



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 045 590 1420665;1;2 222 170 023

LEGAL DESCRIPTION
PLAN 1420665
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 62.82 HECTARES (155.23 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;1;48;27;S

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 142 039 783 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

222 170 023 04/08/2022 AFFIDAVIT OF
SURVIVING JOINT
TENANT

OWNERS

JOYCE NOREEN SHEPPARD
OF 9, 6313 39 STREET
LLOYDMINSTER
ALBERTA T9V 2X7

(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

21220V 22/06/1966 CAVEAT
CAVEATOR - ARMAND SHEPPARD
CAVEATOR - JOYCE NOREEN SHEPPARD
" AFFECTS PART OF THIS TITLE "

802 015 307 23/01/1980 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 023

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

" AFFECTS PART OF THIS TITLE "

802 015 308 23/01/1980 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
" AFFECTS PART OF THIS TITLE "

802 251 927 24/10/1980 CAVEAT
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.
CALGARY PLACE POSTAL OUTLET
P.O.BOX 20004
CALGARY
ALBERTA T2P4J2
AGENT - A M KNIGHT
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: TRANSFER OF CAVEAT
932363109)

(DATA UPDATED BY: CHANGE OF ADDRESS 992009994)

952 197 497 28/07/1995 CAVEAT
RE : EASEMENT
CAVEATOR - ALBERTA POWER LIMITED.
10035 105 STREET, EDMONTON
ALBERTA T5J2V6
AGENT - LINDA PETHICK
" AFFECTS PART OF THIS TITLE "

092 245 523 20/07/2009 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PISMO ENERGY LTD.
1300,734-7 AVENUE SW
CALGARY
ALBERTA T2P3P8
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: CHANGE OF NAME 132032058)

(DATA UPDATED BY: TRANSFER OF CAVEAT
162166333)

102 280 704 11/08/2010 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PISMO ENERGY LTD.
1300,734-7 AVENUE SW
CALGARY
ALBERTA T2P3P8
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: CHANGE OF NAME 132032058)

(DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

REGISTRATION

222 170 023

NUMBER DATE (D/M/Y) PARTICULARS

162166333)

102 423 851 02/12/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PISMO ENERGY LTD.
1300,734-7 AVENUE SW
CALGARY
ALBERTA T2P3P8
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

122 146 591 11/05/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PISMO ENERGY LTD.
1300,734-7 AVENUE SW
CALGARY
ALBERTA T2P3P8
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: CHANGE OF ADDRESS 132188802)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

132 129 863 08/05/2013 CAVEAT

RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - KRYSTAL WALTER

142 039 782 05/02/2014 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE COUNTY OF VERMILION RIVER.
BOX 69
KITSCOTY
ALBERTA T0B2P0

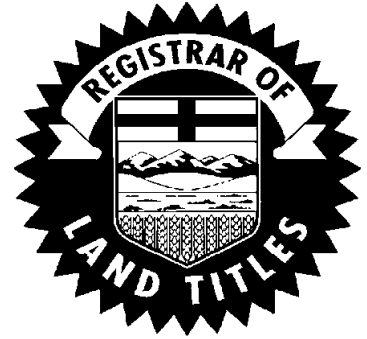
TOTAL INSTRUMENTS: 011

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:05 A.M.

ORDER NUMBER: 53845905

CUSTOMER FILE NUMBER:



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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 045 574 4;1;48;27;SE 222 170 018

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 1 TOWNSHIP 48
SECTION 27
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 5653RS - ROAD 0.809 2.00
B) PLAN 1420665 - SUBDIVISION 3.77 9.32
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 142 039 783 +2

 REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

222 170 018 04/08/2022 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

JOYCE NOREEN SHEPPARD
OF 9, 6313 39 STREET
LLOYDMINSTER
ALBERTA T9V 2X7

(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

802 015 307 23/01/1980 UTILITY RIGHT OF WAY
 GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

802 251 927 24/10/1980 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 018

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

CALGARY PLACE POSTAL OUTLET

P.O.BOX 20004

CALGARY

ALBERTA T2P4J2

AGENT - A M KNIGHT

(DATA UPDATED BY: TRANSFER OF CAVEAT

932363109)

(DATA UPDATED BY: CHANGE OF ADDRESS 992009994)

102 280 704 11/08/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032058)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

132 129 863 08/05/2013 CAVEAT

RE : RIGHT OF WAY AGREEMENT

CAVEATOR - ATCO ELECTRIC LTD.

ATTENTION: LAND & PROPERTIES, 10035-105 STREET

EDMONTON

ALBERTA T5J2V6

AGENT - KRYSTAL WALTER

142 039 782 05/02/2014 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT

CAVEATOR - THE COUNTY OF VERMILION RIVER.

