

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.



## PROGRESSIVE TENDER®



[www.progressivetender.com](http://www.progressivetender.com)



[grant.m@progressivetender.com](mailto:grant.m@progressivetender.com)



Grant (780) 871-4221

Vern (306) 821-0611

The McClelland Group, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offers a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan.

Call us today and start the conversation!

# BRIGHTSAND LAKE

## Information Package



## Walking Stick Development - Brightsand Lake, SK Lots for Sale by Progressive Tender®

A prime investment opportunity awaits at popular Brightsand Lake in northwest Saskatchewan, just 15 miles east of the vibrant full-service community of St. Walburg. This sought-after destination attracts cottage owners from as far away as Edmonton and Saskatoon, seeking fresh air, pristine waters, and a serene setting only minutes from the provincial forest with all its year-round recreation possibilities.

Single lots and multi-lot options available. The current owners, who have successfully established and marketed over 100 lots in the past 20 years, are now retiring; creating an exciting prospect for a new developer to leave their mark. As a bonus, the sale includes the transfer of the exclusive domain name associated with Brightsand Lake, an invaluable asset for online marketing and social media promotion. Contact the Listing Office for a detailed information package, tender website address, and mandatory requirements for participation..

Full information on the offering including maps and printable offer documents contact the listing office or visit: [www.wsdland.ca](http://www.wsdland.ca)

