereto shall be as set forth on the first page hereof.

17) NUMBER AND GENDER:

Whenever the singular or masculine is used, it shall be construed as if the plural or feminine or the neuter, as the case may be, has been used where the context or the party or parties hereto so require, and the rest of the sentence shall be construed as if the grammatical and terminological change thereby rendered necessary had been made.

IN WITNESS WHEREOF the parties have caused this agreement to be executed the day and year first above written.

SIGNED AND DELIVERED

by the Grantor in the presence of:



(Signature of Witness)

H. DEL FELLER

BARRISTER & SOLICITOR

1550 - 400 BURNARD STREET

VANCOUVER, B.C. V6C 3A6

TELEPHONE: 689-2626

(Business Address of Witness)



PIERRE HEUSKIN

by a duly Authorized Signatory
of **RIGEL OIL AND GAS LTD.**

Per: _____

(Authorized Signatory)


Geoff Smyth

Manager Land Administration & Contracts

Per: _____

(Authorized Signatory)

(End of Document)

**LAND TITLE ACT
FORM C**

(Section 219.81)

**Province of
British Columbia**

30 JUN - 5 14 24

PP018902

LAND TITLE OFFICE
PEACE RIVER DISTRICT**GENERAL INSTRUMENT - PART 1**

(This area for Land Title Office use)

Page 1 of 6 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicants solicitor or agent)

MORRISON PETROLEUMS LTD.3000, 400 - 3rd Avenue, SW
Calgary, Alberta
T2P 4H2SUBMITTED BY:
TRI LIN REGISTRY SERVICESHORACIO WONG
SR. SURFACE LAND ADMINISTRATORSignature of Applicant
applicant's solicitor or agent

(403) 750-3000

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

PID

(LEGAL DESCRIPTION)

014-586-771	THE FRACTIONAL SECTION 35 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-889-064	THE FRACTIONAL EAST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-888-998	THE FRACTIONAL WEST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-276-551	THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 115 PEACE RIVER DISTRICT

3. NATURE OF INTEREST: *
DESCRIPTIONDOCUMENT REFERENCE
(page and paragraph)
Entire Instrument

PERSON ENTITLED TO INTEREST

STATUTORY RIGHT OF WAY

PART ON PLAN PGP45548

and Plan PGP45548 as to Frac SW 1/4 Sec 6 Tp 115

Transferee	
01 00/06/22 14:44:24 01 PG	193543
DEFECT/WITHDR	\$30.00

4. TERMS: Part 2 of this Instrument consists of (select one only)

- (a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release

- ☐ D.F.No.
☒ x Annexed as Part 2
☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): *

PIERRE HEUSKIN

01 00/06/05 14:27:40 01 PG	192109
CHARGE	\$55.00

6. TRANSFEREE(S): (Including postal address(es) and postal code(s)) *

MORRISON PETROLEUMS LTD.3000, 400 - 3rd Avenue, SW
Calgary, Alberta
T2P 4H2Incorporation No. A47794
~~A-24630~~

7. ADDITIONAL OR MODIFIED TERMS: *

N/A

Page 2 of 6

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officers Signature(s)



H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

Execution Date

Y	M	D
96	01	31

Party(ies) Signature(s)



PIERRE HEUSKIN

H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" attach schedule in Form E.
- ** If space insufficient, continue executions on additional page(s) in Form D.

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TERMS OF INSTRUMENT - PART TWO

1 of 4
Page 3 of 6

GRANT OF STATUTORY RIGHT-OF-WAY

L - 981-95

Tracts 13 -16

I/WE PIERRE HEUSKIN (hereinafter called "the Grantor"), being registered owner(s) or entitled to become registered as owner(s) of an estate in fee simple, subject, however to the encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of British Columbia, more particularly described as follows:

PEACE RIVER ASSESSMENT AUTHORITY

014-586-771	THE FRACTIONAL SECTION 35 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-889-064	THE FRACTIONAL EAST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-888-998	THE FRACTIONAL WEST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
014-276-551	THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 115 PEACE RIVER DISTRICT

