



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

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

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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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

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**

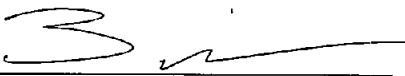
AS DESCRIBED AND CONTAINED IN CERTIFICATE OF TITLE NO. 052 008 815

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 +



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 769 534 4;6;51;21;NE 262 163 981 +1

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY ONE (21)
TOWNSHIP FIFTY ONE (51)
RANGE SIX (6)
WEST OF THE FOURTH MERIDIAN
NOT COVERED BY 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 44.86 HECTARES (110.90 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS.
A) PLAN 746EO - ROAD	1.62	4.01
B) PLAN 9220684 - DESCRIPTIVE	1.29	3.19

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

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980 +1

REGISTERED OWNER(S)
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

PAGE 2

262 163 981 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

832 040 805 21/02/1983 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

TOTAL INSTRUMENTS: 001

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

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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:

832040805

ORDER NUMBER: 58230785

ADVISORY

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8320 40805 '83 FEB 21

DATED _____ A.D. 19 _____

- AND -

25
67
EASEMENT
(ALBERTA)

COUNTY OF VERMILION RIVER NO. 24
BOX 69, KITSICOTY, ALBERTA
T0B 2P0

25

THE LAND TITLES ACT

UT-GAS.009-1

EASEMENT,

I, (WE), RONALD BELLINGHAM
VERMILION

of
in the Province of Alberta
(hereinafter called

"the Grantor") being registered owner (or entitled to become registered as owner under an Agreement for Sale or unregistered Transfer or otherwise) of an estate in fee simple, subject however to such encumbrances, liens, and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta and being:

THE NE $\frac{1}{4}$ OF SECTION 21-51-6-4

AS DESCRIBED IN C. OF T. 822116605.

Reserving thereout all Mines and Minerals.

(hereinafter called the "said lands")

DO HEREBY, in consideration of the sum of One (\$1.00) Dollar paid to the Grantor, the receipt of which is hereby acknowledged, and in consideration of the covenants and conditions herein contained, grant and transfer unto the County of Vermilion River No. 24 (hereinafter called "the Grantee") the right, license, privilege and easement in, through and upon that portion of the said lands, being a right-of-way eighteen (18) meters in width across the said lands for the construction, maintenance, operation, repair, and/or replacement and renewal of a natural gas pipeline or natural gas pipelines (hereinafter called "gas pipeline or pipelines") and appurtenances necessarily incidental thereto, for the transporting and distributing of natural gas within the franchise area of the Grantee, on the following terms and conditions:

FIRST: The said right, license, privilege and easement, shall be for as long a period as the Grantee, its successors and assigns or any person or corporation to whom a franchise is granted by the Grantee may desire to exercise the right, license, privilege and easement hereby given, and the Grantee agrees to withdraw and discharge any encumbrance registered in the Land Titles Office pertaining to this Agreement upon abandonment of the said right-of-way provided, however, that the Grantee may, at its option, leave and abandon the said pipeline or pipelines in place.

SECOND: The Grantee shall have the right to do whatever may be requisite for the enjoyment of the rights herein granted.

THIRD: Upon the execution of these presents and at all times thereafter, the Grantee or any person, firm or corporation, acting on its behalf or to whom it has granted a franchise, may enter upon and occupy the right-of-way with its agents, employees and contractors, and with or without vehicles, machinery and equipment, for the purposes aforesaid.

FOURTH: The Grantor gives the Grantee a right of access to the said right-of-way for the purposes aforesaid, across the remainder of any of the said lands against which this easement is registered, PROVIDED that the said right of access shall be used only in cases of emergency; and PROVIDED that the Grantee pays reasonable compensation to the then owner of such property for any damage occasioned thereby.

FIFTH: The Grantor agrees that any gas pipeline or pipelines and appurtenances to be constructed, installed and maintained over, under or through the said right-of-way by any person or corporation to whom a franchise is granted by the Grantee shall remain chattels, and notwithstanding any rule of law to the contrary, shall remain the sole and exclusive property of such person or corporation.

SIXTH: The Grantor shall have the right to use and enjoy the right-of-way for any purpose except that which might interfere with the rights granted herein to the Grantee. The Grantor, his successors or assigns, shall not, without the prior written consent of the Grantee (which consent shall not be unnecessarily withheld) enter on, over, under or through the right-of-way for any purpose which may incur a liability to the Grantee for damages resulting from that entry. The Grantee shall be responsible for and compensate the Grantor for reasonable additional costs incurred by the Grantor which may be caused by the existence of the said pipeline, pipelines, and right-of-way, in connection with the excavation, drilling, installation, erection, repair or construction for any permitted operation for agricultural or related purposes, across, over and under, on and through the said right-of-way.

SEVENTH: The Grantee by performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruptions from the Grantor or any person or persons claiming by, through, under or in trust for them or any person or persons whatsoever.

EIGHTH: The Grantor agrees that the Grantee shall, without the consent of the Grantor, have the right to assign in whole or in part the within easement and right to use the same.

NINTH: The Grantee covenants and agrees to indemnify and save harmless the Grantor from any and all liabilities, damages, costs, claims, suits or actions caused by or resulting from the construction, operation, maintenance and/or repairs of the said gas pipeline or pipelines and/or any related fixtures and appurtenances affixed to the right-of-way other than through willful damage or gross negligence by the Grantor.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain and operate the said gas pipeline or pipelines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right-of-way, and will where practicable, after the installation of any gas pipeline or pipelines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said gas pipeline or pipelines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said gas pipeline or pipelines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any/all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation and repair, and/or replacement or renewal of the gas pipeline or pipelines and appurtenances necessarily incidental thereto. The Grantee will indemnify and keep indemnified the Grantor against all actions, suits, claims and demands by any person whomsoever in respect to any loss, injury, damage or obligation arising out of or connected with the operations carried on by the Grantee, its servants or agents in, under or upon the said lands.

THIRTEENTH: 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 hereinafter provided.

FOURTEENTH: Where compensation in respect to above ground installations has not been agreed upon between the Grantor and the Grantee, the matter shall be determined by three disinterested arbitrators, one to be appointed by the Grantor, one by the Grantee, and the third by the two arbitrators so appointed, and the decision of any two of such three arbitrators shall be final and conclusive; PROVIDED THAT in all other aspects the provision of the arbitration legislation then in force in the Province of Alberta shall apply to each submission. In any event the responsibility for the arbitration costs shall be determined by the appointed arbitrators.

FIFTEENTH: Nothing herein contained shall be deemed to vest in the Grantee any right, title or interest in any mines or minerals in and under the strip of land, except only the parts thereof that are necessary to be dug, carried away, or used in the construction, maintenance or repair of the gas pipeline or pipelines or works of the Grantee.

SIXTEENTH: The person securing this right-of-way for the Grantee has no authority to make any agreement, covenant or promise on its behalf not herein specifically shown and this instrument is delivered and accepted upon the distinct understanding that the consideration herein above stated is the sole consideration and inducement for the execution hereof.

SEVENTEENTH: This Easement 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 enure 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 the plural or feminine, or a body corporate, where the context of the parties so require.