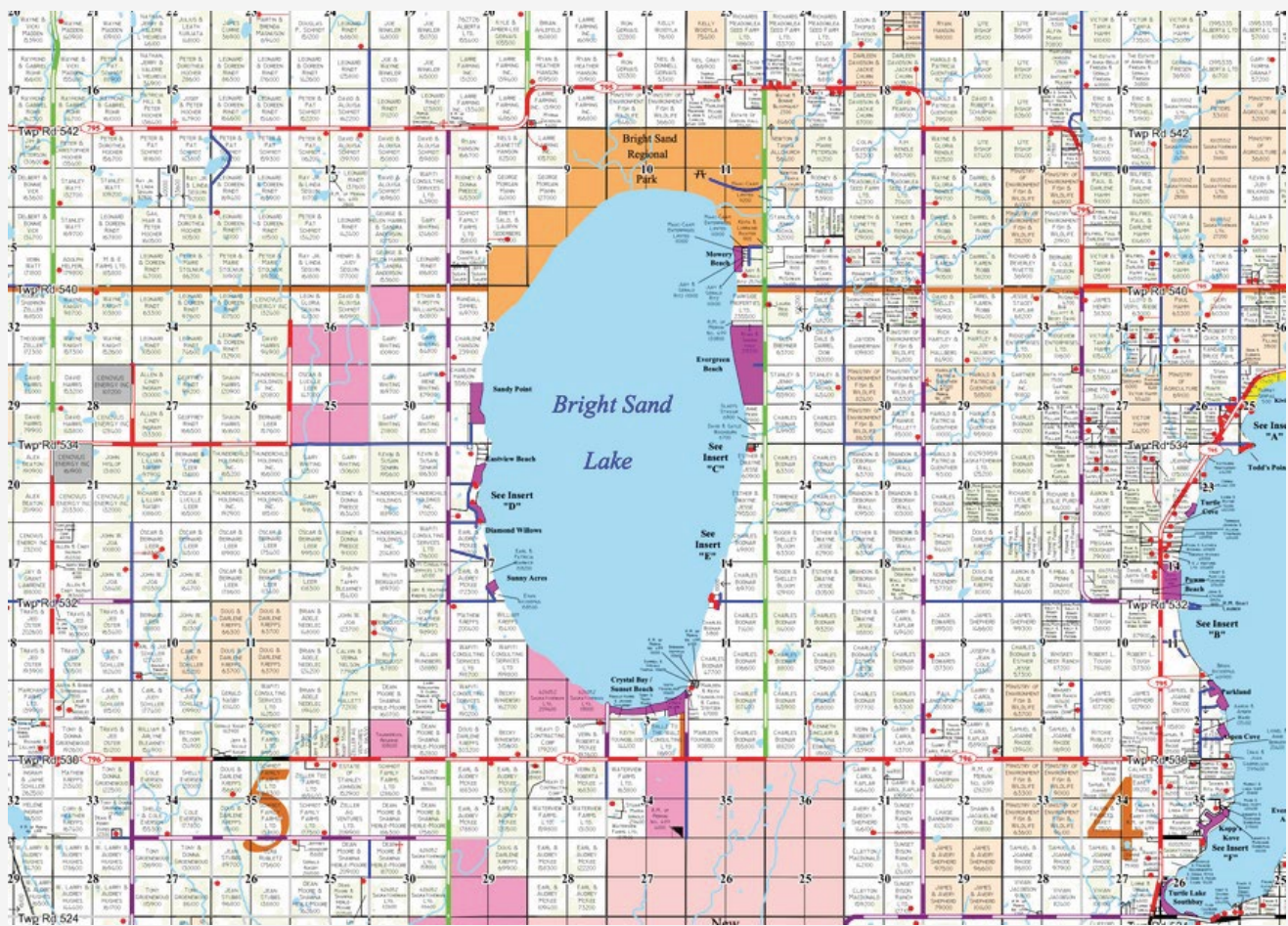




# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

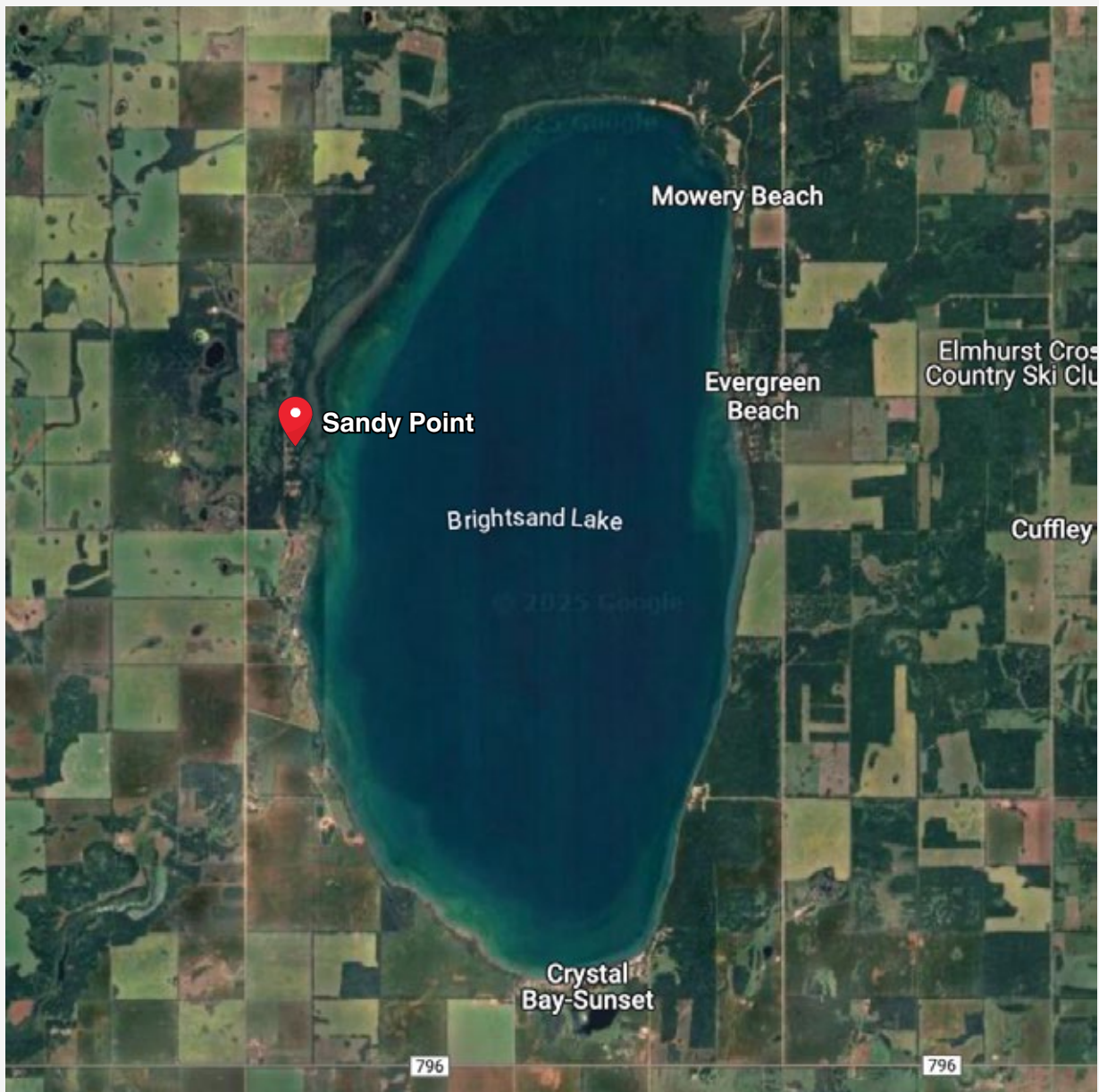
## RM of Mervin Map



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SANDY POINT SUBDIVISION





# BRIGHTSAND LAKE

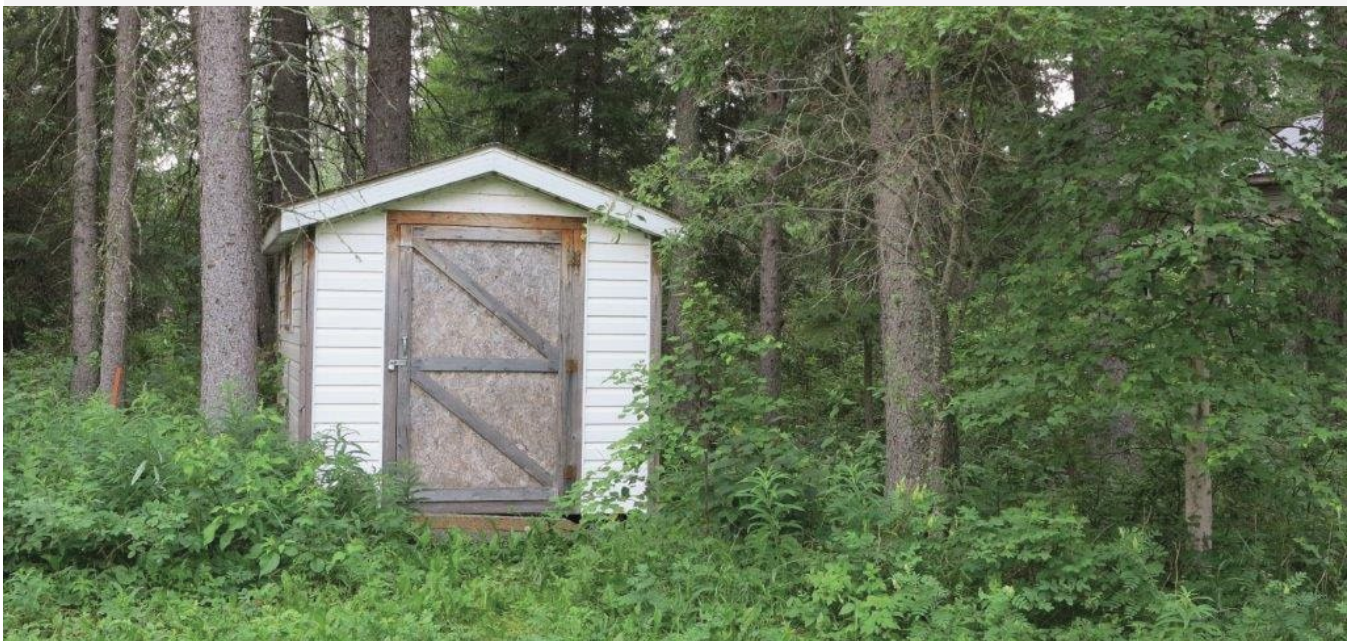
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 8 304 Aspen Bay

Spacious cul-de-sac lot set in the spruce close to the lakeshore in the Sandy Point subdivision, Brightsand Lake SK. Environmental reserve between lot and shoreline. Small shed on property.