BOX 69

KITSCOTY

ALBERTA T0B2P0

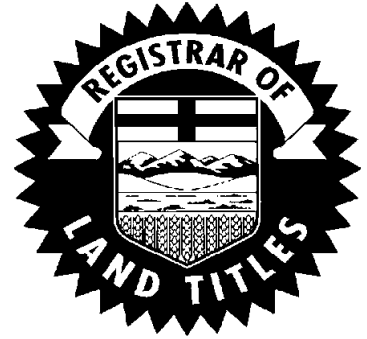
TOTAL INSTRUMENTS: 005

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY,
2025 AT 04:39 P.M.

ORDER NUMBER: 53843118

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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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).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 247 272 4;1;48;27;NE 222 170 019

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 1 TOWNSHIP 48
SECTION 27
QUARTER NORTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 B

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

222 170 019 04/08/2022 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

JOYCE NOREEN SHEPPARD
OF 9, 6313 39 STREET
LLOYDMINSTER
ALBERTA T9V 2X7
(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

822 276 205 13/12/1982 CAVEAT
 RE : EASEMENT
 CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.
 CALGARY PLACE POSTAL OUTLET
 P.O.BOX 20004
 CALGARY
 ALBERTA T2P4J2

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 019

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - A M KNIGHT

(DATA UPDATED BY: TRANSFER OF CAVEAT

932362663)

(DATA UPDATED BY: CHANGE OF ADDRESS 992012533)

092 245 514 20/07/2009 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032058)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162188486)

102 280 737 11/08/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

102 381 174 28/10/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

102 423 851 02/12/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162166333)

122 272 164 21/08/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162188486)

122 272 169 21/08/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162188486)

182 092 285 25/04/2018 CAVEAT

RE : ROYALTY AGREEMENT

CAVEATOR - FIRENZE ENERGY LTD.

2050, 736-6 AVE SW

CALGARY

ALBERTA T2P3T7

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY,
2025 AT 04:39 P.M.

ORDER NUMBER: 53843118

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 248 676 4;1;48;27;NW 222 170 017

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 1 TOWNSHIP 48
SECTION 27
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 C

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

222 170 017 04/08/2022 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

JOYCE NOREEN SHEPPARD
OF 9, 6313 39 STREET
LLOYDMINSTER
ALBERTA T9V 2X7
(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

822 153 580 12/07/1982 CAVEAT
 RE : SURFACE LEASE
 CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.
 CALGARY PLACE POSTAL OUTLET
 P.O.BOX 20004
 CALGARY
 ALBERTA T2P4J2

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 017

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - A M KNIGHT

(DATA UPDATED BY: TRANSFER OF CAVEAT
932363108)

(DATA UPDATED BY: CHANGE OF ADDRESS 992012177)

102 280 716 11/08/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

102 423 851 02/12/2010 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF NAME 132032059)

(DATA UPDATED BY: TRANSFER OF CAVEAT
162166333)

122 146 568 11/05/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188802)

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

122 272 169 21/08/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

142 064 353 03/03/2014 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

222 170 017

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

182 092 285 25/04/2018 CAVEAT

RE : ROYALTY AGREEMENT

CAVEATOR - FIRENZE ENERGY LTD.

2050, 736-6 AVE SW

CALGARY

ALBERTA T2P3T7

232 068 388 01/03/2023 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - BAYTEX ENERGY LTD.

PO BOX 138 STN CENTRAL

639-5 AVE SW

CALGARY

ALBERTA T2P2H6

AGENT - MILLENNIUM LAND LTD.

(DATA UPDATED BY: CHANGE OF ADDRESS 242318903)

(DATA UPDATED BY: CHANGE OF ADDRESS 242318925)

232 107 139 03/04/2023 UTILITY RIGHT OF WAY

GRANTEE - BAYTEX ENERGY LTD.

PO BOX 138 CALGARY STN CENTRAL

639-5 AVENUE SW

CALGARY

ALBERTA T2P2H6

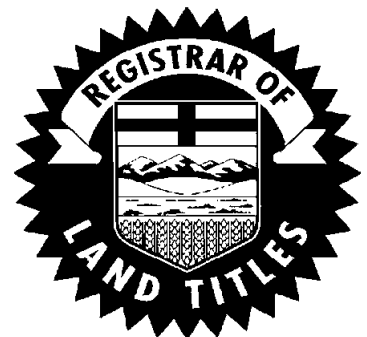
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TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY,
2025 AT 04:39 P.M.

ORDER NUMBER: 53843118

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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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) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 738 885 4;1;48;34;SE 222 170 016

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 1 TOWNSHIP 48
SECTION 34
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 D

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

222 170 016 04/08/2022 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

JOYCE NOREEN SHEPPARD
OF 9, 6313 39 STREET
LLOYDMINSTER
ALBERTA T9V 2X7
(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

122 272 164 21/08/2012 CAVEAT
 RE : LEASE INTEREST UNDER 20 ACRES
 CAVEATOR - PISMO ENERGY LTD.
 1300,734-7 AVENUE SW
 CALGARY
 ALBERTA T2P3P8
 (DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 016

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .