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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 232 166 804

## REGISTRATION

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

RE : LEASE  
CAVEATOR - TM MOBILE INC.  
200 CONSILIUUM PLACE, SUITE 1600  
SCARBOROUGH  
ONTARIO M1H3J3  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
022294941)

992 308 325      14/10/1999      UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
AS TO PORTION DESCRIBED  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 002297289)  
(DATA UPDATED BY: CHANGE OF NAME 052034537)

102 145 020      03/05/2010      CAVEAT  
RE : LEASE INTEREST UNDER 20 ACRES  
CAVEATOR - LONG RUN EXPLORATION LTD.  
ATTENTION: SURFACE LAND DEPARTMENT  
P.O. BOX 20009 BOW VALLEY RPO  
CALGARY  
ALBERTA T2P4H3  
(DATA UPDATED BY: CHANGE OF ADDRESS 122362041)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
142008598)

142 103 069      09/04/2014      CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - LONG RUN EXPLORATION LTD.  
C/O P.O. BOX 20009 BOW VALLEY RPO  
CALGARY  
ALBERTA T2P4H3

142 302 263      12/09/2014      CAVEAT  
RE : LEASE INTEREST  
CAVEATOR - AP WIRELESS INVESTMENTS ULC.  
2 BLOOR STREET WEST, SUITE 700  
TORONTO  
ONTARIO M4W3R1  
AGENT - ERIC M OVERMAN

182 022 569      24/01/2018      UTILITY RIGHT OF WAY  
GRANTEE - LONG RUN EXPLORATION LTD.

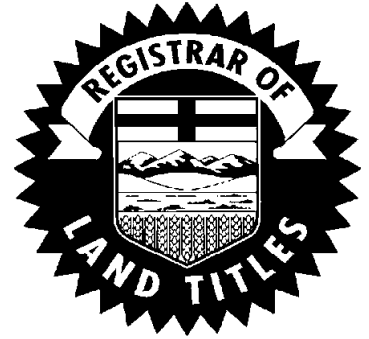
TOTAL INSTRUMENTS: 007

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 25 DAY OF JUNE,  
2024 AT 10:56 A.M.

ORDER NUMBER: 50895837

CUSTOMER FILE NUMBER: clhbid/gk



\*END OF CERTIFICATE\*

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**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**992253910**

**ORDER NUMBER: 51122339**

**ADVISORY**

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## CAVEAT FORBIDDING REGISTRATION

TO: Registrar of the North Alberta Land Registration District.

TAKE NOTICE that **CLEARNET INC.** (the "Lessee"), a body corporate carrying on business in the City of Calgary, in the Province of Alberta, claims an interest as a Lessee in those lands (the "Lands") more particularly described below under and by virtue of all of the provisions of a Lease Agreement (the "Lease") in writing dated the 11<sup>th</sup> day of June, 1999, made between **JOHN KOTYK, P.O.BOX 210, REDWATER, AB. T0A 2W0** (the "Lessor"), and the Lessee, which provisions include *inter alia* and without purporting or attempting to list all of the provisions which create or may create an interest in the Lands the following:

- (a) the Lease by the Lessor to the Lessee of a certain area (called the "Site") located on the Lands for a term of five years commencing June 1st, 1999;
- (b) the further right to three consecutive extensions of the Lease, each for an additional period of five years;
- (c) the exclusive right to install and operate wireless communication equipment on the Lands unless otherwise consented to by the Lessee;
- (d) the rights of access including appropriate easements, servitudes and rights of way on, over and through the Lands to construct, install, operate, repair and maintain the telecommunications equipment of the Lessee and including any cables which may be installed through common areas; and
- (e) the right of access, including appropriate easements, servitudes and rights to way on, over and through the Lands for the purposes of ingress and egress, with or without vehicles and necessary equipment, on 24 hour a day, 7 days a week basis.
- (f) The actual area occupied is less than 20 acres.

The lands are legally described as:

**MERIDIAN 4 RANGE 22 TOWNSHIP 57  
SECTION 22  
QUARTER NORTH EAST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:  
1.02 HECTARES (2.53 ACRES) MORE OR LESS FOR ROAD AS SHOWN  
ON PLAN 1782JY  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

And are standing in the register in the name of **JOHN KOTYK** and the Lessee forbids 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 his claim.

I designate the following address as the address at which notices and proceedings relating thereto may be served:

CLEARNET INC. ✓  
200 Consilium Place  
Suite 1600  
Scarborough, Ontario  
M1H 3J3  
Attention: National Sites Registrar

DATED this 3<sup>rd</sup> day of August , 1999.

CLEARNET INC. ✓

Per: Kevin R. Hickman  
Kevin Hickman





CLEARNET INC.

CAVEAT

Registrar  
N.A.L.R.D.

---

Clearnet PCS INC.  
200 Concsilium Place Suite 1600  
SCARBOROUGH, ONTARIO  
M1H 3J3  
ATTENTION: Kevin Hickman  
National Sites Registrar

00000010  
CAVEAT - CAVEAT  
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LINDOZ  
REGISTERED 1000 08 00  
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**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**102145020**

**ORDER NUMBER: 51122339**

**ADVISORY**

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SHEET 1 of 4 FOR  
 PLAN SHOWING SURVEY OF WELL SITE AND ACCESS ROAD FOR  
**MOSAIC HZ REDWATER 16-23-57-22**  
 HORIZONTALLY DRILLED FROM WITHIN L.S.9 SEC.22 TWP.57 RGE.22 W.4 M.  
 STURGEON COUNTY - ALBERTA

**MOSAIC HZ REDWATER 16-23-57-22 (W.4 M.) - SURFACE COORDINATE TABLE**

| LOCAL COORDINATES<br>(Bdy. of Sec.22) | NAD 27 - UTM ZONE 12                |                                     |                                  | NAD 83 - UTM ZONE 12                |                                     |                                  |
|---------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|-------------------------------------|----------------------------------|
|                                       | GEOGRAPHIC                          |                                     | U.T.M.                           | GEOGRAPHIC                          |                                     | U.T.M.                           |
| 600.2 S. of N.<br>100.0 W. of E.      | Lat: 53.943401<br>Long: -113.174735 | (53°58'36.2" N)<br>(113°10'29.0" W) | North 5879198.4<br>East 357259.3 | Lat: 53.943477<br>Long: -113.175734 | (53°58'36.5" N)<br>(113°10'32.6" W) | North 5879423.3<br>East 357199.0 |

**ELEVATIONS** Well Centre 649.24 (Ground)  
 N.W. Cor: 649.3 N.E. Cor: 648.5 Datum: ASCM 492702  
 S.W. Cor: 650.1 S.E. Cor: 649.1 Elev. = 635.686m

**MOSAIC HZ REDWATER 16-23-57-22 (W.4 M.) - SUB-SURFACE (CASING POINT) COORDINATE TABLE**

| LOCAL COORDINATES<br>(Bdy. of Sec. ) | NAD 27 - UTM ZONE 12 |  |        | NAD 83 - UTM ZONE 12 |  |        |
|--------------------------------------|----------------------|--|--------|----------------------|--|--------|
|                                      | GEOGRAPHIC           |  | U.T.M. | GEOGRAPHIC           |  | U.T.M. |
| To Be Determined                     |                      |  |        |                      |  |        |

**MOSAIC HZ REDWATER 16-23-57-22 (W.4 M.) - SUB-SURFACE (BOTTOM HOLE) COORDINATE TABLE**

| LOCAL COORDINATES<br>(Bdy. of Sec.23) | NAD 27 - UTM ZONE 12                |                                     |                                  | NAD 83 - UTM ZONE 12                |                                     |                                  |
|---------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|-------------------------------------|-------------------------------------|----------------------------------|
|                                       | GEOGRAPHIC                          |                                     | U.T.M.                           | GEOGRAPHIC                          |                                     | U.T.M.                           |
| 350.2 S. of N.<br>190.8 W. of E.      | Lat: 53.945635<br>Long: -113.151300 | (53°56'44.3" N)<br>(113°09'04.7" W) | North 5979399.9<br>East 358804.8 | Lat: 53.945710<br>Long: -113.152298 | (53°56'44.6" N)<br>(113°09'08.3" W) | North 5979626.8<br>East 358744.5 |

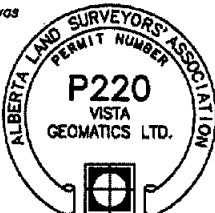
**AREAS**

|              | ha    | Ac.  | Length |
|--------------|-------|------|--------|
| Well Site:   | 1.440 | 3.56 |        |
| Access Road: | 0.045 | 0.11 | 30m    |
| Total:       | 1.485 | 3.67 | 30m    |

**LEGEND**

Survey Monuments found are shown thus ..... ●  
 Iron Bars Found are shown thus ..... ◆  
 Iron Spikes shown thus..... Found.....▲ Placed ..... △  
 Computed Positions shown thus..... X  
 Portions referred to shown thus..... —△—  
 Measurements are shown in metres and decimals thereof.

**SURVEYOR'S AFFIDAVIT**  
 I, Dennis G. Clayton, Alberta Land Surveyor, of the Town of Cochrane, Alberta, certify that the survey represented by this plan is true and correct to the best of my knowledge, has been carried out in accordance with the Alberta Land Surveyor's Association Manual of Standard Practice and the field survey was performed on the date of March 29th, 2010.



The location of the well site and access road agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. I/We have no objection to the Energy Resources Conservation Board issuing a well licence.

Owner / Occupant \_\_\_\_\_  
 Owner / Occupant \_\_\_\_\_  
 Owner / Occupant \_\_\_\_\_

Alberta Land Surveyor, March 31st, 2010.

Witness - Burghard Winkel

LICENSEE



MOSAIC ENERGY

**LIST OF CROSSINGS & NOTIFICATIONS**

| No. | DESCRIPTION  |
|-----|--|
| 1   | OWNER(S): JOHN KOTYK & JOHN RICHARD KOTYK<br>C. of T. 072 408 550<br>- as to N.E.1/4 22-57-22-W.4 M. |
| 2   | BURIED TELUS CABLE   |
| 3   | STURGEON COUNTY  |

**NOTES**

- The Proposed Well Centre is a minimum of:
- 1.5km from the Corporate limits of a City, Town, Village or Hamlet.
  - 100m from any occupied dwelling, permanent building, school, church, or military building.
  - 100m from any stream or water body, dry or wet, intermittent or permanent.
  - 200m from any water well.
  - 100m from any surface improvements.
  - 40m from any Surveyed Road or Road Allowance.
  - 5.0km from a Lighted Aerodrome as described in the Oil and Gas Regulations.
  - 1.6km from an Unlighted Aerodrome as described in the Oil and Gas Regulations.
  - The Proposed Well is outside any potential Coal Development Area.
  - The Proposed Well satisfies Land Reclamation Guidelines for Elevation and Drainage.
  - The Proposed Well requires Historical Resources Act Clearance.
  - Distance to the Nearest Urban Centre (TOWN of REDWATER) is ±0.9km.
  - Distance to the Nearest Surface Development (Barn / Office) is ±204m in the S.E.1/4 22-57-22-W.4 M. to the best of our knowledge.
  - Distance to the Nearest Residence is ±418m in the S.E.1/4 22-57-22-W.4 M. to the best of our knowledge.

- Yes No
- (Town of Redwater)
  - 
  - 
  - 
  - (Buried Telus Cable)
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  -

| REV. | DATE       | SURVEYED BY: | DRAWN BY: | CHECKED BY: | REVISIONS:    |
|------|------------|--------------|-----------|-------------|---------------|
| △    | 2010-03-31 | W.H. / D.T.  | K.H.      | L.B. / C.H. | ORIGINAL PLAN |
| △    |            |              |           |             |               |
| △    |            |              |           |             |               |



15.00m Star Oil P/L  
R/W Plan 802 0029  
(Operator: Mosaic)