Family friendly community with a number of year around residents. Brightsand is a spring fed lake resulting in clear and clean water. Underground power to boundary. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 7 306 Aspen Bay

Spacious cul-de-sac lot set in the spruce close to the lakeshore in the Sandy Point subdivision, Brightsand Lake SK. Environmental reserve between lot and shoreline.

Family friendly community with a number of year around residents. Brightsand is a spring fed lake resulting in clear and clean water. Underground power to boundary. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. For more information, please contact the RM office in Turtleford.





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 7 Willow Bay

Large, lakefront lot in the popular Sandy Point subdivision of Brightsand Lake, SK. Power to property line. Backs onto public reserve and then a short walk to the beach on the well maintained path system. GST applies to sale price.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 10 Oak Bay

This 61'x139' lot sits in the towering spruce, and only a short walk to the beach with in the popular Sandy Point subdivision of Brightsand Lake, SK. Underground power to property line. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 12 Oak Bay

This 61'x139' lot sits in the towering spruce, and only a short walk to the beach with in the popular Sandy Point subdivision of Brightsand Lake, SK. Underground power to property line. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 14 Oak Bay

This 61'x139' lot sits in the towering spruce, and only a short walk to the beach with in the popular Sandy Point subdivision of Brightsand Lake, SK. Underground power to property line. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.