EIGHTEENTH: The sketch plan attached hereto and initialed by the parties and delivered to the Grantor upon his signing of this Agreement shows the approximate location of the right-of-way. Upon completion of the gas pipeline or pipelines, the as-built drawings of the gas distribution system shall be the record of the alignment of the right-of-way, copies of such as-builts being available from the Grantee upon the request of the Grantor.

IN WITNESS WHEREOF I (we) have hereunto subscribed my (our) name(s) (the Company has hereunto affixed its Corporate Seal by the hands of its proper officers) this 2 day of Dec., A.D. 1982

SIGNED by the said

RONALD BELLINGHAM
In the presence of

Don Lindquist
(Witness)

R. Bellingham

PER: OP. HICKMAN
Roove

PER: J. H. Hickman
Secretary-Treasurer

UT-RF.155

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, Duane Lindquist of Lloydminster,
in the Province of Alberta LANDMAN, make oath and say:
(occupation)

1. THAT I was personally present and did see RONALD BELLINGHAM
named in the within instrument, who is (are) personally known to me to be the person(s)
named therein, duly sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at VERMILION
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said RONALD BELLINGHAM
and he (or-she) is (or they are each), in my belief, of the full age of eighteen years.

SWORN before me at KITSCOTY,
in the Province of Alberta, this 30TH
day of DEC., A.D. 1982.

Duane Lindquist

Wayne Paul
WAYNE PAUL
EXPIRES NOV. 11, 1985
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

DOWER AFFIDAVIT

I, RONALD BELLINGHAM of VERMILION
in the Province of Alberta GREENHOUSE OPERATOR, make oath and say:
(occupation)

1. THAT I am the Grantor named in the within instrument.
2. ~~THAT I am not married.~~

OR

THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN before me at Vermilion
in the Province of Alberta, this 2
day of Aug., A.D. 1982

Duane Lindquist DUANE LINDQUIST
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC EXPIRES MAY 8, 1985
IN AND FOR THE PROVINCE OF ALBERTA.

CONSENT OF SPOUSE

I, _____, being married to the above named _____, do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

1. This document was acknowledged before me by _____ apart from her husband (or his wife).
2. _____ acknowledged to me that she (or he),--
 - (a) Is aware of the nature of the disposition;
 - (b) Is aware that THE DOWER ACT, gives her (him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (him) by THE DOWER ACT, to the extent necessary to give effect to the said disposition;
 - (d) Is executing the document freely and voluntarily without any compulsion on the part of her husband (his wife).

DATED at _____, A.D. 19____, in the Province of Alberta, this _____ day of _____

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.



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

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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

PAGE 3

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:

812048240

ORDER NUMBER: 58230785

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

DATED THIS 15th day of September A.D. 1980

BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

of the First Part

AND

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

of the Second Part

[Handwritten signature] *5/14*

[Handwritten signature]

PIPELINE EASEMENT

Mr. D. B. Hodges
Regional Counsel
Canadian Pacific Law Dept.
205 - 9th Avenue S. E.
CALGARY, Alberta

RGP/slm

Solicitor's File: MR-25002

Easement 1337

THIS AGREEMENT made this 15th day of September A.D. 19 80
BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

OF THE SECOND PART

PIPELINE EASEMENT

WHEREAS the Grantee has applied to the Grantor for permission to construct and maintain below certain lands of the Grantor (hereinafter called the "said lands") a pipeline (hereinafter called the "said pipeline") as shown outlined in red on a plan attached hereto and marked Schedule "A" to this Agreement.

NOW THEREFORE the Grantor does hereby grant to the Grantee the right, license, privilege and easement to use that portion of the said lands, being a right-of-way 33 feet in width as shown outlined in red on Schedule "A" for the laying down, construction, operation, maintenance, inspection, removal, replacement, reconstruction and repair of the said pipeline together with all such other equipment and appurtenances



as may be necessary or convenient in connection therewith for the carriage, conveyance, transportation and handling of the petroleum or petroleum products, water, steam and gas through or by means of the same, together with the right of ingress and egress for the purposes incidental to the grant, as and from the 15th day of September 1980 on the following terms and conditions which are hereby mutually covenanted and agreed to by the Grantee and Grantor.

1. The said lands shall include all of those lands listed by legal description on the land schedule attached hereto and marked Schedule "B" to this Agreement.

2. The Grantee shall pay to the Grantor as compensation for the permission hereby granted the sum of FORTY & 00/100 -----
----- Dollars (\$ 40.00) said payment representing payment in full for the term of this Agreement.

3. The Grantee shall compensate the Grantor for damage done to any crops, fences, timber and livestock on the said right-of-way by reason of the exercise of the rights hereinbefore granted. When construction, renewal or repairs to the said pipeline have been completed, the said lands shall be restored by the Grantee to their former condition and to the entire satisfaction of the Grantor.

4. The Grantee shall bury and maintain the said pipeline so as not to interfere with the drainage or ordinary cultivation of the said lands.

5. The Grantee shall pay all taxes and charges of whatsoever kind and nature which may be imposed or charged by any authority upon or in respect to the said pipeline and hereby undertakes to indemnify and save harmless the Grantor from all said taxes and payments.

6. The Grantee hereby agrees to indemnify and save harmless the Grantor from any and all claims that may be caused by or result from the presence of the said pipeline under the said lands of the Grantor. All persons entering on to the said lands of the Grantor for the purposes of construction, repairing or removing the said pipeline shall do so at their own risk and the Grantee hereby undertakes to indemnify and save harmless the Grantor from and against all claims and for or in respect to such injury.

7. All notices to be given hereunder may be given by single registered letter addressed to the Grantee at

Kitacoty, Alberta, T0B 2P0.

and all notices to be given to the Grantor may be given by single registered letter addressed to the Grantor at Suite 873, 125 - 9th Avenue S. E., Calgary, Alberta. Any such notices by either the Grantor or the Grantee shall be deemed to have been given and received by the addressee three (3) days after the mailing thereof postage prepaid.

8. In the event that the rights and privileges herein granted should cease to be used for the purposes herein described

for a period in excess of one (1) year, then the said rights and privileges shall at once cease and determine and the Grantee shall comply with the provisions of paragraph 9 hereof and the full right and title to the property covered by this Agreement shall revert to the Grantor.

9. Upon the termination of this Agreement, the Grantee shall remove the said pipeline from the said lands of the Grantor at its own expense and shall make good any damage caused to the said lands by such removal. Provided that if the said pipeline or any part thereof is not removed by the Grantee within a period of three (3) months from the date of such termination, then the Grantor may remove same at the expense of the Grantee or permit same to remain in which case the Grantee shall be deemed to have abandoned same.

10. The Grantee shall not transfer, assign or otherwise dispose of this Agreement or the rights and privileges conferred herein or any part hereof without the prior written consent of the Grantor.

11. This easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and all of the terms and conditions contained herein shall extend to and be binding upon the Grantor and the Grantee and all their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have
executed these presents to be in force and have effect as of
the day and year first written above.