To Bottom Hole  
16-23

23  
57-22-4

# SHEET 2 of 4 FOR MOSAIC HZ REDWATER 16-23-57-22

15.24m Northwestern Utilities  
P/L R/W Plan 752 0936  
(Operator: Atco Gas)

Highway (28)

20.12m GOVERNMENT ROAD ALLOWANCE

12.80m Road  
Plan 1782 JY

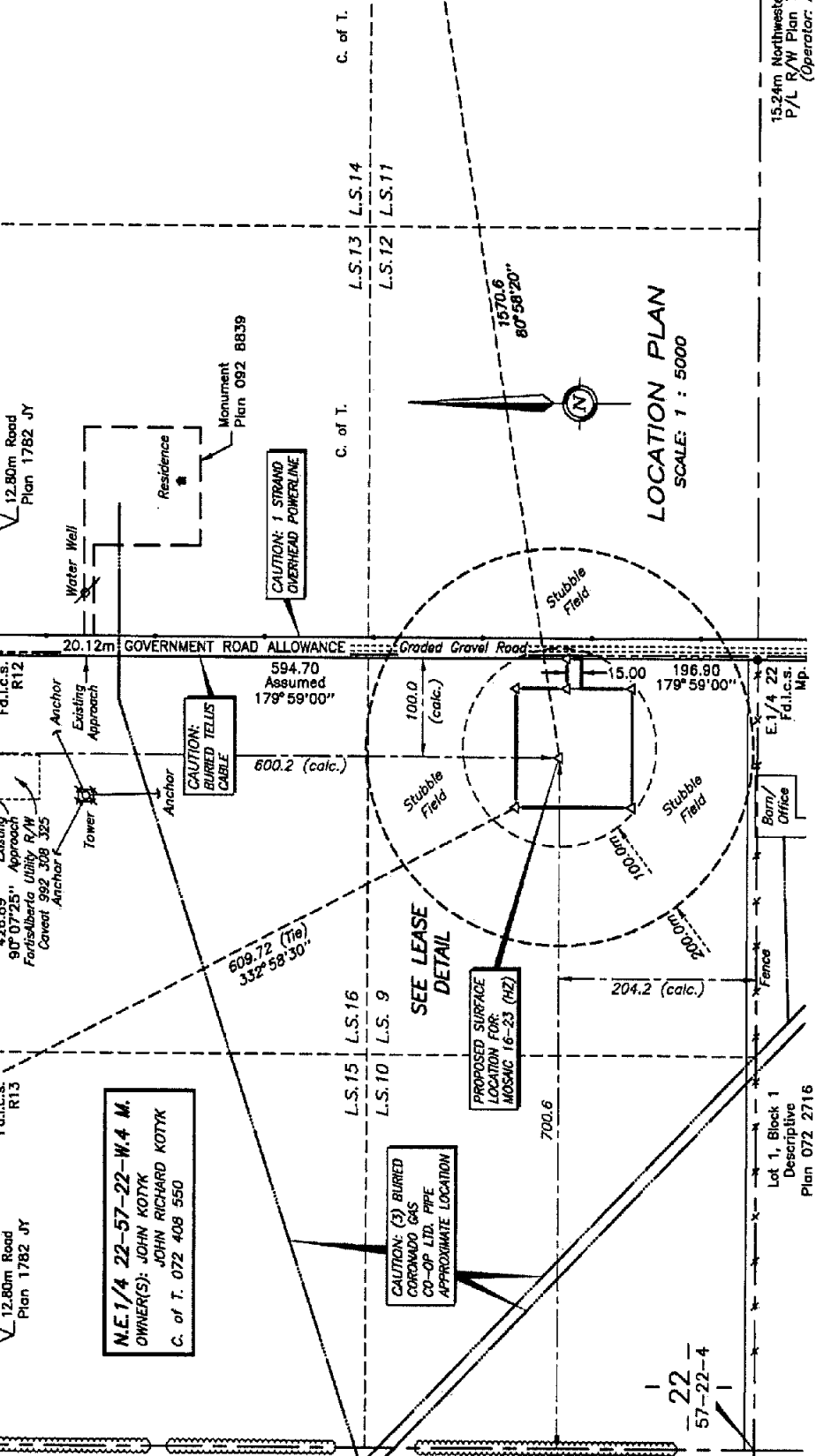
20.12m GOVERNMENT ROAD ALLOWANCE

N.E.22  
Fd. No. M14

Highway (28)

