



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 499 307	4;6;51;21;NW	262 163 981
0026 662 437	4;6;51;21;SW	
0030 880 041	4;6;51;21;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21

ALL THAT PORTION OF THE NORTH WEST QUARTER
WHICH IS NOT COVERED BY ANY OF THE WATERS OF LAKE NO. 1,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 20TH DAY OF JUNE, A.D. 1905
CONTAINING 64.4 HECTARES (159.20) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

SECOND

~~MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21~~

~~QUARTER SOUTH WEST~~

~~CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:~~

~~HECTARES (ACRES) MORE OR LESS.~~

~~A) PLAN 9524480 - ROAD 1.629 4.03~~

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

THIRD

~~MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21~~

~~QUARTER SOUTH EAST~~

~~CONTIANING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:~~

~~HECTARES (ACRES) MORE OR LESS~~

~~A) PLAN 5789HW ROAD 1.59 3.92~~

~~B) PLAN 9524480 ROAD 1.478 3.65~~

~~C) PLAN 746EO ROAD 1.582 3.91~~

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

ESTATE: FEE SIMPLE

(CONTINUED)

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
262 163 981	26/05/2026	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DAVID ALLAN SEDDON
OF 44 LAFONDE CRESCENT
ST ALBERT
ALBERTA T8N 2N6
AS TO AN UNDIVIDED 1/2 INTEREST

VALERIE JEAN SEDDON
OF 49 RICHELIEU COURT SW
CALGARY
ALBERTA T3E 7E9
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 048 240	03/03/1981	UTILITY RIGHT OF WAY GRANTEE - VERMILION RIVER NO 24. AFFECTED LAND: 4;6;51;21;SE 4;6;51;21;SW
892 000 694	03/01/1989	CAVEAT RE : EASEMENT CAVEATOR - THE COUNTY OF VERMILION RIVER NO. 24. BOX 60, KITSCOTY ALBERTA AFFECTED LAND: 4;6;51;21;SE
012 399 444	10/12/2001	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - MURRAY BANDURA AFFECTED LAND: 4;6;51;21;SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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262 163 981

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

032 084 108 10/03/2003 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - KELLY DUTTENHOFFER

092 030 510 29/01/2009 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - STEALTH VENTURES LTD.
SUITE 2400, 101-6TH AVE SW
CALGARY
ALBERTA T2P3P4
AGENT - BIFTU YOUSUF
AFFECTED LAND: 4;6;51;21;NW
4;6;51;21;SE

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF AUGUST,
2026 AT 02:09 P.M.

ORDER NUMBER: 58132640

CUSTOMER FILE NUMBER: clh/gk



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

032084108

ORDER NUMBER: 58230341

ADVISORY

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CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, ATCO Electric Ltd., a body Corporate with its Head Office at 10035 - 105 Street, of the CITY OF EDMONTON, in the PROVINCE OF ALBERTA,

claim an interest therein as Grantee, under and by virtue of an unregistered distribution right of way agreement in writing, dated the 2nd day of March, 2003 made between Allan Seddon of the said Province therein as Grantor, and ourselves therein as Grantee, referring to:

NW 21-51-6 W4M

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

SW 21-51-6 W4M

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

SE 21-51-6 W4M

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

being the lands described in Certificate of Title No. 962 052 097 in the registered name of Allan Seddon 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 of title, as the case may be, is expressed to be subject to my claim.

I APPOINT 10035 - 105 STREET, at the CITY OF EDMONTON, in the PROVINCE OF ALBERTA, T5J 2V6. Attention: Land & Properties, as the place at which notices and proceedings relating hereto may be served.

DATED this 5th day of March A.D. 2003.

ATCO ELECTRIC LTD.

K. Duttenthal
Signature of the Agent

CANADA	)	I, KELLY DUTTENHOFFER
PROVINCE OF ALBERTA	)	of the CITY OF EDMONTON, in the PROVINCE
TO WIT:	)	OF ALBERTA
	)	make oath and say:

1. THAT I am agent for the above-named Caveator.

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

SWORN before me at the CITY OF EDMONTON)
in the PROVINCE OF ALBERTA)
this 5th day of March A.D. 2003)

Trisha Bassendale
A Commissioner for Oaths in and for
the Province of Alberta

K. Duttenthal

TRISHA BASSENDALE
A Commissioner for Oaths in and for
the Province of Alberta
My Commission Expires 12/31/03



032084108

032084108 REGISTERED 2003 03 10
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 0884379 ADR/KLEWIS
LINC/S: 0012499307 +

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

092030510

ORDER NUMBER: 58230785

ADVISORY

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CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that Stealth Ventures Ltd., a body corporate having its head office at the City of Calgary, in the Province of Alberta, claims an estate or interest in and to the under mentioned lands by virtue of a certain Agreement dated the 19th day of November, 2008, being a Lease for a Pipeline Right of Way. ✓

The lands affected by the said Agreement are situated in the Province of Alberta and are described as follows:

FIRSTLY

**MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21**

**ALL THAT PORTION OF THE NORTH WEST QUARTER
WHICH IS NOT COVERED BY ANY IF THE WATERS OF LAKE NO. 1,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 20TH DAY OF JUNE, A.D. 1905 ✓
CONTAINING 64.4 HECTARES (159.20) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME**

SECONDLY

**MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21**

**QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS ✓
EXCEPTING THEREOUT:**

		HECTARES (ACRES) MORE OR LESS	
A) PLAN 5789HW	ROAD	1.629	3.92
B) PLAN 9524480	ROAD	1.478	3.65
C) PLAN 746EO	ROAD	1.582	3.91

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

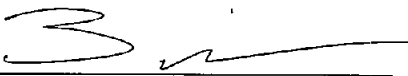
AS DESCRIBED AND CONTAINED IN CERTIFICATE OF TITLE NO. 052 008 815

Standing in the name of **ALLAN SEDDON** and it 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 its claim. ✓

IT APPOINTS Suite 2400, 101-6th Ave SW Calgary, AB T2P 3P4 as the place at which notices and proceedings relating hereto may be served.

DATED this 22 day of January, 2009.

STEALTH VENTURES LTD.


Biftu Yousuf
Land Administrator

AFFIDAVIT

**CANADA)
PROVINCE OF ALBERTA)
TO WIT:)**

I, Biftu Yousuf, of the City of Calgary, in the Province of Alberta, Land Administrator, make oath and say:

1. I am the Agent for the within Caveator.
2. THAT I believe that the 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 22 day of)
January, 2009.)

2nd Hrp

Tarek Horga

NY Commission

Expires April 3, 2011

Biftu Yousuf

Biftu Yousuf



092030510

092030510 REGISTERED 2009 01 29

CAVE - CAVEAT

DOC 1 OF 1 DRR#: C004409 ADR/EDMPALME

LINC/S: 0012499307 +