MARATHON REALTY COMPANY LIMITED

Dorinda Paster
Witness

[Signature]
Its Attorney

COUNTY OF VERMILION RIVER NO. 24

[Signature]
Reeve

(SEAL)

[Signature]
Secretary-Treasurer

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

AFFIDAVIT OF EXECUTION

I, DONNA PRESTON of the City of Calgary, in the
Province of Alberta, Technical Assistant,
MAKE OATH AND SAY:

1. THAT I was personally present and did see
J. MICHAEL WORSNOP, Attorney for Marathon Realty Company Limited
named in the within instrument, who is personally known to me to
be the duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

2. THAT the same was executed at the City of Calgary,
in the Province of Alberta, and that I am the subscribing witness
thereto.

3. THAT I know the said J. MICHAEL WORSNOP and he is,
in my belief, of the full age of eighteen years.

SWORN BEFORE ME at the City of)
)
Calgary, in the Province of)
)
Alberta, this 3rd day of)
)
October , 19 80 .)

Donna Preston

Robert M. Phillips
A COMMISSIONER FOR OATHS in and
for the Province of Alberta
ROBERT M. PHILLIPS

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION

I, RITA CIMINO of the City of Calgary, in the
Province of Alberta, Secretary,

MAKE OATH AND SAY:

1. THAT I was personally present and did see J. MICHAEL
WORSNOP, Attorney for Marathon Realty Company Limited named in
the within instrument, who is personally known to me to be the
duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

2. THAT the same was executed at the City of Calgary, in
the Province of Alberta, and that I am the subscribing witness
thereto.

3. THAT I know the said J. MICHAEL WORSNOP and he is, in
my belief, of the full age of eighteen years.

SWORN BEFORE ME AT THE CITY OF)
CALGARY, in the Province of)
ALBERTA, this 3rd day of)
October A.D. 1960.)

Rita Cimino
Witness

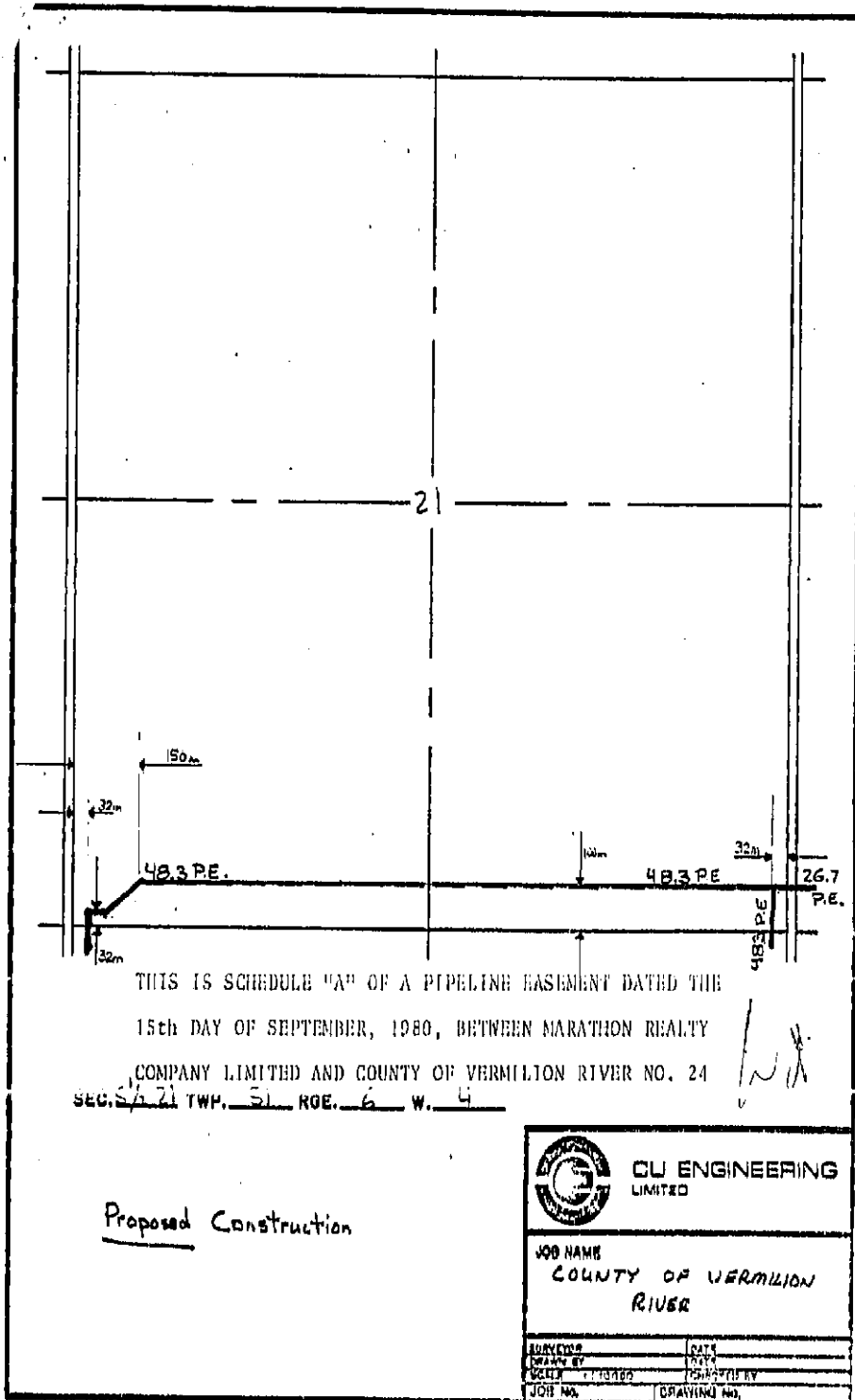
William Albert Weiss
WILLIAM ALBERT WEISS

A Commissioner for Oaths in and
for the Province of Alberta, My
Appointment ends December 31, 1964.

THIS IS SCHEDULE "B" OF A PIPELINE EASEMENT DATED THE
15th DAY OF SEPTEMBER, 1980, BETWEEN MARATHON REALTY
COMPANY LIMITED AND COUNTY OF VERMILION RIVER NO. 24

- 1) SW $\frac{1}{4}$ 21-51-6-W4th
- 2) SE $\frac{1}{4}$ 21-51-6-W4th

Handwritten signature



COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.W. 21-37-6-W4

SIGNED AND DELIVERED JULY 21, 1990
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

Kelaine Kuntz
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.E. 21-51-6-W4

SIGNED AND DELIVERED *July 2 1980*
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

David Stewart
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

012399444

ORDER NUMBER: 58230341

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

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 30th day of November, 2001 made between Allan Seddon of the said Province therein as Grantor, and ourselves therein as Grantee, referring to:

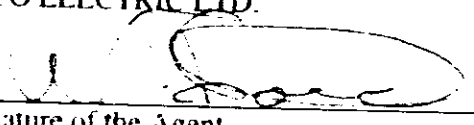
MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 21
QUARTER SOUTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

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 4th day of December A.D. 2001.

ATCO ELECTRIC LTD.