20.12m GOVERNMENT ROAD ALLOWANCE

12.80m Road  
Plan 1782 JY



LOCATION PLAN  
SCALE: 1 : 5000

**N.E.1/4 22-57-22-W.4 M.**  
OWNER(S): JOHN KOTYK  
JOHN RICHARD KOTYK  
C. of T. 072 408 550

CAUTION: (3) BURIED  
CORONADO GAS  
CO-OP LTD. PIPE  
APPROXIMATE LOCATION

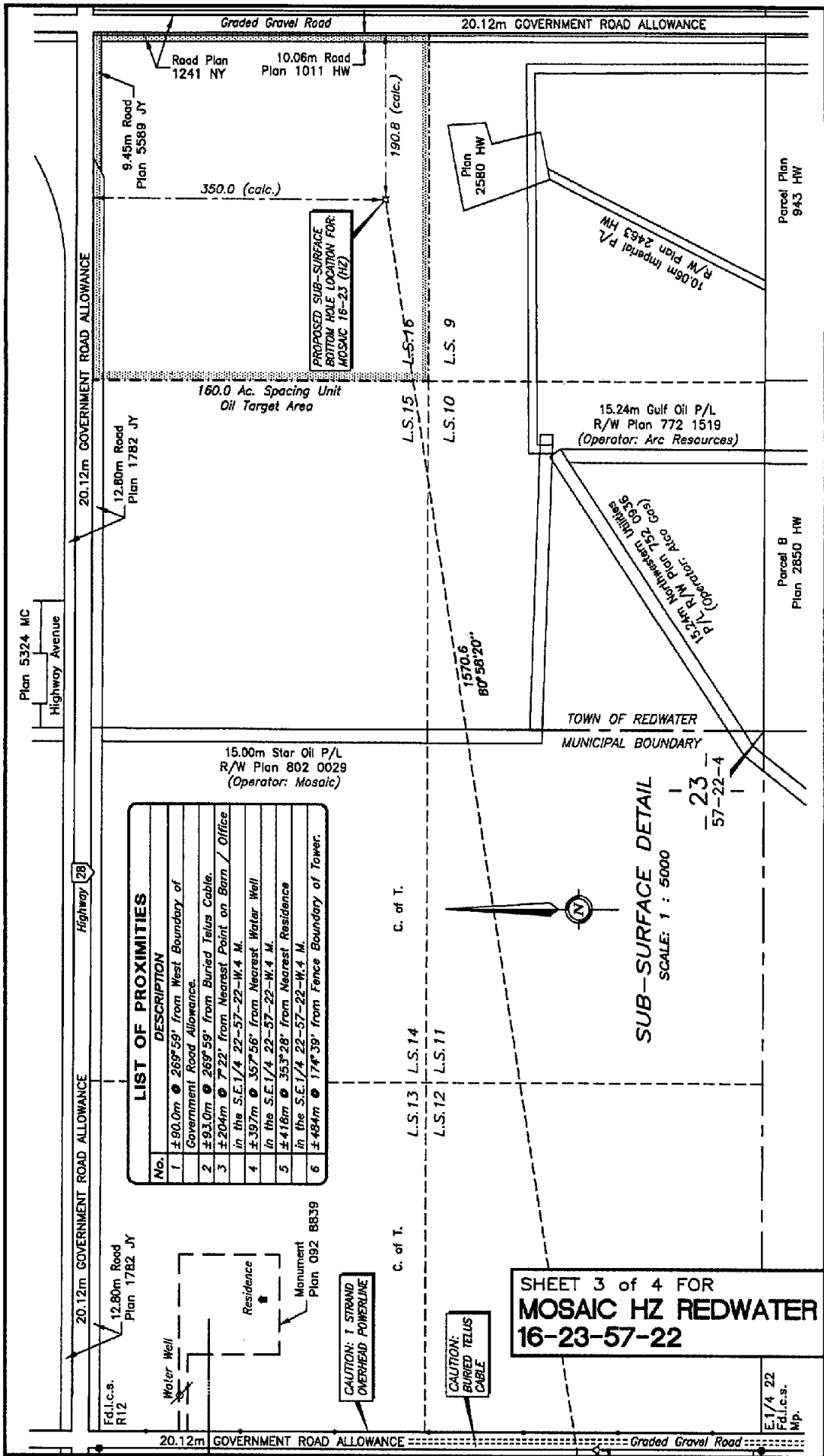
CAUTION: 1 STRAND  
OVERHEAD POWERLINE

CAUTION: BURIED TELLS  
CABLE

PROPOSED SURFACE  
LOCATION FOR:  
MOSAIC 16-23 (HZ)

Lot 1, Block 1  
Descriptive  
Plan 072 2716

22  
57-22-4



Graded Gravel Road 20.12m GOVERNMENT ROAD ALLOWANCE

Road Plan 1241 NY 10.06m Road Plan 1011 HW

9.45m Road Plan 5589 JY

350.0 (calc.)

190.8 (calc.)

PROPOSED SUB-SURFACE BOTTOM HOLE LOCATION FOR MOSAIC 16-23 (H2)

Plan 2580 HW

10.05m Imperial P/L R/W Plan 2483 HW

Parcel Plan 943 HW

20.12m GOVERNMENT ROAD ALLOWANCE

12.80m Road Plan 1782 JY

160.0 Ac. Spacing Unit Oil Target Area

L.S. 15 L.S. 16

L.S. 9 L.S. 10

15.24m Gulf Oil P/L R/W Plan 772 1519 (Operator: Arc Resources)