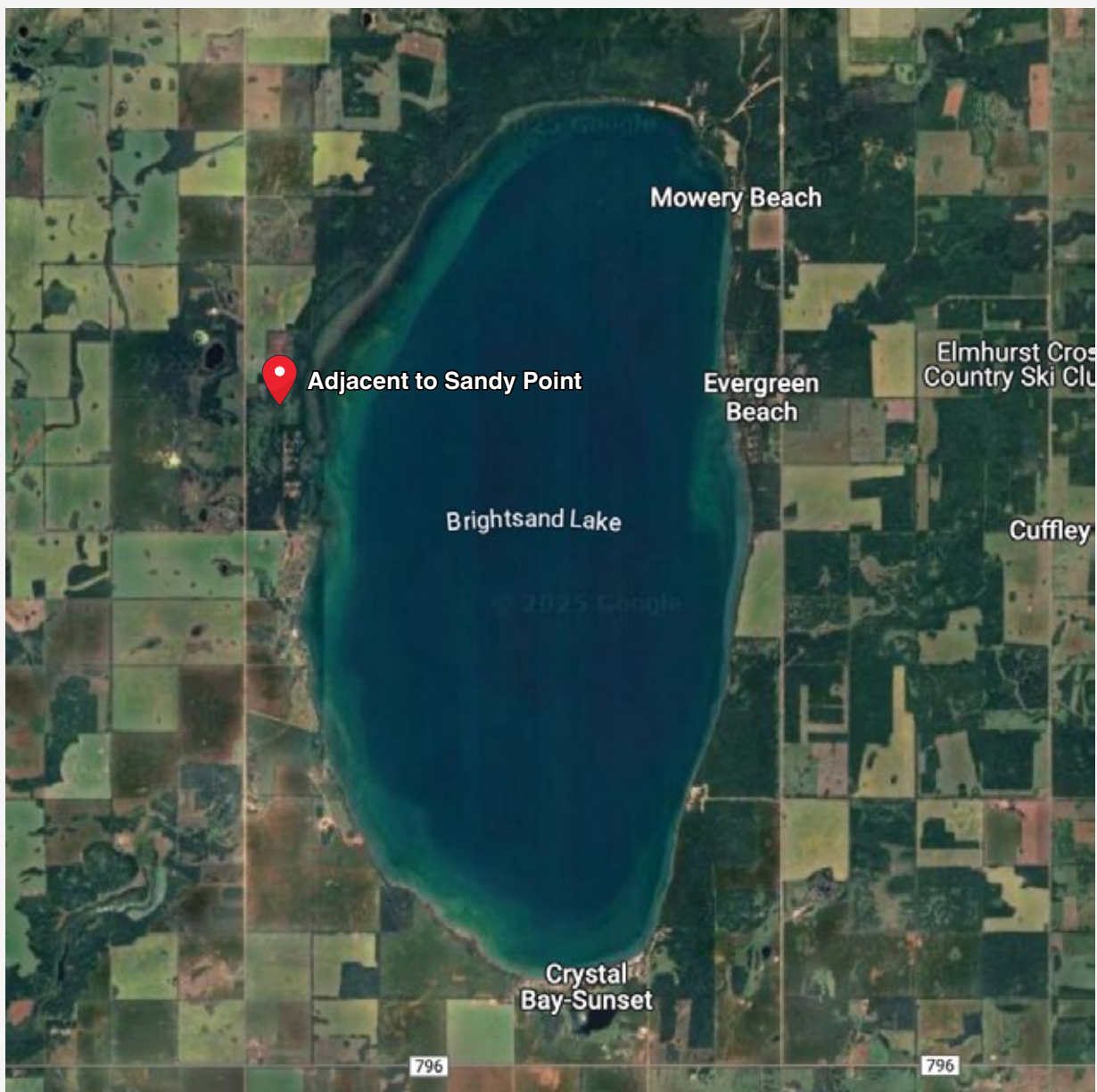




# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Adjacent to SANDY POINT SUBDIVISION



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Parcel D Marie Hanson Rd

Adjacent to the Sandy Point subdivision on the west side of Brightsand Lake, SK., this 165'x665' parcel would make a great spot for a family residence but the balance may be used for seasonal camping or the potential development of a bed and breakfast, pending RM approval. Underground power in place. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Parcel E Marie Hanson Rd

Adjacent to the Sandy Point subdivision on the west side of Brightsand Lake, SK., this 165'x654' parcel would make a great spot for a residence but the balance may be used for seasonal camping or the potential development of a bed and breakfast, pending RM approval. Underground power in place. GST applies.