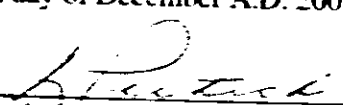

Signature of the Agent

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, Murray Bandura
of the CITY OF EDMONTON, in the PROVINCE
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 4th day of December A.D. 2001)


A Commissioner for Oaths in and for
the Province of Alberta

LINDA D. PETHICK
My Appointment Expires on
the 15th day of July, 2002



01239444

01239444 REGISTERED 2001 12 10
CAVE - CAVEAT
DOC 1 OF 1 DRR#: 9681837 ADR/JHUI
LINC/S: 0026662437

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

032084108

ORDER NUMBER: 58230341

ADVISORY

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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

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 +



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

PAGE 3

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:

812048240

ORDER NUMBER: 58230785

ADVISORY

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DATED THIS 15th day of September A.D. 1980

BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

of the First Part

AND

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

of the Second Part

[Handwritten signature] *5/14*

[Handwritten signature]

PIPELINE EASEMENT

Mr. D. B. Hodges
Regional Counsel
Canadian Pacific Law Dept.
205 - 9th Avenue S. E.
CALGARY, Alberta

RGP/slm

Solicitor's File: MR-25002

Easement 1337

THIS AGREEMENT made this 15th day of September A.D. 19 80
BETWEEN:

MARATHON REALTY COMPANY LIMITED
(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

COUNTY OF VERMILION RIVER NO. 24
(hereinafter called the "Grantee")

OF THE SECOND PART

PIPELINE EASEMENT

WHEREAS the Grantee has applied to the Grantor for permission to construct and maintain below certain lands of the Grantor (hereinafter called the "said lands") a pipeline (hereinafter called the "said pipeline") as shown outlined in red on a plan attached hereto and marked Schedule "A" to this Agreement.

NOW THEREFORE the Grantor does hereby grant to the Grantee the right, license, privilege and easement to use that portion of the said lands, being a right-of-way 33 feet in width as shown outlined in red on Schedule "A" for the laying down, construction, operation, maintenance, inspection, removal, replacement, reconstruction and repair of the said pipeline together with all such other equipment and appurtenances



as may be necessary or convenient in connection therewith for the carriage, conveyance, transportation and handling of the petroleum or petroleum products, water, steam and gas through or by means of the same, together with the right of ingress and egress for the purposes incidental to the grant, as and from the 15th day of September 1980 on the following terms and conditions which are hereby mutually covenanted and agreed to by the Grantee and Grantor.

1. The said lands shall include all of those lands listed by legal description on the land schedule attached hereto and marked Schedule "B" to this Agreement.

2. The Grantee shall pay to the Grantor as compensation for the permission hereby granted the sum of FORTY & 00/100 -----
----- Dollars (\$ 40.00) said payment representing payment in full for the term of this Agreement.

3. The Grantee shall compensate the Grantor for damage done to any crops, fences, timber and livestock on the said right-of-way by reason of the exercise of the rights hereinbefore granted. When construction, renewal or repairs to the said pipeline have been completed, the said lands shall be restored by the Grantee to their former condition and to the entire satisfaction of the Grantor.

4. The Grantee shall bury and maintain the said pipeline so as not to interfere with the drainage or ordinary cultivation of the said lands.

5. The Grantee shall pay all taxes and charges of whatsoever kind and nature which may be imposed or charged by any authority upon or in respect to the said pipeline and hereby undertakes to indemnify and save harmless the Grantor from all said taxes and payments.

6. The Grantee hereby agrees to indemnify and save harmless the Grantor from any and all claims that may be caused by or result from the presence of the said pipeline under the said lands of the Grantor. All persons entering on to the said lands of the Grantor for the purposes of construction, repairing or removing the said pipeline shall do so at their own risk and the Grantee hereby undertakes to indemnify and save harmless the Grantor from and against all claims and for or in respect to such injury.

7. All notices to be given hereunder may be given by single registered letter addressed to the Grantee at

Kitacoty, Alberta, T0B 2P0.

and all notices to be given to the Grantor may be given by single registered letter addressed to the Grantor at Suite 873, 125 - 9th Avenue S. E., Calgary, Alberta. Any such notices by either the Grantor or the Grantee shall be deemed to have been given and received by the addressee three (3) days after the mailing thereof postage prepaid.

8. In the event that the rights and privileges herein granted should cease to be used for the purposes herein described

for a period in excess of one (1) year, then the said rights and privileges shall at once cease and determine and the Grantee shall comply with the provisions of paragraph 9 hereof and the full right and title to the property covered by this Agreement shall revert to the Grantor.

9. Upon the termination of this Agreement, the Grantee shall remove the said pipeline from the said lands of the Grantor at its own expense and shall make good any damage caused to the said lands by such removal. Provided that if the said pipeline or any part thereof is not removed by the Grantee within a period of three (3) months from the date of such termination, then the Grantor may remove same at the expense of the Grantee or permit same to remain in which case the Grantee shall be deemed to have abandoned same.

10. The Grantee shall not transfer, assign or otherwise dispose of this Agreement or the rights and privileges conferred herein or any part hereof without the prior written consent of the Grantor.

11. This easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and all of the terms and conditions contained herein shall extend to and be binding upon the Grantor and the Grantee and all their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have
executed these presents to be in force and have effect as of
the day and year first written above.

MARATHON REALTY COMPANY LIMITED

Dorinda Paster
Witness

[Signature]
Its Attorney

COUNTY OF VERMILION RIVER NO. 24

[Signature]
Reeve

(SEAL)

[Signature]
Secretary-Treasurer

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

AFFIDAVIT OF EXECUTION

I, DONNA PRESTON of the City of Calgary, in the
Province of Alberta, Technical Assistant,
MAKE OATH AND SAY:

1. THAT I was personally present and did see
J. MICHAEL WORSNOP, Attorney for Marathon Realty Company Limited
named in the within instrument, who is personally known to me to
be the duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

2. THAT the same was executed at the City of Calgary,
in the Province of Alberta, and that I am the subscribing witness
thereto.

3. THAT I know the said J. MICHAEL WORSNOP and he is,
in my belief, of the full age of eighteen years.

SWORN BEFORE ME at the City of)
)
Calgary, in the Province of)
)
Alberta, this 3rd day of)
)
October , 19 80 .)

Donna Preston

Robert M. Phillips
A COMMISSIONER FOR OATHS in and
for the Province of Alberta
ROBERT M. PHILLIPS

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION

I, RITA CIMINO of the City of Calgary, in the
Province of Alberta, Secretary,

MAKE OATH AND SAY:

1. THAT I was personally present and did see J. MICHAEL
WORSNOP, Attorney for Marathon Realty Company Limited named in
the within instrument, who is personally known to me to be the
duly appointed Attorney for Marathon Realty Company Limited
named therein, duly sign and execute the same for the purposes
named therein.

2. THAT the same was executed at the City of Calgary, in
the Province of Alberta, and that I am the subscribing witness
thereto.

3. THAT I know the said J. MICHAEL WORSNOP and he is, in
my belief, of the full age of eighteen years.

SWORN BEFORE ME AT THE CITY OF)
CALGARY, in the Province of)
ALBERTA, this 3rd day of)
October A.D. 1960.)