15.24m R/W Plan 732 0936 (Operator: Arc Resources) Northwest Utilities

Parcel B Plan 2850 HW

Plan 5324 MC Highway Avenue

Highway 28

20.12m GOVERNMENT ROAD ALLOWANCE

12.80m Road Plan 1782 JY

15.00m Star Oil P/L R/W Plan 802 0029 (Operator: Mosaic)

C. of T.

L.S. 13 L.S. 14

L.S. 12 L.S. 11

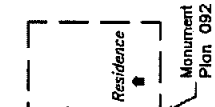
TOWN OF REDWATER MUNICIPAL BOUNDARY

SUB-SURFACE DETAIL SCALE: 1 : 5000

23 57-22-4

| No. | DESCRIPTION   |
|-----|---|
| 1   | ±90.0m @ 269°59' from West Boundary of Government Road Allowance.                 |
| 2   | ±93.0m @ 269°59' from Buried Telsus Cable.  |
| 3   | ±204m @ 7°22' from Nearest Point on Barn / Office in the S.E. 1/4 22-57-22-W.4 M. |
| 4   | ±397m @ 357°56' from Nearest Water Well in the S.E. 1/4 22-57-22-W.4 M.           |
| 5   | ±418m @ 353°28' from Nearest Residence in the S.E. 1/4 22-57-22-W.4 M.            |
| 6   | ±484m @ 174°39' from Fence Boundary of Tower.                                     |