(hereinafter called "the said lands"), in consideration of the sum of --TEN THOUSAND SEVEN HUNDRED FORTY FOUR ----- (\$ 10,744.00-----) Dollars paid to the Grantor, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by MORRISON PETROLEUMS LTD., a body corporate, having its Head Office at the City of Calgary, in the Province of Alberta, (hereinafter called "the Grantee"), do hereby grant, convey and transfer unto the Grantee a Grant of Statutory Right-of-Way for the right, license, liberty and privilege to use that portion of the said lands, as shown on a plan of said right-of-way PGP 45549 & PGP 45548 for the laying down, construction, operation, maintenance, inspection, removal, replacement, reconstruction and repair of pipelines, together with all stations, structures, drips, valves, fittings, meters and other equipment and appurtenances as may be necessary or convenient in connection therewith for the carriage, conveyance, transportation and handling of petroleum, natural and artificial gas, water and any and all products or by-products thereof, through or by means of the same, together with the right of ingress, egress and regress over the said right-of-way, for its servants, agents, contractors, with vehicles, supplies and equipment for all purposes useful or convenient in connection with or incidental to the exercise and enjoyment of the rights and privileges herein granted.

Notwithstanding anything herein before contained, if the demised premises covered by this Grant of Statutory Right-of-Way are not entered upon, except for survey purposes, within 6 months of the date of this Grant of Statutory Right-of-Way, The Grantee shall pay to the Grantor the sum of ----- -TWO HUNDRED FIFTY----- Dollars for the right to survey and all other inconveniences and the said Grant of Statutory Right-of-Way shall terminate. However, should the Grantee make payment of the full consideration in the amount of \$ --TEN THOUSAND SEVEN HUNDRED FORTY FOUR ----- (\$ 10,744.00-----) as previously set out, within the 6 month period, the Grantee shall have full right on the demised premises pursuant to the terms of the said Grant of Statutory Right-of-Way.

AND IT IS MUTUALLY COVENANTED AND AGREED by and between the Grantor and the Grantee as follows:

FIRST: The Grantee shall, insofar as may be practicable, locate any above ground installation in such fashion as to provide a minimum inconvenience to the Grantor. The Grantee agrees to enter into negotiations with the Grantor for a separate agreement covering compensation for such above ground installation as required, and failing to reach agreement, will proceed in accordance with the Petroleum and Natural Gas Act.

SECOND: The Grantor shall not, without the prior written consent of the Grantee, which is not to be unreasonably withheld or delayed, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said right-of-way any pit, well, foundation, pavement or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said right-of-way except as the same may be necessary for the purposes herein granted to the Grantee.

THIRD: The Grantee will compensate the Grantor for damage done to any buildings, crops, fences, timber and any other property on the said lands by reason of the exercise of the rights hereinbefore granted. The Grantee will be responsible for any damage, loss, cost or expense suffered or occasioned to the Grantor or to persons or property to whom the Grantor shall be responsible in law. And the Grantee shall not suffer or permit a claim of builders lien.

FOURTH: The Grantor agrees to promptly pay and satisfy all taxes, rates and assessments that may be assessed or levied against the said lands.

FIFTH: Should the Grantor be a non-resident of Canada, the Grantor acknowledges and agrees that the Grantee may deduct income, withholding or other taxes from any payment to the Grantor in compliance or intended compliance with the provisions of the Income Tax Act, tax agreements or treaties or other statutes of Canada or its Provinces as are from time to time enacted and amended, whereupon the timely remittance by the Grantee of the balance of the payment to the Grantor shall be deemed to constitute full performance by the Grantee in respect of such payment.

SIXTH: The Grantee will, insofar as may be practicable, bury and maintain all pipelines so as not to interfere unreasonably with the ordinary cultivation of the said lands.

SEVENTH: Notwithstanding any rule of law or equity, the pipe (which term shall include all pipelines, drips, valves, fittings, connections, meters, and all other equipment and appurtenances brought onto, laid or erected upon or buried in or under said right-of-way by the Grantee) shall at all times remain the property of the Grantee notwithstanding that the same may be annexed to or affixed to the freehold and shall at any time and from time to time be removable in whole or in part by the Grantee, its successors and assigns.

Page 5 of 8

EIGHTH: In the event the Grantee abandons the pipeline or pipelines, the Grantee may, if it so elects, leave any of the pipe or equipment buried by it in place. The Grantee also agrees that abandonment of the pipeline or pipelines will be in accordance with the laws of the Province of British Columbia.

NINTH: The Grantee, performing and observing the covenants and conditions on its part to be performed and observed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person, firm or corporation claiming by, through, under or in trust for the Grantor.

TENTH: All notices to be given hereunder may be given by registered letter addressed to the Grantee at 3000, 400-3rd Avenue, SW Calgary, AB T2P 4H2, and to the Grantor at 1454 Chartwell Drive, West Vancouver, B.C. V7S 2S1 or such other address as the Grantor and the Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee even (7) days after the mailing thereof, postage prepaid and registered.

ELEVENTH: This Grant of Statutory Right-of-Way is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained, shall extend to, be binding upon, and ensure to the benefit of the executors, administrators, successors and assigns of the Grantor and the Grantee respectively; and wherever the singular or masculine is used the same shall be construed as meaning plural or feminine, or a body corporate, where the context or the parties so require.

IN WITNESS WHEREOF the parties hereto have executed this Grant of Statutory Right-of-Way, this 30th day of January, A.D. 1996

SIGNED, SEALED AND DELIVERED)

in the presence of:)

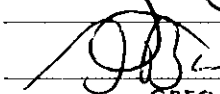


Witness H. DEL TELLER
REGISTERED & SOLICITOR
1050 - 400 BURRARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

as to signature of Pierre Heuskin


PIERRE HEUSKIN

MORRISON PETROLEUMS LTD.


G.L. (JERRY) ROUGHTON
VICE-PRESIDENT LAND
GREG BAUM
VICE-PRESIDENT, OPERATIONS

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Page 6 of 6

SCHEDULE "A"

Attached to and made a part of a British Columbia Grant of Statutory Right of Way Agreement dated the 31 day of January, 1996, between Alene Huskin, as Grantor and Morrison Petroleum Ltd as Grantee.

Additional Terms and Conditions:

In addition to the terms and conditions in the attached Grant of Statutory Right of Way Agreement (hereinafter referred to as the "Right-of-Way Agreement"), the Grantor and Grantee also agree to the following:

1. The Grantee shall complete any work commenced on the Right-of-Way Area as quickly as reasonably possible, in a good and workman-like fashion, and interfering as little as possible with the ordinary cultivation of the land within the Right-of-Way Area.
2. If a builders lien is filed against the Lands as a result of the rights granted herein, the Grantee shall upon receipt of written notice thereof immediately take all reasonable steps to remove the lien.
3. Any hazardous or toxic substance brought on the Lands by the Grantee or its agents or contractors or otherwise as a result of the rights granted herein shall at all times remain the property of the Grantee.
4. The Grantor agrees to pay and satisfy all taxes, rates and assessments that may be assessed or levied against the Lands. The Grantee shall indemnify and save harmless the Grantor from any and all levies, taxes, rates and assessments that may be assessed or levied against the Lands as a result of the rights granted to the Grantee pursuant to the attached Right-of-Way Agreement.
5. Following construction, restoration of the land shall be in compliance with Agricultural Land Commission General Order 293/95 and shall follow the guidelines and criteria as set out in 'Schedule B' of the order.
6. The Grantee will comply with all existing government legislation during the construction, operation, and/or abandonment of the subject pipeline.

F:\PIONEER\EXCONDIT\HUSKIN.MOR

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End of Document



Peace River Regional District

28-Jul-2026

PID: 014888998
Roll Number: 760-011140.000
Legal Description: THE FRACTIONAL WEST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

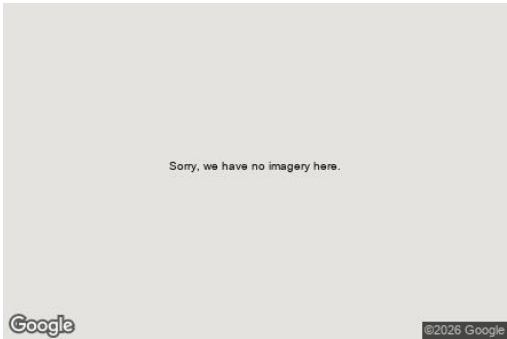
Parcel Size

98.90 Hectares 244.40 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

PRESPATOU RD ROSE PRAIRIE
Area-Jurisdiction-Roll: 27-760-011140.000



Total value \$17,169 ^[1]

2026 assessment as of July 1, 2025

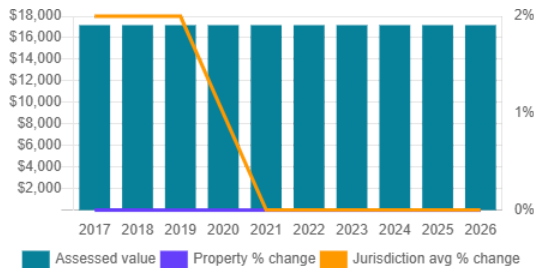
Land	\$17,169
Buildings	\$0

Previous year value	\$17,169
Land	\$17,169
Buildings	\$0

Property value history

2026	0%	\$17,169
2025	0%	\$17,169
2024	0%	\$17,169
2023	0%	\$17,169
2022	0%	\$17,168

Property value and Fort St John Rural jurisdiction change



Property information

Year built	
Description	Grain & Forage (Vacant)
Bedrooms	
Baths	
Carports	
Garages	
Land size	239.9 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PART W1/2, SECTION 34, TOWNSHIP 88, RANGE 19,
MERIDIAN W6, PEACE RIVER LAND DISTRICT, PETROLEUM
FACILITY LOCATED HEREON (WA 03265)
PID: 014-888-998

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

TITLE SEARCH PRINT

2026-07-28, 17:19:37

File Reference: CLHBID/wf

Requestor: Whitney Fournier

Declared Value \$ 13016

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	PRINCE GEORGE
Land Title Office	PRINCE GEORGE
Title Number	CA1993813
From Title Number	CA1308994
Application Received	2011-04-29
Application Entered	2011-05-07
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	PIERRE-ALPHONSE GHISLAIN HEUSKIN, BUSINESSMAN 1454 CHARTWELL DRIVE WEST VANCOUVER, BC V7S 2S1
Taxation Authority	Peace River Assessment District
Description of Land	
Parcel Identifier:	014-889-064
Legal Description:	THE FRACTIONAL EAST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Legal Notations	
	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 21608
Charges, Liens and Interests	
Nature:	STATUTORY RIGHT OF WAY
Registration Number:	PP18902
Registration Date and Time:	2000-06-05 14:24
Registered Owner:	PLATEAU PIPE LINE LTD. INCORPORATION NO. A29207
Transfer Number:	BB1707931
Remarks:	INTER ALIA PART ON PLAN PGP45549
Duplicate Indefeasible Title	NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: CLHBID/wf

Declared Value \$ 13016

2026-07-28, 17:19:37

Requestor: Whitney Fournier

Transfers

NONE

Pending Applications

NONE

**LAND TITLE ACT
FORM C**

(Section 219.81)

**Province of
British Columbia**

30 JUN - 5 14 24

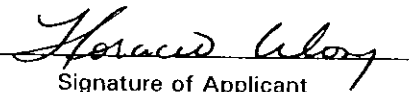
PP018902

LAND TITLE OFFICE
PEACE RIVER DISTRICT**GENERAL INSTRUMENT - PART 1**

(This area for Land Title Office use)

Page 1 of 6 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicants solicitor or agent)

MORRISON PETROLEUMS LTD.3000, 400 - 3rd Avenue, SW
Calgary, Alberta
T2P 4H2SUBMITTED BY:
TRI LIN REGISTRY SERVICESHORACIO WONG
SR. SURFACE LAND ADMINISTRATORSignature of Applicant
applicant's solicitor or agent

(403) 750-3000

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

PID

(LEGAL DESCRIPTION)

014-586-771	THE FRACTIONAL SECTION 35 TOWNSHIP 88 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
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014-276-551	THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 115 PEACE RIVER DISTRICT

3. NATURE OF INTEREST: *
DESCRIPTIONDOCUMENT REFERENCE
(page and paragraph)
Entire Instrument

PERSON ENTITLED TO INTEREST

STATUTORY RIGHT OF WAY

PART ON PLAN PGP45548

and Plan PGP45548 as to Frac SW 1/4 Sec 6 Tp 115

Transferee	
01 00/06/22 14:44:24 01 PG	193543
DEFECT/WITHDR	\$30.00

4. TERMS: Part 2 of this Instrument consists of (select one only)

- (a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release

- ☐ D.F.No.
☒ x Annexed as Part 2
☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S): *

PIERRE HEUSKIN

01 00/06/05 14:27:40 01 PG	192109
CHARGE	\$55.00

6. TRANSFEREE(S): (Including postal address(es) and postal code(s)) *

MORRISON PETROLEUMS LTD.3000, 400 - 3rd Avenue, SW
Calgary, Alberta
T2P 4H2Incorporation No. A47794
~~A-24630~~

7. ADDITIONAL OR MODIFIED TERMS: *

N/A

Page 2 of 6

8. EXECUTION(S): **This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officers Signature(s)



H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

Execution Date

Y	M	D
96	01	31

Party(ies) Signature(s)



PIERRE HEUSKIN

H. DEL FELLER
BARRISTER & SOLICITOR
1850 - 400 BURNARD STREET
VANCOUVER, B.C. V6C 3A6

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

- * If space insufficient, enter "SEE SCHEDULE" attach schedule in Form E.
- ** If space insufficient, continue executions on additional page(s) in Form D.