Rita Cimino
Witness

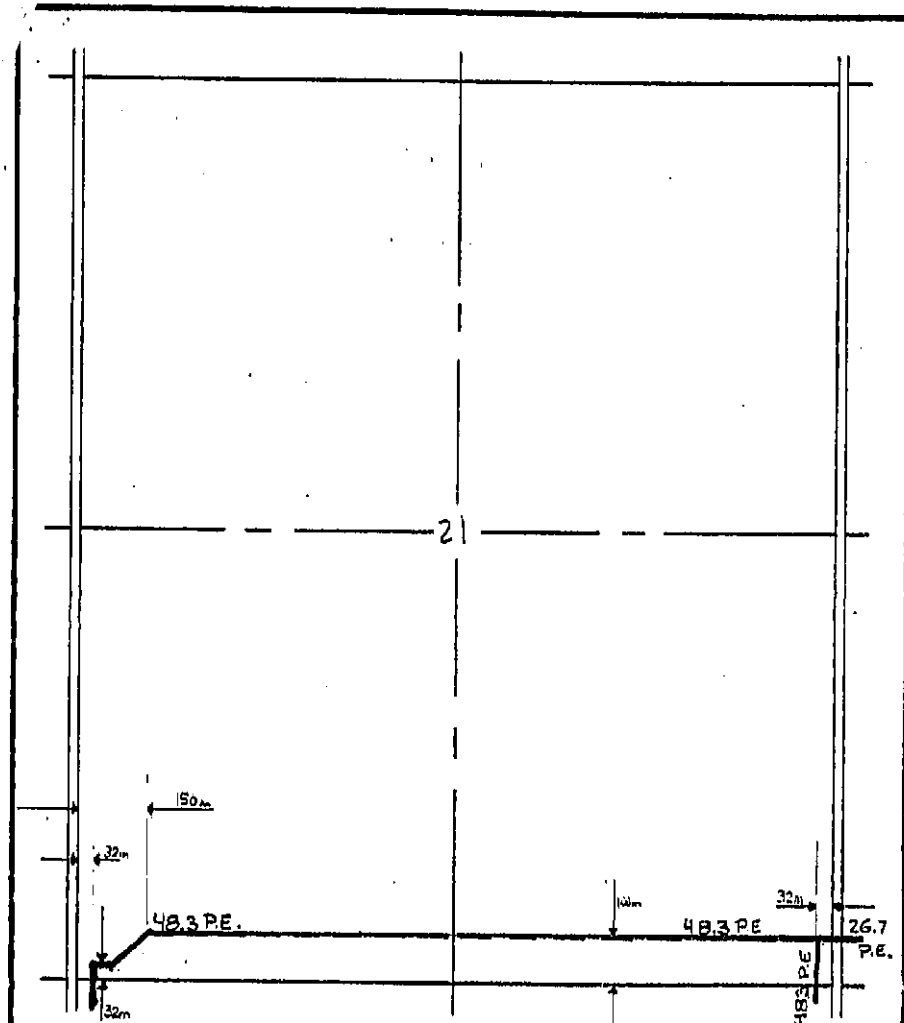
William Albert Weiss
WILLIAM ALBERT WEISS

A Commissioner for Oaths in and
for the Province of Alberta, My
Appointment ends December 31, 1964.

THIS IS SCHEDULE "B" OF A PIPELINE EASEMENT DATED THE
15th DAY OF SEPTEMBER, 1980, BETWEEN MARATHON REALTY
COMPANY LIMITED AND COUNTY OF VERMILION RIVER NO. 24

- 1) SW $\frac{1}{4}$ 21-51-6-W4th
- 2) SE $\frac{1}{4}$ 21-51-6-W4th

Handwritten signature



THIS IS SCHEDULE "A" OF A PIPELINE EASEMENT DATED THE
 15th DAY OF SEPTEMBER, 1980, BETWEEN MARATHON REALTY
 COMPANY LIMITED AND COUNTY OF VERMILION RIVER NO. 24
 SEC. 5 TWP. 51 RGE. 6 W. 4

Proposed Construction



CU ENGINEERING
 LIMITED

JOB NAME
 COUNTY OF VERMILION
 RIVER

SURVEYOR	DATE
DRAWN BY	TEXT
CHECKED BY	PERMITTED BY
JOB NO.	DRAWING NO.

COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.W. 21-37-6-W4

SIGNED AND DELIVERED JULY 21, 1990
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

Kelaine Kuntz
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

COUNTY OF VERMILION RIVER NO. 24
NATURAL GAS - UTILITIES
KITSCOTY - ALBERTA
TOB 2PO

Marathon Realty
Suite 873
125 - 9th Avenue, S.E.
CALGARY, Alberta
T2G 0P8

Dear Sirs:

RE: CONSENT FOR CROSSING OF
PIPE LINES

In order for the Gas Utilities of the County of Vermilion River No. 24 to cross Marathon Land, we require a written consent from you. Therefore, we would appreciate the following consent signed and witnessed by yourselves.

"I HEREBY give my consent for the Gas Utilities
of the County of Vermilion River No. 24 to
cross Marathon Land described as S.E. 21-51-6-W4

SIGNED AND DELIVERED *July 2 1980*
Gap Lake Ranching Ltd.
by Raymond Wilson

in the presence of:

David Stewart
Witness

Thank you in advance for your co-operation.

Yours truly,

David Stewart
Manager

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

892000694

ORDER NUMBER: 58133593

ADVISORY

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892000594 REGISTERED 1989 01 03
CAVE - CAVEAT
001 OF 002 ADR/KEVANS

2/
GP
Rural Gas Caveat
2m

FORM 33
(SECTION 136)

CAVEAT FORBIDDING REGISTRATION

TO: The Registrar of the NORTH ALBERTA Land Registration District

Take notice that the COUNTY OF VERMILION RIVER NO. 24
claims an interest by virtue of an Easement executed October 4, 19 88
in the following lands: AS TO THE SE $\frac{1}{4}$ OF SECTION 21-51-6-4
AS DESCRIBED IN C. OF T. 220-W-272

RESERVING THEREOUT ALL MINES AND MINERALS

standing in the register in the name of MARATHON REALTY COMPANY LIMITED

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 the claim of the COUNTY OF VERMILION RIVER NO. 24

I appoint BOX 69, KITSCOTY, ALBERTA as the place at which notices and
proceedings relating hereto may be served.

Dated this 16 day of December, 19 88

[Signature]
Signature of Agent for the
COUNTY OF VERMILION RIVER NO. 24

(R.S.A. 1955, C. 170, Schedule Form 33, Alberta Regulation 376/59)

FORM 134
(SECTION 137)

AFFIDAVIT IN SUPPORT OF CAVEAT

I Karen Gartner, Agent for the COUNTY OF VERMILION RIVER NO. 24 make oath and say as follows:

1. I am the Agent for the above named Caveator.
2. I believe that the 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 Kitscoty)
In the Province of Alberta, this)
16th day of December)
A.D. 19 88)

[Signature]
Signature of Agent

[Signature]
A COMMISSIONER FOR OATHS in and for the
Province of Alberta

COUNTY SEAL

**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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Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

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**

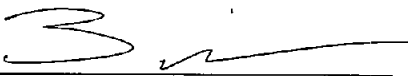
AS DESCRIBED AND CONTAINED IN CERTIFICATE OF TITLE NO. 052 008 815

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 +



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0025 916 537 4;6;51;16;SE

TITLE NUMBER
262 163 981 +2

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 16
QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE	6.39	15.79	
EXCEPTING THEREOUT ALL MINES AND MINERALS			

