



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0015 483 853 6;5;77;7;NW 202 236 515

LEGAL DESCRIPTION
MERIDIAN 6 RANGE 5 TOWNSHIP 77
SECTION 7
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

REFERENCE NUMBER: 912 025 119

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
202 236 515	27/10/2020	TRANSFER OF LAND		\$15,000	NIL

OWNERS

DENNIS POTREBENKO

AND

SHERRY ZAICHKOWSKY

BOTH OF:

BOX 1026

SPIRIT RIVER

ALBERTA T0H 3G0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
102 094 843	23/03/2010	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 9907-106A ST

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANDE PRAIRIE
ALBERTA T8V8E9
ORIGINAL PRINCIPAL AMOUNT: \$280,000

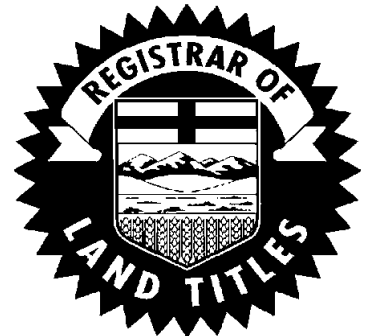
182 301 224 28/11/2018 CAVEAT
RE : LEASE INTEREST
CAVEATOR - NEXTERA CANADA DEVELOPMENT GP, ULC.
ATTN LAND SERVICES
390 BAY STREET, SUITE 1720
TORONTO
ONTARIO M5H2Y2
AGENT - BRYCE KUSTRA

TOTAL INSTRUMENTS: 002 ***Please note Registration Number 182 301 224
is in the process of being discharged.**

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
NOVEMBER, 2022 AT 09:57 A.M.

ORDER NUMBER: 45924701

CUSTOMER FILE NUMBER: clhbid/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.

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

182301224

ORDER NUMBER: 45927600

ADVISORY

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FORM 26

LAND TITLES ACT

(Section 130)

J.K.

CAVEAT FORBIDDING REGISTRATION

TAKE NOTICE that NEXTERA CANADA DEVELOPMENT GP, ULC (the "Caveator"), as general partner of NextEra Canada Development, LP, claims a leasehold interest, pursuant to a lease agreement (the "Lease") dated April 20, 2018, between Dennis Potrebenko, the landowner, as lessor (the "Lessor"), and the Caveator, the lessee, as operator, whereby pursuant to the Lease (without listing all or limiting any of the rights, estates and interests claimed by the Caveator in the Lands under and pursuant to the Lease):

- Lessor leased to the Caveator the Leased Lands (as defined in the Lease);
- the Operator has the right to extend the Initial Lease Term for an additional twenty-five (25) years;
- the Lessor granted Caveator the right to construct wind power turbines, electric substations, electric cables, wires and access roads upon the Leased Lands as more particularly described within the Lease and, all in such locations as Caveator may determine;
- the Lessor agreed that during the term of the Lease and all renewals, all Turbines and Works (both as defined in the Lease) constructed or installed upon the Leased Lands, shall remain the absolute and sole property of Caveator and not the Lessor and that Caveator may remove any or all of the Turbines and Works at any time during the term;
- Caveator was granted the right to transfer, assign, mortgage and charge its interest in the Lease and the Leased Lands to Lenders in accordance with the provisions of the Lease, and the Lessor agreed to execute and deliver such agreements provided pursuant to the provisions of the Lease;
- the Operator has the exclusive right (i) to use and possess the Leased Lands in connection with the Project for wind, solar and/or battery storage; and (ii) to use and convert all of the solar and wind resources on the Property; and
- the Lessor granted to Caveator the right to (i) construct temporary or permanent access routes or rights-of-way over the Leased Lands; (ii) excavate or dig into and under the Leased Lands for the purposes of situating, stabilizing or anchoring the Works; and (iii) temporarily store any equipment, apparatus, materials and vehicles, including heavy equipment vehicles of whatsoever nature and kind upon the Leased Lands.

all subject to and in accordance with the provisions more particularly set out in the Lease, in the lands legally described on Schedule A attached hereto standing in the register in the name of Lessor, and it 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.

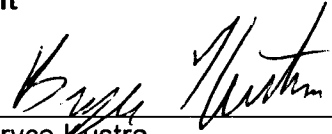
Capitalized terms used in this caveat and not otherwise defined herein have the meaning ascribed thereto in the Lease.

It designates the following address as the place at which notices and proceedings relating hereto may be served:

390 Bay Street, Suite 1720
Toronto, ON, M5H 2Y2 Canada
Attention: Land Services

IN WITNESS WHEREOF the Caveator by its duly authorized agent has executed this caveat this 20 day of November, 2018.

**NEXTERA CANADA DEVELOPMENT GP, ULC, by
its agent**

Per: 
Bryce Kustra

**FORM 27
LAND TITLES ACT
(Section 131)**

AFFIDAVIT IN SUPPORT OF CAVEAT

I, Bryce Kustra, agent of the Caveator, make oath and say as follows:

1. I am the agent for the Caveator.
2. I believe that Caveator has a good and valid claim upon the said land 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 20 day of)
November, 2018.)

Nicole Peterson)
A Commissioner of Oaths in and for Alberta)

Bryce Kustra
Bryce Kustra

NICOLE SHARLEEN PETERSON
A Commissioner for Oaths in and for Alberta
My Commission Expires: March 21, 2020

SCHEDULE "A"

THE NORTH WEST QUARTER OF SECTION TEN (10)
TOWNSHIP SEVENTY SEVEN (77)
RANGE SIX (6)
WEST OF THE SIXTH MERIDIAN
CONTAINING 64.3 HECTARES, (159 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

A) 0.405 HECTARES, (1 ACRE) MORE OR LESS, AS SHOWN ON ROAD
PLAN 3220KS

B) 0.050 HECTARES (0.124 ACRES) MORE OR LESS, AS SHOWN ON ROAD
PLAN 9022795

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

LINC NUMBER 0015 484 033 ✓

STIPULATED ACREAGE: ±157.88 ACRES

MERIDIAN 6 RANGE 5 TOWNSHIP 77
SECTION 7
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

LINC NUMBER 0015 483 853

STIPULATED ACREAGE: ±160.00 ACRES



182301224

182301224

REGISTERED 2018 11 28

CAVE - CAVEAT
DOC 1 OF 1 DRP#: F0DAF87 ADR/KUMANSKY
LINC/S: 0015483853 +