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TERMS OF INSTRUMENT - PART TWO

1 of 4
Page 3 of 6

GRANT OF STATUTORY RIGHT-OF-WAY

L - 981-95

Tracts 13 -16

I/WE PIERRE HEUSKIN (hereinafter called "the Grantor"), being registered owner(s) or entitled to become registered as owner(s) of an estate in fee simple, subject, however to the encumbrances, liens and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of British Columbia, more particularly described as follows:

PEACE RIVER ASSESSMENT AUTHORITY

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014-276-551	THE FRACTIONAL SOUTH WEST 1/4 OF SECTION 6 TOWNSHIP 115 PEACE RIVER DISTRICT

(hereinafter called "the said lands"), in consideration of the sum of --TEN THOUSAND SEVEN HUNDRED FORTY FOUR ----- (\$ 10,744.00-----) Dollars paid to the Grantor, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions hereinafter mentioned to be kept and performed by MORRISON PETROLEUMS LTD., a body corporate, having its Head Office at the City of Calgary, in the Province of Alberta, (hereinafter called "the Grantee"), do hereby grant, convey and transfer unto the Grantee a Grant of Statutory Right-of-Way for the right, license, liberty and privilege to use that portion of the said lands, as shown on a plan of said right-of-way PGP 45549 & PGP 45548 for the laying down, construction, operation, maintenance, inspection, removal, replacement, reconstruction and repair of pipelines, together with all stations, structures, drips, valves, fittings, meters and other equipment and appurtenances as may be necessary or convenient in connection therewith for the carriage, conveyance, transportation and handling of petroleum, natural and artificial gas, water and any and all products or by-products thereof, through or by means of the same, together with the right of ingress, egress and regress over the said right-of-way, for its servants, agents, contractors, with vehicles, supplies and equipment for all purposes useful or convenient in connection with or incidental to the exercise and enjoyment of the rights and privileges herein granted.

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Page 2 of 6

AND IT IS MUTUALLY COVENANTED AND AGREED by and between the Grantor and the Grantee as follows:

FIRST: The Grantee shall, insofar as may be practicable, locate any above ground installation in such fashion as to provide a minimum inconvenience to the Grantor. The Grantee agrees to enter into negotiations with the Grantor for a separate agreement covering compensation for such above ground installation as required, and failing to reach agreement, will proceed in accordance with the Petroleum and Natural Gas Act.

SECOND: The Grantor shall not, without the prior written consent of the Grantee, which is not to be unreasonably withheld or delayed, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said right-of-way any pit, well, foundation, pavement or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said right-of-way except as the same may be necessary for the purposes herein granted to the Grantee.

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FOURTH: The Grantor agrees to promptly pay and satisfy all taxes, rates and assessments that may be assessed or levied against the said lands.

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Page 5 of 8

EIGHTH: In the event the Grantee abandons the pipeline or pipelines, the Grantee may, if it so elects, leave any of the pipe or equipment buried by it in place. The Grantee also agrees that abandonment of the pipeline or pipelines will be in accordance with the laws of the Province of British Columbia.

NINTH: The Grantee, performing and observing the covenants and conditions on its part to be performed and observed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person, firm or corporation claiming by, through, under or in trust for the Grantor.

TENTH: All notices to be given hereunder may be given by registered letter addressed to the Grantee at 3000, 400-3rd Avenue, SW Calgary, AB T2P 4H2, and to the Grantor at 1454 Chartwell Drive, West Vancouver, B.C. V7S 2S1 or such other address as the Grantor and the Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee even (7) days after the mailing thereof, postage prepaid and registered.

ELEVENTH: This Grant of Statutory Right-of-Way is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained, shall extend to, be binding upon, and ensure to the benefit of the executors, administrators, successors and assigns of the Grantor and the Grantee respectively; and wherever the singular or masculine is used the same shall be construed as meaning plural or feminine, or a body corporate, where the context or the parties so require.