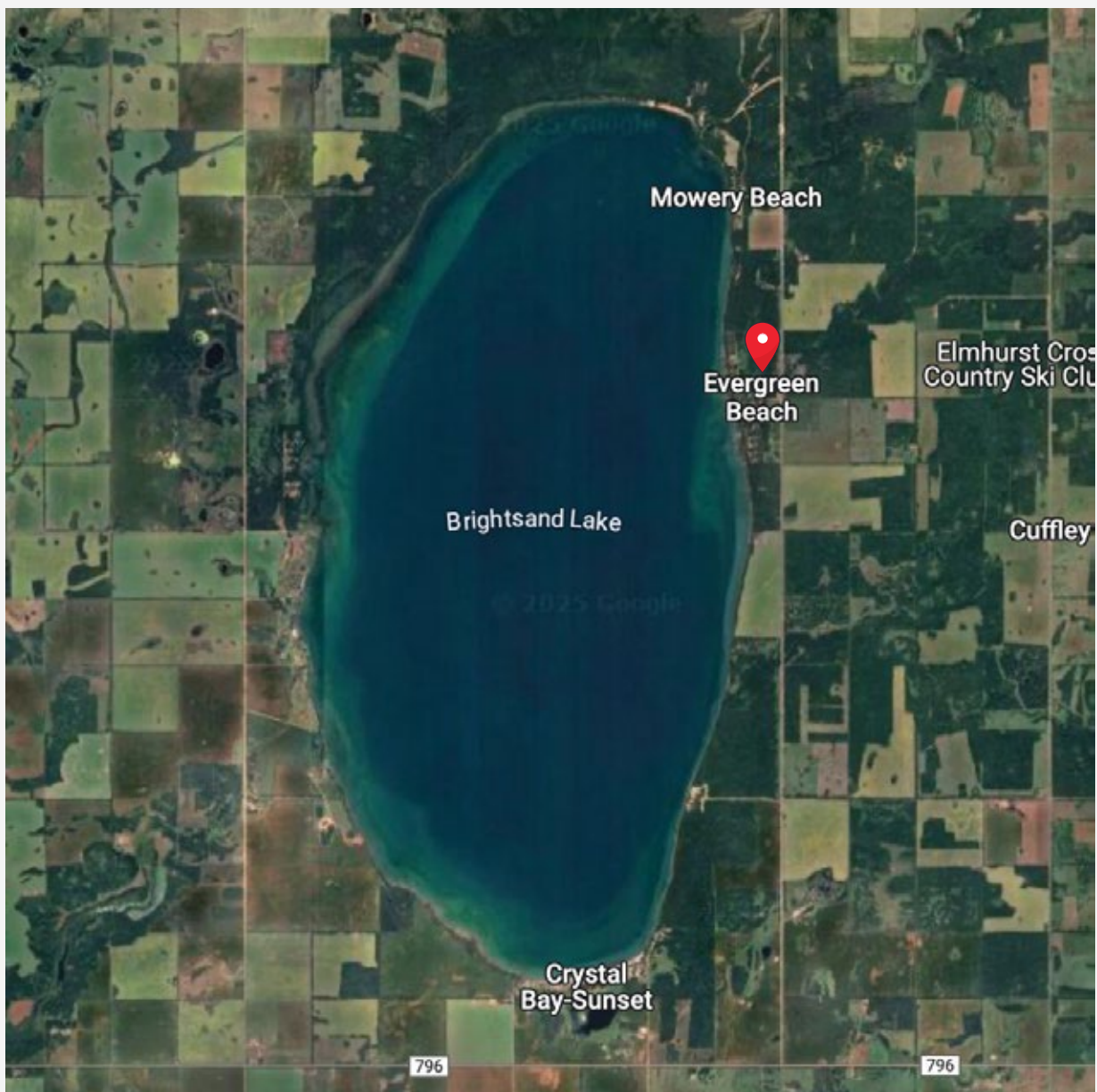
Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## EVERGREEN BEACH SUBDIVISION





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 24 Bodnar Road

71'x131' lot in the Evergreen Beach subdivision of Brightsand Lake, SK. Set in the mature spruce, this lot has public reserve area to the west and south. Power and gas to property line. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 25 Bodnar Road

Large, treed lot on Bodnar Road in the Evergreen Beach subdivision of Brightsand Lake, SK. Power to property line. GST applies to sale price.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## 📍 Lot 27 Bodnar Road

71'x131' lot in the Evergreen Beach subdivision of Brightsand Lake, SK. Set in the mature spruce. Power and gas to property line. GST applies.

Prospective buyers are advised that lots within the Lakeshore Development District are primarily zoned for residential use and the Rural Municipality of Mervin expects owners to only place an RV on the property while constructing a single-detached dwelling. Single-detached dwellings are defined as including Ready-to-Move (RTM) residential buildings but not including single and double wide modular homes or mobile homes. For more information, please contact the RM office in Turtleford.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SUNNY ACRES SUBDIVISION