F.d.i.c.s. R12



CAUTION: 1 STRAND OVERHEAD POWERLINE

CAUTION: BURIED TELSUS CABLE

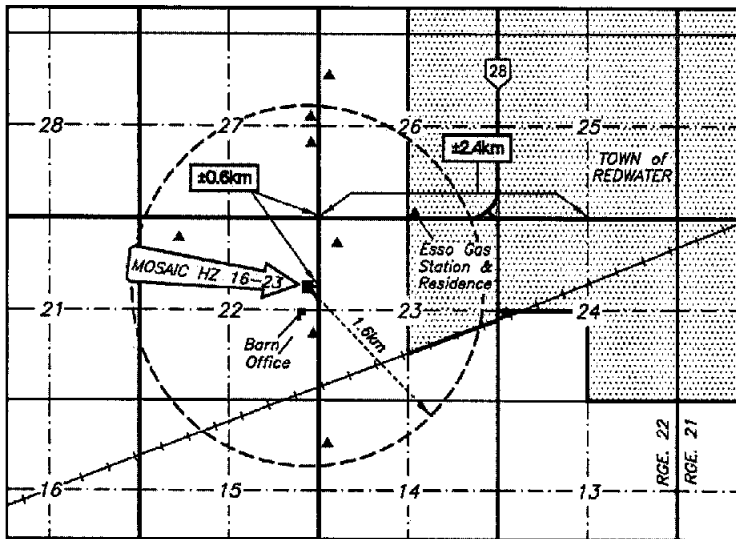
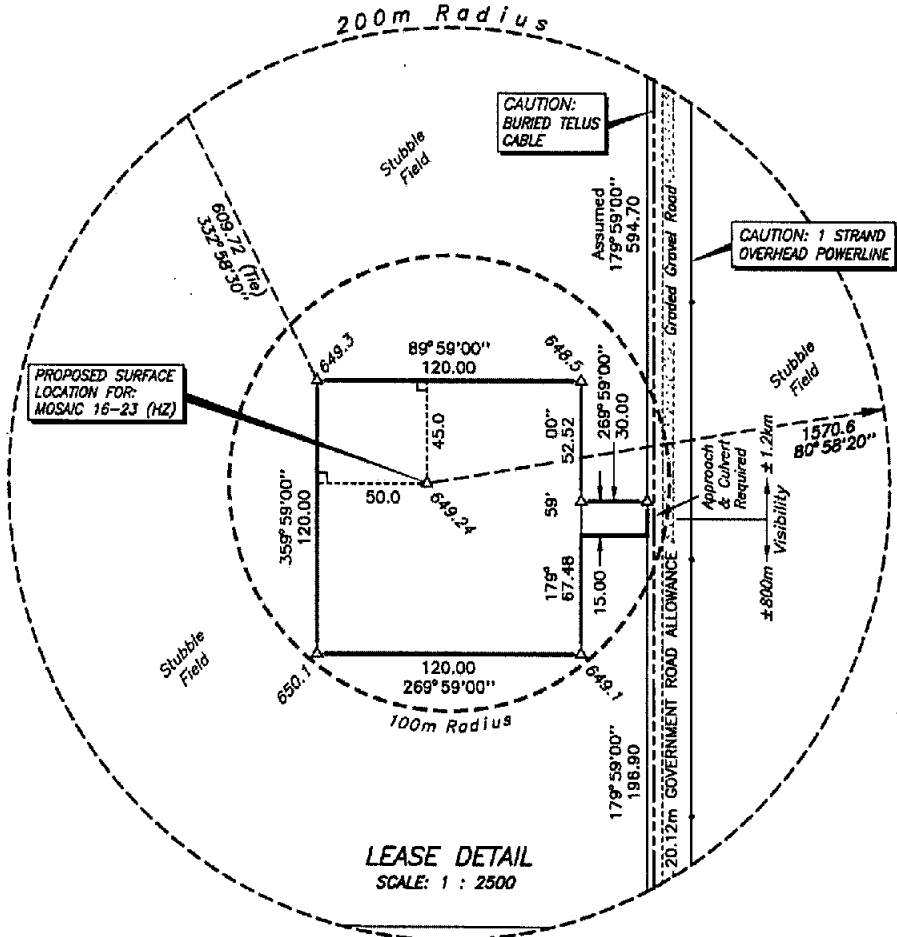
SHEET 3 of 4 FOR MOSAIC HZ REDWATER 16-23-57-22

E.1/4 22 F.d.i.c.s. Mp.