IN WITNESS WHEREOF the parties hereto have executed this Grant of Statutory Right-of-Way, this 30th day of January, A.D. 1996

SIGNED, SEALED AND DELIVERED)

in the presence of:)



Witness H. DEL TELLER
REGISTERED & SOLICITOR
1050 - 400 BURRARD STREET
VANCOUVER, B.C. V6C 3A6
TELEPHONE: 689-2626

as to signature of Pierre Heuskin


PIERRE HEUSKIN

MORRISON PETROLEUMS LTD.


G.L. (JERRY) ROUGHTON
VICE-PRESIDENT LAND
GREG BAUM
VICE-PRESIDENT, OPERATIONS

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

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SCHEDULE "A"

Attached to and made a part of a British Columbia Grant of Statutory Right of Way Agreement dated the 31 day of January, 1996, between Alene Huskin, as Grantor and Morrison Petroleum Ltd as Grantee.

Additional Terms and Conditions:

In addition to the terms and conditions in the attached Grant of Statutory Right of Way Agreement (hereinafter referred to as the "Right-of-Way Agreement"), the Grantor and Grantee also agree to the following:

1. The Grantee shall complete any work commenced on the Right-of-Way Area as quickly as reasonably possible, in a good and workman-like fashion, and interfering as little as possible with the ordinary cultivation of the land within the Right-of-Way Area.
2. If a builders lien is filed against the Lands as a result of the rights granted herein, the Grantee shall upon receipt of written notice thereof immediately take all reasonable steps to remove the lien.
3. Any hazardous or toxic substance brought on the Lands by the Grantee or its agents or contractors or otherwise as a result of the rights granted herein shall at all times remain the property of the Grantee.
4. The Grantor agrees to pay and satisfy all taxes, rates and assessments that may be assessed or levied against the Lands. The Grantee shall indemnify and save harmless the Grantor from any and all levies, taxes, rates and assessments that may be assessed or levied against the Lands as a result of the rights granted to the Grantee pursuant to the attached Right-of-Way Agreement.
5. Following construction, restoration of the land shall be in compliance with Agricultural Land Commission General Order 293/95 and shall follow the guidelines and criteria as set out in 'Schedule B' of the order.
6. The Grantee will comply with all existing government legislation during the construction, operation, and/or abandonment of the subject pipeline.

