

LAND TITLE CERTIFICATE

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 152 164 640

REGISTRATION

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

ALBERTA T2A7W7

AS TO PORTION OR PLAN:2971KS

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 022164993)

(DATA UPDATED BY: CHANGE OF ADDRESS 092096073)

6789RB 23/01/1969 UTILITY RIGHT OF WAY  
GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD.  
AS TO PORTION OR PLAN:720RS

115UO 28/11/1973 UTILITY RIGHT OF WAY  
GRANTEE - ALTALINK MANAGEMENT LTD.  
2611 - 3 AVE SE  
CALGARY

ALBERTA T2A7W7

"PART AS DESC."

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 022163941)

(DATA UPDATED BY: CHANGE OF ADDRESS 092058097)

762 038 198 05/03/1976 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320 - 17 AVENUE S.W.  
CALGARY

ALBERTA T2S2Y1

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 002309886)

(DATA UPDATED BY: CHANGE OF NAME 052009994)

762 129 396 22/07/1976 UTILITY RIGHT OF WAY  
GRANTEE - YELLOWHEAD GAS CO-OP LTD.

802 046 887 03/03/1980 CAVEAT  
CAVEATOR - LONG RUN EXPLORATION LTD.  
C/O P.O. BOX 20009 BOW VALLEY RPO  
CALGARY

ALBERTA T2P4H3

(DATA UPDATED BY: TRANSFER OF CAVEAT  
972065914)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
972238081)

(DATA UPDATED BY: CHANGE OF NAME 012146161)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
052518535)

(DATA UPDATED BY: TRANSFER OF CAVEAT  
092313168)

(DATA UPDATED BY: CHANGE OF NAME 142303559)

852 090 599 06/05/1985 UTILITY RIGHT OF WAY

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 152 164 640

REGISTRATION

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

GRANTEE - ARROW POINT OIL & GAS LTD.  
SUITE 400,340-12 AVE SW  
CALGARY  
ALBERTA T2R1L5

(DATA UPDATED BY: CHANGE OF NAME 042186243)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 042552148)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 052515360)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 152341359)

862 152 737 22/07/1986 CAVEAT

RE : RIGHT OF WAY AGREEMENT , ETC.

CAVEATOR - ALTALINK MANAGEMENT LTD.

2611 - 3 AVE SE

CALGARY

ALBERTA T2A7W7

(DATA UPDATED BY: TRANSFER OF CAVEAT  
022186194)

(DATA UPDATED BY: CHANGE OF ADDRESS 082539572)

882 022 740 02/02/1988 UTILITY RIGHT OF WAY

GRANTEE - ALPETRO RESOURCES LTD.

#2240, 444-5TH AVE SW

CALGARY

ALBERTA T2P2T8

(DATA UPDATED BY: CHANGE OF NAME 042186275)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 042552374)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 052515409)

942 195 399 24/06/1994 CAVEAT

RE : SEE CAVEAT

CAVEATOR - THE TOWN OF EDSON.

BOX 6300

EDSON

ALBERTA

TOTAL INSTRUMENTS: 010

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 12 DAY OF  
OCTOBER, 2018 AT 12:13 P.M.

ORDER NUMBER: 36058042

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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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:**

**942195399**

**ORDER NUMBER: 35720300**

**ADVISORY**

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942195393 REGISTERED 1994 06 24  
CAVE - CAVEZAT  
DOC 2 OF 7 DEPT: 4160682 ADR/SAHI  
LINC/S: C015332307

942195399 REGISTERED 1994 06 24  
CAVE - CAVEAT  
DOC 2 OF 7 DLR#: 4360689 ADR/ ISAH  
LINC/S: CO15332307

**CAVEAT FORBIDDING REGISTRATION**

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

**TAKE NOTICE THAT WE, THE TOWN OF EDSON of Edson, in the  
Province of Alberta, claim**

an interest in the hereafter described lands pursuant to a written  
Agreement dated the 15th day of June, A.D. 1994, between ERNEST  
ALBERT MCCLARTY AND HAZEL GRETA MCCLARTY of the First Part and  
the Town of Edson, of the Second Part, as per Schedule "A" attached

In the land described as follows:  
THE SOUTH WEST QUARTER OF SECTION TWENTY (20)  
TOWNSHIP FIFTY THREE (53) RANGE SEVENTEEN (17)  
WEST OF THE FIFTH MERIDIAN, CONTAINING 64.7 HECTARES (160  
ACRES) MORE OR LESS, EXCEPTING THEREOUT:  
A) 3.25 HECTARES (8.03 ACRES) MORE OR LESS, A SHOWN ON  
SUBDIVISION PLAN 8721646  
EXCEPTING THEREOUT ALL MINES AND MINERALS

standing in the register in the name of ERNEST ALBERT MCCLARTY  
AND HAZEL GRETA MCCLARTY, AS JOINT TENANTS

and we 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 my claim.

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

BOX 6300  
EDSON, ALBERTA  
T7E 1T7

IN WITNESS WHEREOF I have hereunto subscribed my names this  
day of JUNE, A.D. 1994

**TOWN OF EDSON**

PER: 

PER: \_\_\_\_\_



AFFIDAVIT IN SUPPORT OF CAVEAT

Form 27, Section 131

CANADA  
PROVINCE OF ALBERTA  
To Wit: I, *Clarence Joly*  
of EDSON  
in the Province of Alberta

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 on the 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 with it.

SWORN BEFORE ME  
at the Town of Edson  
in the Province of Alberta  
this *16th* day of JUNE, A.D.

1994

*Clarence Joly*

*Shelley Paulson*  
A Commissioner for Oaths in and for  
the Province of Alberta

SHELLEY PAULSON  
COMMISSIONER FOR OATHS  
EXPIRY DATE APRIL 12/96

SCHEDULE "A"

THIS AGREEMENT MADE IN QUADRUPLICATE THIS 18<sup>th</sup> DAY  
OF JUNE, A.D. 1994.

BETWEEN:

ERNEST ALBERT MCCLARTY AND  
HAZEL GRETA MCCLARTY, BOTH OF THE TOWN OF  
EDSON, IN THE PROVINCE OF ALBERTA  
(hereinafter referred to as "McClarty")

OF THE FIRST PART

-and-

TOWN OF EDSON, in the Town of Edson, in  
the Province of Alberta  
(hereinafter referred to as the "Town")

OF THE SECOND PART

WHEREAS McClarty is the registered owner of lands and premises  
located within the Town of Edson and legally described as:

1. Lot 1  
Block 1  
Plan 8721646  
Excepting Thereout All Mines and Minerals
2. The South West Quarter of Section Twenty (20)  
Township Fifty Three (53) Range Seventeen (17)  
West of the Fifth Meridian Containing 64.7 Hectares  
(160 Acres) More Or Less,  
Excepting Thereout: A) 3.25 Hectares (8.03 Acres) More  
or Less, As Shown on Subdivision Plan 8721646  
Excepting Thereout All Mines and Minerals

AND WHEREAS McClarty entered into a written agreement with the Town of Edson dated February 27, 1987, a copy of which is attached hereto as Schedule "A", and pursuant to which the Town registered a Caveat as Instrument No. 872060155;

AND WHEREAS McClarty has sold Parcel No. 1 as described above and has requested the Town to discharge its said Caveat registered as Instrument No. 872060155 from the said Parcel No. 1;

AND WHEREAS the Town has agreed to provide a Discharge of the said Caveat from Parcel No. 1, upon certain terms and conditions;

NOW THEREFORE this Agreement witnesseth that in consideration of the several premises and promises contained herein, the parties hereto agree as follows:

1. McClarty shall construct a road along the right of way as is shown outlined in red on Schedule "B" attached hereto, said road to be constructed to the standards of the Town of Edson, as specified by the Director of Engineering & Operations of the Town of Edson at the sole cost and expense of McClarty.
2. The said road shall be so constructed by McClarty when required by the Town in its sole discretion. Should McClarty fail to so construct the road when required to do so, the Town may then construct the road and all costs associated with the said construction shall be added to the current property tax levy with respect to Parcel No. 2 as described above.
3. McClarty agrees that the Town shall be at liberty to register a Caveat against the title to those lands as described in Parcel No. 2 at the North Alberta Land Registration District claiming an interest pursuant to the terms of this Agreement. The Town agrees that its previous Caveat No. 872060155 as filed against the said lands can now be discharged therefrom.
4. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties hereto respectively and wherever the singular and masculine gender are used throughout this Agreement, the same shall be construed as meaning the plural or the feminine gender or a body corporate where the context so requires, and all covenants shall be deemed to be joint and several.



IN WITNESS WHEREOF, the parties of the First Part have hereunto set  
their hands and the party of the Second Part has set its seal  
attested to by its proper signing officers as of the day and year first  
above written.

