

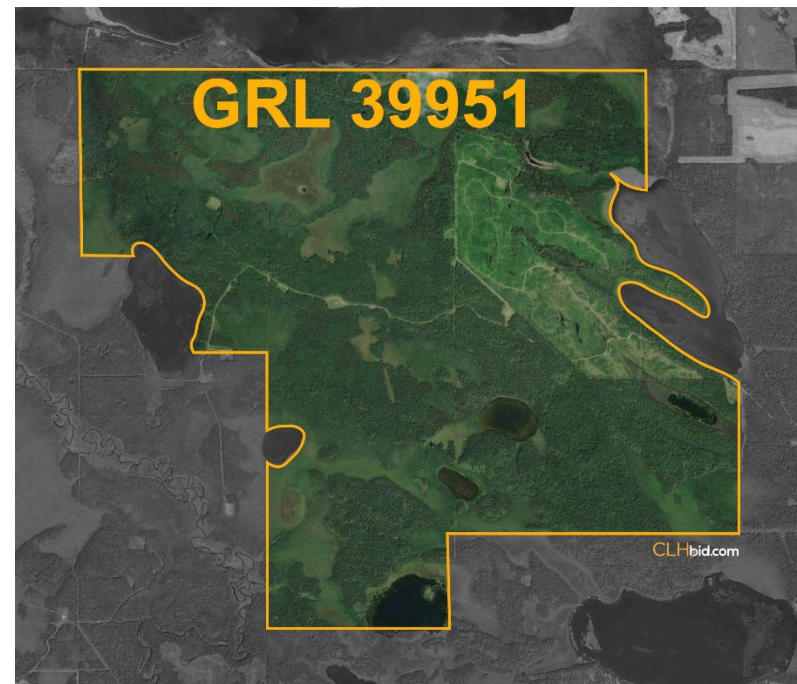
BIDDING REQUIREMENTS AND SUMMARY FOR HORSESHOE LAKE PRODUCER

SALE INFORMATION:

Sale Date:	April 20, 2023
Start/ End Time:	9:00 AM MDT- 10:00 AM MDT
Starting Bid:	\$350,000.00
Bidding Increments:	\$10,000.00

DOCUMENTS TO REVIEW PRIOR TO BIDDING:

- Grazing Lease Agreement No. GRL 39951
 - Grazing- Timber Agreement with Weyerhaeuser Company Limited (March 2012)
 - Grazing- Timber Agreement with Weyerhaeuser Company Limited (November 2020)
 - Grazing- Timber Agreement with EDFOR Cooperative Ltd. (February 2022)
 - Offer to Purchase Grazing Rights
 - Application for General Assignment of Disposition
 - Statutory Declaration (Company or Individual as the case may be)
- *NOTE- the only alterations that may be done to the above noted documents is the blank spaces can be filled in with the Purchaser's information. Any other alteration to the legal documents will not be accepted.*
- Operating Standards for Alberta's Public Land Grazing Dispositions
 - Grazing Management Adjustments for Healthy Rangelands



In addition to the above noted documents, the potential/ high bidders must be able to comply with the following:

- If the bidder is an individual, the bidder is at least 18 years of age and is a Canadian citizen or a permanent resident. If the bidder is a corporation, the bidder complies with the Public Lands Act (Alberta) and the Public Lands Administration Regulations with respect to its eligibility to hold a grazing lease or license or a farm development lease, as the case may be.
- If the bidder is an incorporated body, a copy of a current Alberta Corporate Registry search shall be attached to the Statutory Declaration at Closing. The bidder's registration status must be "Active".
- The bidder is not indebted to the Province under any disposition in the name of the bidder granted under the Public Lands Act (Alberta).
- The bidder has paid all property taxes owing under any disposition in the name of the bidder granted under the Public Lands Act (Alberta), whether sole or with other disposition holders.
- The bidder is in compliance with the terms of all dispositions in the name of the bidder granted under the Public Lands Act (Alberta), whether sole or with other disposition holders.

GENERAL INFORMATION:

Type:	Grazing Lease ("GRL")
Disposition Number:	GRL 39951
Legal Description:	W5-15-055-15-NW , W5-15-055-16-N ½ , W5-15-055-Section 17, W5-15-055-19-N ½ , W5-15-055-Section 20, W5-15-055-Section 21, W5-15-055-22-W ½ , W5-15-055-Section 28, W5-15-055-Section 29, W5-15-055-Section 30 & W5-15-055-33-S ½
Total Acres:	4,529.30 Acres
Municipal District:	Yellowhead County
Access:	Paved access from Hwy 16, north on Hwy 32, west on Secondary Hwy 748, north on paved Long Lake Highway, west ½ mile on Bonavista operated lease road through GRL 060003
Effective Date:	December 1, 2021
Term:	10 Years
Expiry Date:	November 30, 2031
Grazing Capacity	485
Animal Unit Month ("AUM"):	
Annual Rental:	\$1,568.49 (\$1,493.80 + GST) *Note- the rate fluctuates from year to year
Water:	Several dugouts and natural watering locations
Fence:	13 miles of perimeter containment with 3 strand barbed wire fencing and natural boundaries, and 3 miles cross fencing with 4 strand barbed wire
Exploration Activity:	Large 3-D seismic program shot 2010 in Sections 15, 16, 17, 20, 21, 22, 28 & 29.
Round Up Enclosure:	6-22-55-15-W5
Total Property Taxes:	\$839.37 (2022 Tax Levy)
Consent of Occupant Rental Revenue:	\$12,560.00 See Page 3 for detailed Consent of Occupant Summary
Grazing Timber Agreements:	Weyerhaeuser Company Limited (March 2012) Weyerhaeuser Company Limited (November 2020) EDFOR Cooperative Ltd. (March 2022)
	Weyerhaeuser Company Limited and EDFOR Cooperative Ltd. are obligated to repair fence cuts or fence damage in spring 2023 that occurred during logging, and to remove debris berm south of access road.
Rangeland Agrologist:	Tennille Kupsch Direct Line: (780) 723-8517 Email: tennille.kupsch@gov.ab.ca

CONSENT OF OCCUPANT SUMMARY:

Payor:	Lease Location:	Anniversary Date:	Annual Payment Amount:	
Enercapita Energy Ltd.	1-29-55-15-W5	April 12 th	\$	1,800.00
HWN Energy Ltd.	11-21-55-15-W5	October 1 st	\$	2,060.00
HWN Energy Ltd.	5-28-55-15-W5	November 26 th	\$	2,700.00
Bonavista Energy Corp.	Road Sec 19/20/21/22	November 13 th	\$	4,200.00
Bonavista Energy Corp.	11-20-55-15-W5	December 30 th	\$	1,800.00
Total Annual Rentals:			\$	12,560.00

NOTE- on the Lease with HWN Energy Ltd. (on 5-28-55-15W5) there was a rental increase from \$2,100 to \$2,700 effective November 26, 2023.

This statement is based on information provided to us. The information is believed to be correct, but its accuracy cannot be guaranteed. Errors and/or omissions discovered prior and after auction shall be adjusted directly between the parties. E. & O.E.