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980 +2

REGISTERED OWNER(S)				
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

PAGE 2

REGISTRATION

262 163 981 +2

NUMBER	DATE (D/M/Y)	PARTICULARS
802 179 903	12/08/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
952 054 798	02/03/1995	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA AGENT - LORI LOVER
182 276 578	05/11/2018	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - LEMALU HOLDINGS LTD. BOX 98 ST PAUL ALBERTA T0A3A0 AGENT - JERICO VAN BRABANT

TOTAL INSTRUMENTS: 003

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:

802179903

ORDER NUMBER: 58230785

ADVISORY

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Aug 12 '19

302179903

DATED

A.D. 19

- AND -

ant

27

EASEMENT
(ALBERTA)

[Signature]

COUNTY OF VERMILION RIVER NO. 24
BOX 69, KITSICOTY, ALBERTA
T0B 2P0

CI

THE LAND TITLES ACT

EASEMENT

I, (WE), JERALD ROY HARTWELL AND DOROTHY ELLEN HARTWELL
of VERMILION

in the Province of Alberta, (hereinafter called
"the Grantor,") being registered owner (or entitled to become registered as owner under
an Agreement for Sale or unregistered Transfer or otherwise) of an estate in fee simple,
subject however to such encumbrances, liens, and interests as are notified by memorandum
underwritten, in all that certain tract of land situate in the Province of Alberta and
being:

THE SE4 OF SECTION 16-51-6-4 AS DESCRIBED
IN C. OF T. #782110711.

Reserving thereout all Mines and Minerals.

(hereinafter called the "said lands")

DO HEREBY, in consideration of the sum of One Dollar paid to the Grantor, the receipt
whereof is hereby acknowledged, and in consideration of the covenants and conditions
herein contained, grant and transfer unto the County of Vermilion River No. 24 (herein-
after called "the Grantee") the right, license, privilege and easement in, through and
upon the said lands (hereinafter called the "right of way") for the construction, main-
tenance, operation, repair, and/or replacement and renewal of a gas pipe line or pipe
lines and appurtenances necessarily incidental thereto, on the following terms and con-
ditions:

FIRST: The said right, license, privilege and easement, shall be for
as long a period as the Grantee, its successors and assigns or any person or
corporation to whom a franchise is granted by the Grantee may desire to exer-
cise the right, license, privilege and easement hereby given.

SECOND: The Grantee shall have the right to do whatever may be requi-
site for the enjoyment of the rights herein granted.

THIRD: Upon the execution of these presents and at all times there-
after, the Grantee or any person, firm or corporation, acting on its behalf
or to whom it has granted a franchise, may enter upon and occupy the right
of way with its agents, employees and contractors, and with or without
vehicles, machinery and equipment, for the purposes aforesaid.

FOURTH: The Grantor gives the Grantee a right of access to the said
right of way for the purposes aforesaid, across the remainder of any of the
said lands against which this easement is registered, PROVIDED that the said
right of access shall be used only in cases of emergency; and PROVIDED that
the Grantee pays reasonable compensation to the then owner of such property
for any damage occasioned thereby.

FIFTH: The Grantor agrees that any gas pipe line or pipe lines and appurtenances to be constructed, installed and maintained over, under or through the said right of way by any person or corporation to whom a franchise is granted by the Grantee shall remain chattels, and, notwithstanding the rule of law to the contrary, shall remain the sole and exclusive property of such person or corporation.

SIXTH: The Grantor will not without the prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed or erected over, under or through the said right of way any pit, 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 except as the same may be necessary for the purposes herein granted to the Grantee.

SEVENTH: The Grantee by performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruptions from the Grantor or any person or persons claiming by, through, under or in trust for them or any person or persons whatsoever.

EIGHTH: The Grantor agrees that the Grantee shall, without the consent of the Grantor, have the right to assign in whole or in part the within easement and right to use the same.

NINTH: The Grantee will at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, its agents or contractors, in the exercise or purported exercise of the right, license, privilege and easement hereby granted.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain, and operate the said pipe line or pipe lines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right of way, and will where practicable, after the installation of any pipe line or pipe lines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said pipe line or pipe lines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said pipe line or pipe lines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any and all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation, and repair, and/or replacement or renewal of the said pipe line or pipe lines and appurtenances necessarily incidental thereto, PROVIDED that the Grantee shall not be liable for

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SEVENTH: The Grantee by performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruptions from the Grantor or any person or persons claiming by, through, under or in trust for them or any person or persons whatsoever.

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NINTH: The Grantee will at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, its agents or contractors, in the exercise or purported exercise of the right, license, privilege and easement hereby granted.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain, and operate the said pipe line or pipe lines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right of way, and will where practicable, after the installation of any pipe line or pipe lines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said pipe line or pipe lines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said pipe line or pipe lines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any and all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation, and repair, and/or replacement or renewal of the said pipe line or pipe lines and appurtenances necessarily incidental thereto, PROVIDED that the Grantee shall not be liable for

any damage caused through interference by anyone other than the Grantee, its officers, agents or employees, or persons acting under the authority of the Grantee, with any pipe line or pipe lines or works of the Grantee laid or constructed on the strip of land.

THIRTEENTH: Nothing herein contained shall be deemed to vest in the Grantee any right, title or interest in any mines or minerals in and under the strip of land, except only the parts thereof that are necessary to be dug, carried away, or used in the construction, maintenance or repair of the pipe line or pipe lines or works of the Grantee.

FOURTEENTH: The person securing this right of way for the Grantee has no authority to make any agreement, covenant or promise on its behalf not herein specifically shown and this instrument is delivered and accepted upon the distinct understanding that the consideration herein above stated is the sole consideration and inducement for the execution hereof.

FIFTEENTH: This Easement is and shall be one 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 enure 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 the plural or feminine, or a body corporate, where the context or the parties so require.

IN WITNESS WHEREOF I (we) have hereunto subscribed my (our) name(s)
(the Company has hereunto affixed its Corporate Seal by the hands of its proper officers)

this 23 day of June, 1980

SIGNED by the said
SHERALD ROY HARTWELL AND

in the presence of

Diana Lindquist
(Witness)

Sherald Hartwell

Janet Hartwell

PER:

Reeve

Reeve

Secretary-Treasurer

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, Edgar A. Horpestad
in the Province of Alberta

(occupation)

of Edmonton,
do hereby make oath and say:

1. THAT I was personally present and did see Edgar A. Horpestad
named in the within instrument, who is (are) personally known to me to be the
person(s) named therein, duly sign, seal and execute the same for the purposes
named therein.

2. THAT the same was executed at Edmonton
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said Edgar A. Horpestad
and he (or she) is (or they are each), in my belief, of the full age of eighteen
years.