SIGNED, SEALED AND DELIVERED  
In the Presence of

Witness

Witness

Ernest Albert McClarty

Hazel Greta McClarty

TOWN OF EDSON

PER:

PER:

SECRETARY-TREASURER

AFFIDAVIT OF EXECUTION

CANADA )  
PROVINCE OF ALBERTA )  
TO WIT: )  
I, Robert W Anderson  
of the Town of Edson  
in the Province of Alberta  
MAKE OATH AND SAY:

1. THAT I was personally present and did see ERNEST ALBERT MCCLARTY AND HAZEL GRETA MCCLARTY named in the within (annexed) Instrument who are personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.

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

3. THAT I know the said ERNEST ALBERT MCCLARTY AND HAZEL GRETA MCCLARTY, and they are in my belief of the full age of eighteen years.

SWORN BEFORE ME at the )  
Town of Edson )  
in the Province of Alberta )  
this 15 day of JUNE )  
A.D. 1994 )

Sharon Mattheson  
A Commissioner for Oaths in  
and for the Province of Alberta

SHARON L. MATTHESON 1995  
MY COMMISSION EXPIRES AUGUST 31, 1995



SCHEDULE "A"

THIS AGREEMENT MADE THIS 27 DAY OF FEBRUARY A.D. 1987  
BETWEEN

TOWN OF EDMON, a municipal corporation of the  
Province of Alberta  
(hereinafter referred to as "the Town")

OF THE FIRST PART

and

ERNEST ALBERT MC CLARTY and HAZEL GRETA MC CLARTY  
both of the Town of Edson, in the Province of Alberta  
(hereinafter referred to as "the Developers")

OF THE SECOND PART

WHEREAS the Developers are the registered owners of those lands and  
premises legally described as :

THE SOUTH WEST QUARTER OF SECTION TWENTY (20)  
TOWNSHIP FIFTY-THREE (53)  
RANGE SEVENTEEN (17)  
WEST OF THE FIFTH MERIDIAN  
CONTAINING ONE HUNDRED AND SIXTY (160) ACRES, MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
(hereinafter referred to as "the development area")

AND WHEREAS the Town and the Developers are agreeable to the  
subdivision of the Development Area in accordance with the plan  
outlined in schedule "A" attached hereto and forming a part hereof.


AND WHEREAS the Town and the Developers have agreed to enter  
into an agreement regarding the provision of road access to those  
parcels identified in schedule "A" as being lot 1 and S.W.1/4 20-53-  
17-5 ;

AND WHEREAS the Town and the Developers agree that the  
Developers shall construct such road access to the aforesaid lands in  
accordance with this agreement at their sole cost and expense.



NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the premises, covenants and agreements herein contained, the Developers and the Town agree each with the other as follows:

1. The Developers shall construct road access to those parcels identified on schedule "A" attached hereto as being lot 1 and S.W. 1/4 20-53-17-5 along the north boundary thereof, within the boundaries of the access right-of-way to be obtained by the Developers and to be dedicated to the Town as part of 15th avenue in the Town of Edson in the Province of Alberta, to the standards of the Town of Edson as specified by the Superintendent of Public Works of the Town of Edson at the sole cost and expense of the Developers.
2. The Developers agrees that the Town shall be at liberty to register a caveat against the titles to those lands comprising the Development Area in the North Alberta Land Registration District claiming an interest in the said lands pursuant to the terms of this agreement.
3. In consideration of the Developers entering into this agreement the Town shall deem that condition 3 of the subdivision approval conditions imposed by the Yellowhead Regional Planning Commission upon the Developers, concerning the subdivision of the Development Area, has been fully met and complied with.
4. This development agreement shall enure to the benefit of and be binding upon the successors and assigns of both parties hereto.

IN WITNESS WHEREOF the parties hereto have affixed their respective hands and corporate seals under the hands of their proper signing officers duly authorized, on the year and date first above written.

  
\_\_\_\_\_  
TOWN OF EDSON

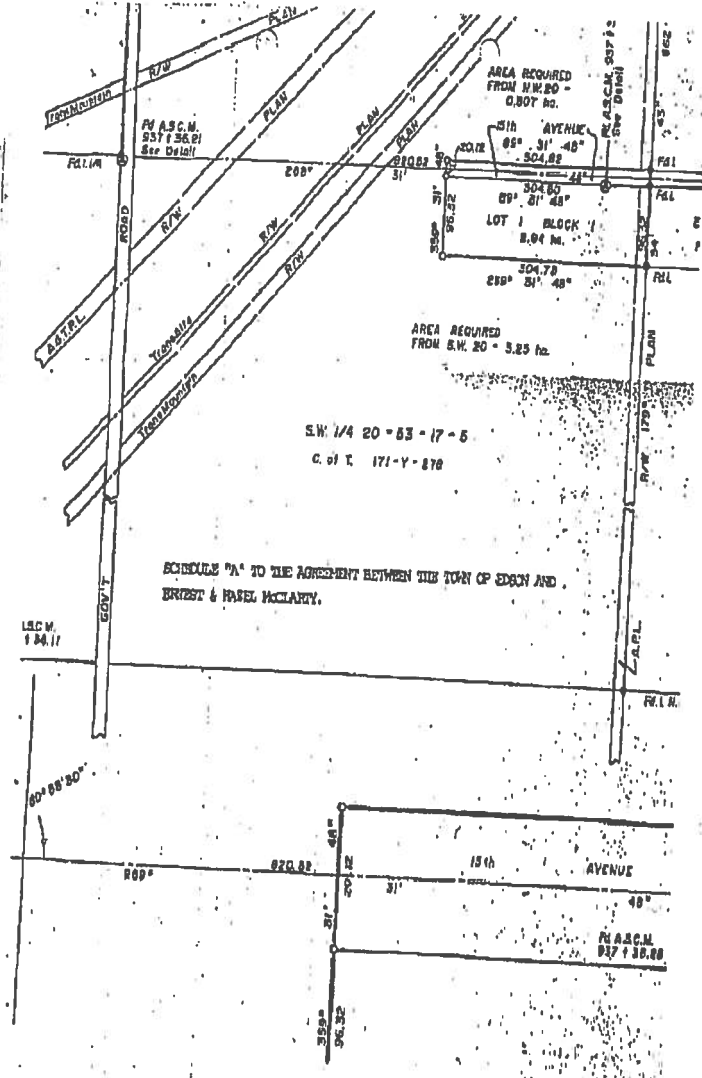
P.3

TOWN OF EDSON  
PER:   
PRR:   
\_\_\_\_\_  
TOWN OF EDSON

JUN 14 '18 11:14 AM TOWN OF EDSON







S.W. 1/4 20-83-17-5  
 C. of T. 171-Y-878

SCHEDULE "A" TO THE AGREEMENT BETWEEN THE TOWN OF EDSON AND  
 BRIST & PASEL McCLARTY.

130 W.  
 134.11

80° 58' 20"

820.82

820.82

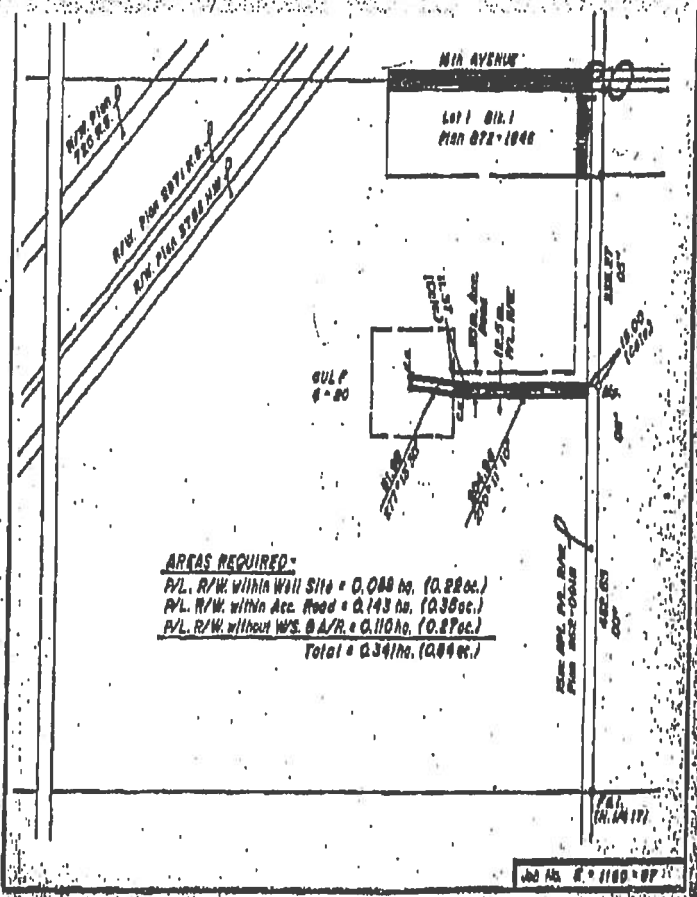
19th AVENUE

19th AVENUE

DETAIL NOT TO SCALE

19th AVENUE

SCHEDULE "B"



24