F:\PIONEER\EXCONDIT\HUSKIN.MOR

AM

End of Document



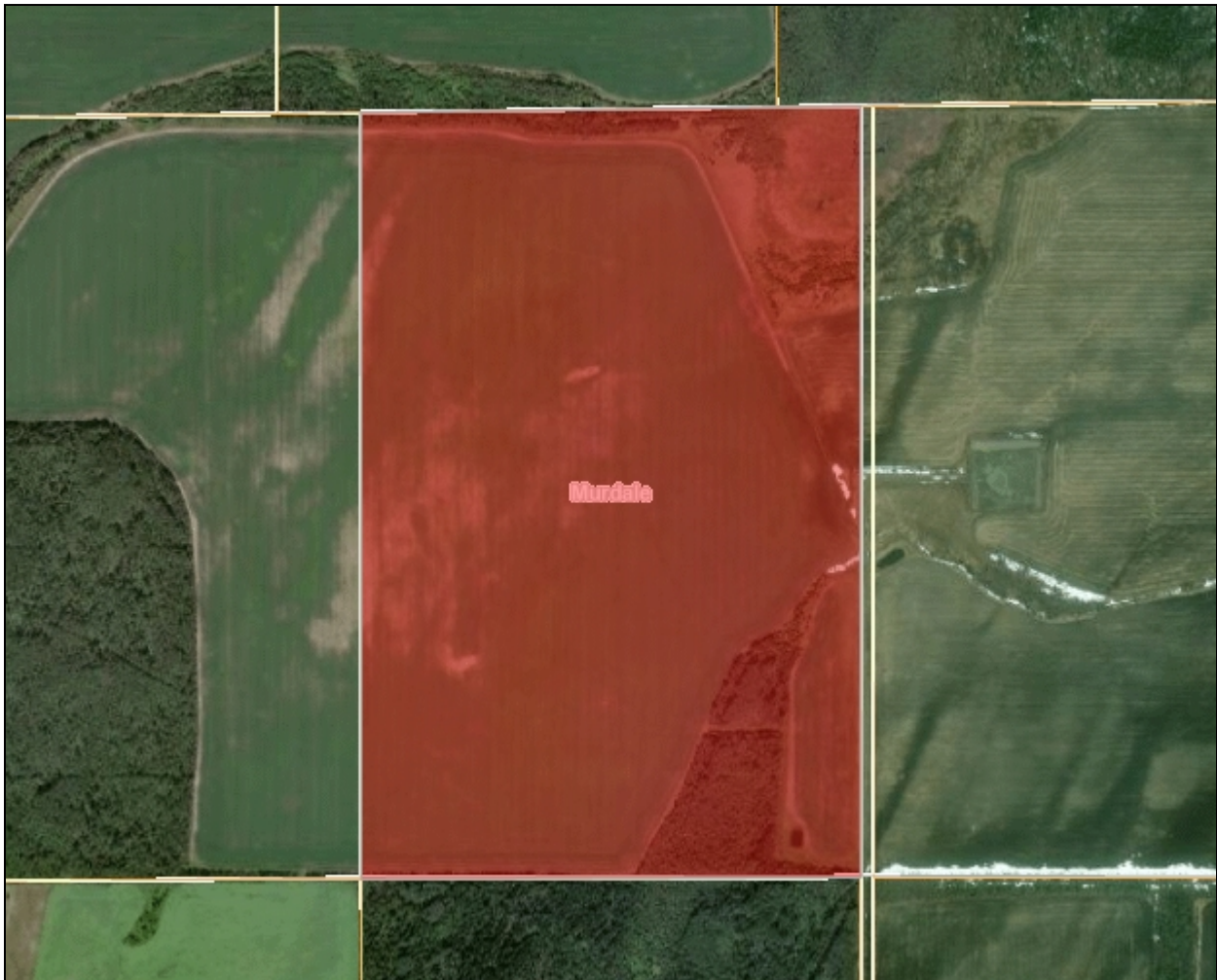
Peace River Regional District

28-Jul-2026

PID: 014889064
Roll Number: 760-011139.000
Legal Description: THE FRACTIONAL EAST 1/2 OF SECTION 34 TOWNSHIP 88 RANGE 19
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

Parcel Size

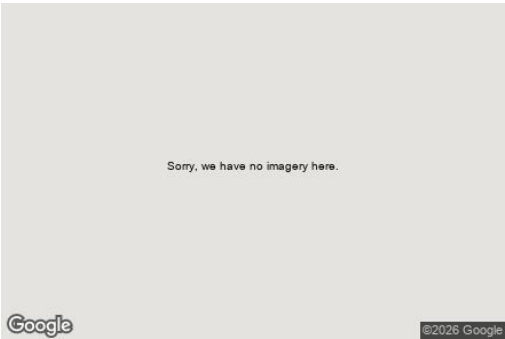
99.47 Hectares 245.80 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.

272 RD ROSE PRAIRIE

Area-Jurisdiction-Roll: 27-760-011139.000



Total value **\$26,033** ^[1]

2026 assessment as of July 1, 2025

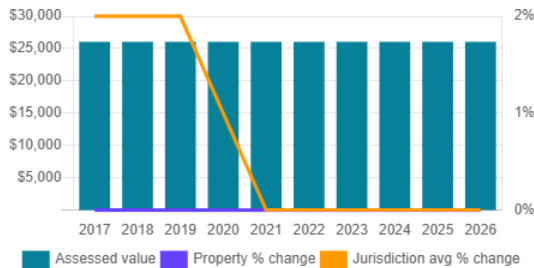
Land	\$26,033
Buildings	\$0

Previous year value	\$26,033
Land	\$26,033
Buildings	\$0

Property value history

2026	0%	\$26,033
2025	0%	\$26,033
2024	0%	\$26,033
2023	0%	\$26,033
2022	0%	\$26,032

Property value and Fort St John Rural jurisdiction change



Property information

Year built	
Description	Grain & Forage (Vacant)
Bedrooms	
Baths	
Carports	
Garages	
Land size	245.2 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	
Gross leasable area	
Net leasable area	
No.of apartment units	

Legal description and parcel ID

PART E1/2, SECTION 34, TOWNSHIP 88, RANGE 19,
MERIDIAN W6, PEACE RIVER LAND DISTRICT, PETROLEUM
FACILITY LOCATED HEREON (WA 11506)
PID: 014-889-064

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area