SWORN before me at Edmonton
in the Province of Alberta, this 10
day of June, A.D. 1942

Edgar A. Horpestad

MARVIN HORPESTAD

Marvin Horpestad
COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

DOWER AFFIDAVIT

I, _____ of _____, make oath and say:
in the Province of Alberta (occupation)

1. THAT I am the Grantor named in the within instrument.
2. THAT I am not married.

OR

THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN before me at _____)
in the Province of Alberta, this _____)
day of _____, A.D. 19 ____)

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CONSENT OF SPOUSE

I, _____, being married to the above named _____, do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

1. This document was acknowledged before me by _____ apart from her husband (or his wife).
_____ acknowledged to me that she (or he),--
2.
 - (a) Is aware of the nature of the disposition;
 - (b) Is aware that THE DOWER ACT, gives her (him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (him) by THE DOWER ACT, to the extent necessary to give effect to the said disposition;
 - (d) Is executing the document freely and voluntarily without any compulsion on the part of her husband (his wife).

DATED at _____, in the Province of Alberta, this _____ day of _____, A.D. 19 ____

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, DEAN R. HARTWICK of ALBERTA,
in the Province of Alberta MANAGER, make oath and say:
(occupation)

1. THAT I was personally present and did see DEAN R. HARTWICK
named in the within instrument, who is (are) personally known to me to be the
person(s) named therein, duly sign, seal and execute the same for the purposes
named therein.

2. THAT the same was executed at ALBERTA
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said DEAN R. HARTWICK
and he (or she) is (or they are each), in my belief, of the full age of eighteen
years.

SWORN before me at ALBERTA)
in the Province of Alberta, this 27)
day of June, A.D. 1971)

Dean R. Hartwick

MARVIN HORPESTAD

M. Horpestad
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

952054798

ORDER NUMBER: 58230341

ADVISORY

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952054798 REGISTERED 1995 03 02
HAVE - CAVEAT
PCC 1 OF 1 DEPT: 5083191 ADR/EJASA
INC/S: 0025916837

CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, ALBERTA POWER LIMITED, 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 easement in writing, dated the 16th day of February, 1995, made between E. ALLAN SEDDON, in the Province of Alberta, therein as Grantor, and ourselves therein as Grantee, referring to:

MERIDIAN 4 RANGE 6 TOWNSHIP 51

SECTION 16

QUARTER SOUTH EAST

CONTAINING 65.2 HECTARES(161 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE	6.39	15.79

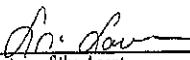
EXCEPTING THEREOUT ALL MINES AND MINERALS

being the lands described in Certificate of Title No. 942 163 725 in the registered name of E. 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, as the place at which notices and proceedings relating hereto may be served.

DATED this 24th, day of February, A.D. 1995.

ALBERTA POWER LIMITED


Signature of the Agent

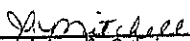
CANADA
PROVINCE OF ALBERTA
TO WIT:

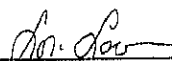
}
I, LORI LOVER
of the CITY OF EDMONTON, in the PROVINCE
OF ALBERTA
make oath and say:

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 28th day of Feb, A.D. 19 95


A Commissioner for Oaths in and for
the Province of Alberta



SANDRA MITCHELL
My Appointment Expires September 4, 19 95

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

182276578

ORDER NUMBER: 58230341

ADVISORY

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LAND TITLES ACT

CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that Lemalu Holdings Ltd. O/A MCSNet, Box 98, St. Paul, AB, T0A 3A0, the Caveator, claims an interest under and by virtue of a lease for the installation of a high speed wireless internet tower and underground power dated the 1st day of May, 2018, between E ALLAN SEDDON as Grantor and Lemalu Holdings Ltd. O/A MCSNet, as Grantee. Surface lease is less than 20 acres.

in the lands described as follows:

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 6 TOWNSHIP 51
SECTION 16
QUARTER SOUTH EAST
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
HECTARES (ACRES) MORE OR LESS
A) PLAN 9420482 - DESCRIPTIVE 6.39 15.79
EXCEPTING THEREOUT ALL MINES AND MINERALS ✓

Standing in the register in the name of:

E ALLAN SEDDON OF
1540-23RD AVENUE N.W., CALGARY, ALBERTA T2M 1V1

and I forbid 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 their claim. .

I designate Box 98, St. Paul, AB, T0A 3A0 as the place at which notices and proceedings relating hereto may be served. .

IN WITNESS WHEREOF I have hereunto subscribed my name this 23rd day of October, 2018.


JERICO VAN BRABANT, CEO and
Agent for the Caveator, LEMALU
HOLDINGS LTD. ✓

AFFIDAVIT IN SUPPORT OF CAVEAT
FORM 27, SECTION 131

CANADA) I, JERICO VAN BRABANT,
PROVINCE OF ALBERTA) of St. Paul,
TO WIT) in the Province of Alberta,

MAKE OATH AND SAY AS FOLLOWS:

1. I am the agent for the within-named Caveator.
2. I believe that the Caveator has a good and valid claim on the land, and I say that this Caveat is not being filed for the purposes of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at the Town
of St. Paul, in the Province
of Alberta, this 23rd day of
October, 2018.

CDuncan

A Commissioner for Oaths for Alberta

JERICO VAN BRABANT

CAROL LYDIA DUNCAN
MY COMMISSION EXPIRES NOVEMBER 20, 2019

This lease made this 1st day of MAY, 2018

Between:

“E. Allan SEDDON”
1540 – 23rd Avenue N.W., Calgary, Alberta T2M 1V1
(hereinafter referred to from time to time as “the Lessor”)

And

“LEMALU HOLDINGS LTD.”, Box 98, St. Paul, Alberta T0A 3A0
(hereinafter referred to from time to time as “MCSNet”)

Of the second part

Whereas MCSNet is desirous of renting from the Lessor a certain parcel of land being a 10 foot by 12 foot square within the property being described as SE 16 – 51 – 6 W4 in the province of Alberta.

And whereas the Lessor has agreed to rent to MCSNet the aforesaid portion of the property for the purpose of permitting MCSNet to erect a communications tower:

Now therefore the parties hereto agree as follows:

1.0 Premises

- 1.1 The Lessor does hereby lease and demise unto MCSNet upon the terms and condition hereinafter set out those premises owned by the Lessor being more particularly described as follows:
“SE 16 – 51 – 6 W4” which plot of land is more particularly shown outlined in red on appendix “A” hereto.

2.0 Term

- 2.1 The term of this lease shall be for twenty-five (25) years with the monthly rent increased by \$5.00 every five (5) years on the anniversary date of this agreement, subject to earlier Termination as may be provided for herein, which term shall commence on the 1st day of MAY, 2018 and, subject to earlier termination, shall be completed on the 1st day of MAY, A.D. 2043.

3.0 Rental

- 3.1 MCSNet shall pay to the Lessor a rent of \$90.00 per month. This rent shall include the area of land where the tower and enclosure will be erected, underground power line and/or fiber optic cable to the tower with physical access for tower climbers, maintenance personnel, staff designated by MCSNet to the tower and enclosure.
- 3.2 In lieu of the monthly rent, the Lessor can opt for high speed Internet services valued up to \$150.00 per month. MCSNet is to provide this service in kind, free of charge along with a onetime free setup and installation.
- 3.3 Rental payments and/or Internet services in kind are to commence the 1st of the month following the erection of the tower on the property described under Section 1.1 of this agreement.

4.0 Cost of power

- 4.1 MCSNet shall be responsible to provide its own electrical power to the tower and pay for all costs and expenses associated with installation and connection to electrical power.