20.12m GOVERNMENT ROAD ALLOWANCE

Graded Gravel Road

SHEET 4 of 4 FOR  
**MOSAIC HZ REDWATER 16-23-57-22**



**RESIDENCE & ACCESS SKETCH**



NOTE:  
 NOT ALL INDIVIDUAL RESIDENCES OUTSIDE THE 1.6km RADIUS HAVE BEEN SHOWN

OCCUPIED RESIDENCES are shown as thus.....▲  
 UNOCCUPIED RESIDENCES are shown as thus.....△

**CAVEAT**

**TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT**

TAKE NOTICE that I/We, **MOSAIC ENERGY LTD.**, having it's head office in the City of Calgary, in the Province of Alberta, claim an interest under and by virtue of an Alberta Surface Lease Agreement dated April 16, 2010 made between **JOHN RICHARD KOTYK (As Surviving Joint Tenant)**, as Lessor and **MOSAIC ENERGY LTD.**, as Lessee, for a wellsite and access road, as more particularly shown on the survey plan attached hereto marked as Exhibit "A". The said Surface Lease Agreement contains less than twenty (20) acres.

In:

**MERIDIAN 4 RANGE 22 TOWNSHIP 57  
SECTION 22  
QUARTER NORTH EAST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:                   HECTARES (ACRES) MORE OR LESS  
A) PLAN 1782JY - ROAD                   1.02        2.53  
B) PLAN 0722716 - DESCRIPTIVE       0.800       1.98  
EXCEPTING THEREOUT ALL MINES AND MINERALS**

being the lands described in Certificate of Title No. 072 408 550 standing in the register in the names of **JOHN RICHARD KOTYK AND JOHN KOTYK**, 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.

**WE APPOINT MOSAIC ENERGY LTD.**, of Suite 2000, 700 – 6<sup>th</sup> Avenue SW, Calgary, in the Province of Alberta, T2P 0T8 as the place at which notices and proceedings relating hereto may be served.

DATED this 30 day of April, A.D. 2010.

**MOSAIC ENERGY LTD.**  
By it's Agent,  
**BRITT LAND SERVICES**  
a Division of Britt Resources Ltd.

  
\_\_\_\_\_  
Signature of Caveator or his Agent


**CANADA**    } I, Samantha Klimek  
**PROVINCE OF ALBERTA**                    } of the City of Calgary  
**TO WIT**    } in the Province of Alberta,

make oath and say:

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

SWORN before me at the City of Calgary in the Province of Alberta this 30 day of April, A.D. 2010.

  
\_\_\_\_\_  
Samantha Klimek

  
\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of Alberta  
**KIMBERLY LINDSAY**  
MY APPOINTMENT EXPIRES  
FEBRUARY 4, 2011



102145020 REGISTERED 2010 05 03

CAVE - CAVEAT

DOC 1 OF 1 DRR#: D02FAB2 ADR/EDMSMADD

LINC/S: 0032337850



**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**142302263**

**ORDER NUMBER: 51122339**

**ADVISORY**

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**CAVEAT FORBIDDING REGISTRATION**

TAKE NOTICE THAT **AP Wireless Investments ULC** claims an interest under and by virtue of a Lease dated the 26 day of August, 2014 between John Richard Kotyk, as landlord, and the Caveator, as tenant, such lease being for a term of forty years, commencing on August 26, 2014 and ending on August 25, 2054, and which lease contains a right of first refusal in favour of the Caveator, in the lands legally described as follows:

MERIDIAN 4 RANGE 22 TOWNSHIP 57  
SECTION 22

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) PLAN 1782JY - ROAD

1.02 2.53

B) PLAN 0722716 - DESCRIPTIVE

0.800 1.98

EXCEPTING THEREOUT ALL MINES AND MINERALS

standing in the register in the name of John Richard Kotyk and the Caveator forbids the 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 its claim.

The Caveator appoints 2 Bloor Street West, Suite 700, Toronto, Ontario M4W 3R1, Attention: Mr. Eric M. Overman as the place at which notices and proceedings relating hereto may be served.

DATED this 26 day of August, 2014.

**AP WIRELESS INVESTMENTS ULC**

Per: 

Name: Eric M. Overman

Title: CEO





142302263 REGISTERED 2014 09 12  
 CAVE - CAVEAT  
 DOC 1 OF 1 DRR#: B10B59D ADR/DALBONIG  
 LINC/S: 0032337850