5.0 Lessee Covenants

- 5.1 MCSNet covenants with the Lessor as follows:
 - (a) Save the Lessor harmless from any damage done by any act of God or persons other than the Lessor or the Lessor's invitees to any fence, building, or tower owned by MCSNet that is located on the leased property.
 - (b) Ensure that the tower structure is sound and secure.
 - (c) Ensure that the Tower is located in accordance with guidelines set forth by local municipal authority.
 - (d) Pay all costs of installation.
 - (e) Maintain the leased property in a clean and orderly condition and keep it free of noxious weeds or other deleterious items.
 - (f) MCSNet is responsible for any environmental conditions.
 - (g) MCSNet is responsible for any increase in property tax assessment as a result of the Tower being on the property.

- 5.2 The leased premises shall be used and occupied by MCSNet for the sole and only purpose of erecting and maintaining a communications Tower. If MCSNet no longer needs the property for that purpose, the property shall immediately revert to the Lessor and if the Lessor wishes, MCSNet, at its own cost, shall remove the Tower and any other things erected by MCSNet and return the property to a reasonable condition.

6.0 Termination

- 6.1 The Lessor acknowledges that MCSNet requires the Communications Tower to be erected as an integral part of its Wireless network to serve county residents, farmers, businesses and Institutions in its system and that termination of this lease would work a significant hardship on MCSNet. The Lessor therefore covenants with MCSNet that unless MCSNet is in breach of one of the terms of this lease the Lessor will not terminate the lease earlier than its natural expiration date. In the event MCSNet is in breach of any of the terms of this lease, the Lessor prior to termination this lease will give MCSNet fourteen (14) days notice that MCSNet is in default. If MCSNet does not remedied within fourteen (14) days but MCSNet is attempting to remedy, the Lessor shall not terminate. In the event that after fourteen (14) days MCSNet has not remedied the default or is not making reasonable attempts to do so, the Lessor may terminate on a further sixty (60) days notice to MCSNet.
- 6.2 In event the tower site is no longer needed by MCSNet, MCSNet may terminate this Agreement by giving the Lessor sixty (60) days written notice of such termination. In the event such notice is given, the Lessor shall only be entitled to be paid rent up to and including the date of termination, with no further sum being payable.

7.0 Registration of Lease/Caveat

- 7.1 This lease may be registered against the title either as a lease or by way of caveat and shall be deemed to an interest running with the land and so shall bind any successive owner. The cost of such registration shall be payable by MCSNet.

8.0 Utility Easement

- 8.1 Electrical utility and/or fiber optics is required by MCSNet and will be deemed part of this lease and may not be removed by the Lessor prior to termination of the lease.

9.0 Assignability

- 9.1 If this tower is erected in partnership with a municipality and MCSNet becomes insolvent, this lease shall be assigned to the Municipality in accordance with the partnership agreement that is in place.

Signed and sealed by the Lessor and Lessee this 6 day of APRIL, 2018.

LESSOR

LESSEE

E. ALLAN SEDDON

LEMALU HOLDINGS LTD.

Per:

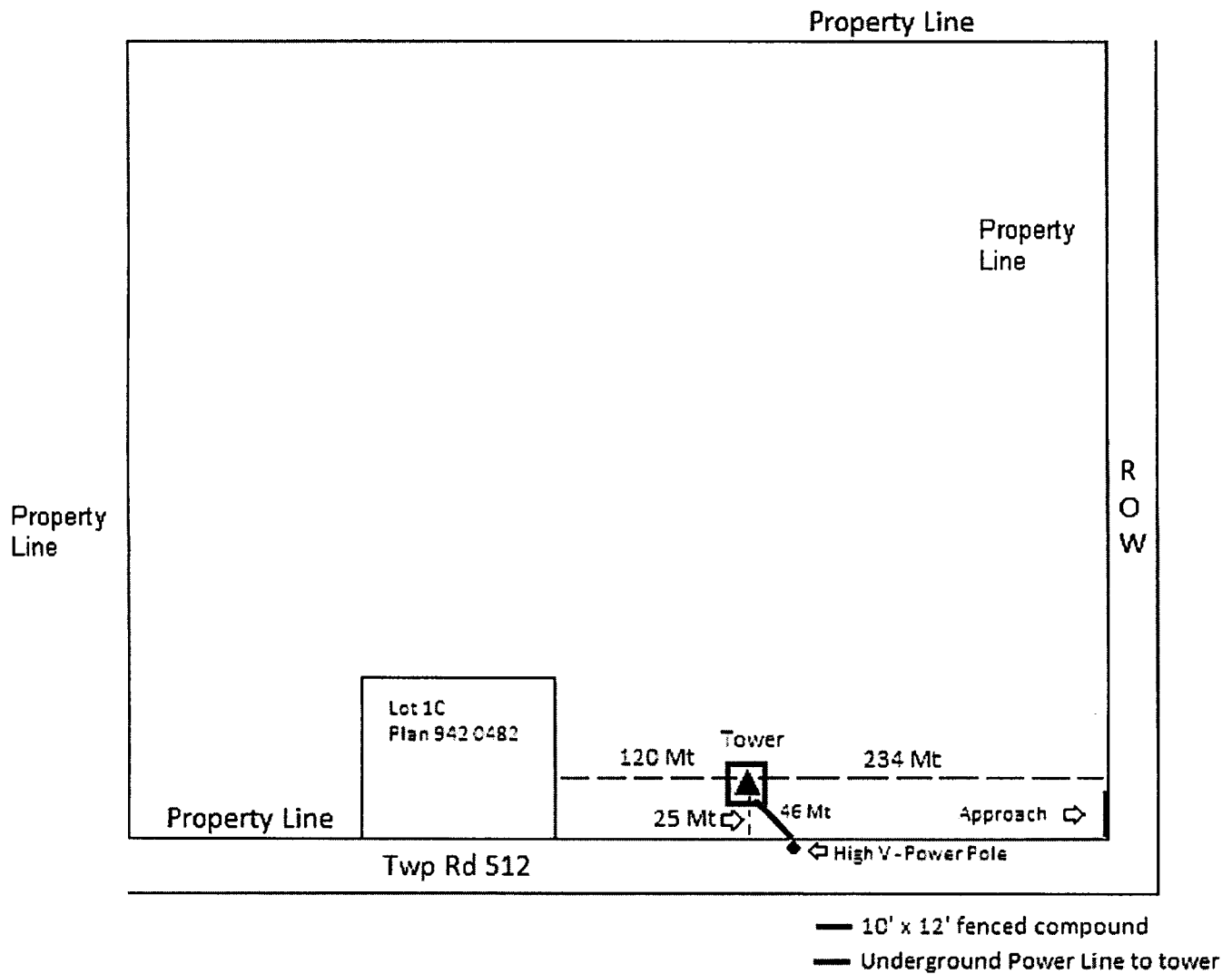

E. Allan Seddon

Per:


Leo VanBrabant

APPENDIX "A"

Site Plan
Allan SEDDON
SE 16 - 51 - 6 W4



NOT TO SCALE



182276578

182276578 REGISTERED 2018 11 05
CAVE - CAVEAT
DOC 1 OF 1 DRR#: F0D369E ADR/CPANIEC
LINC/S: 0025916537