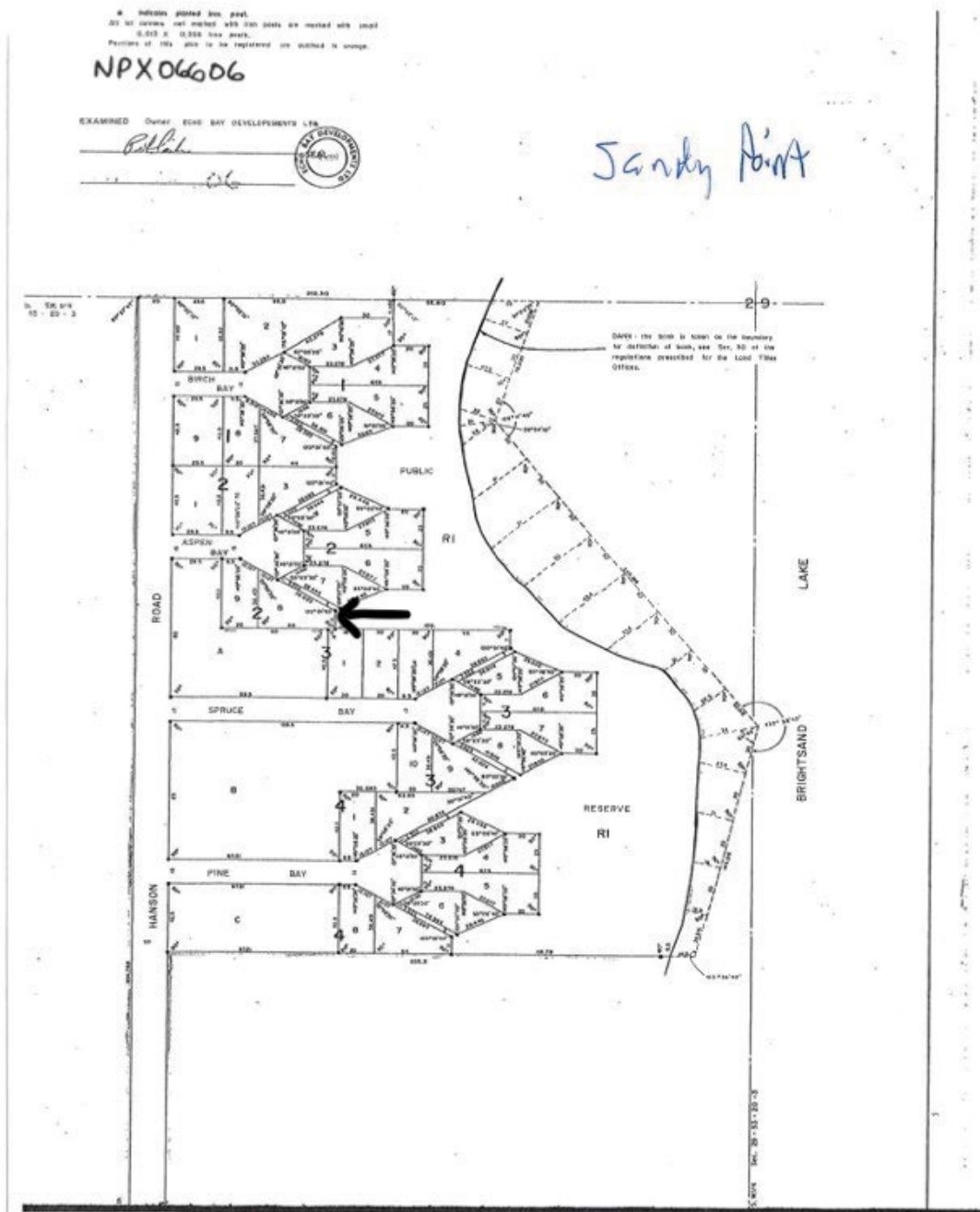




# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Sandy Point Map



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 8 304 Aspen Bay

2/25/25, 12:00 PM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### ***Province of Saskatchewan Land Titles Registry Title***

**Title #:** 154252391

**Title Status:** Active

**Parcel Type:** Surface

**Parcel Value:** \$43,750.00 CAD

**Title Value:** \$43,750.00 CAD

**Converted Title:** 99B13643

**Previous Title and/or Abstract #:** 142725832

**As of:** 25 Feb 2025 13:00:21

**Last Amendment Date:** 09 Jul 2021 10:54:05.396

**Issued:** 09 Jul 2021 10:54:05.303

**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel  
#128247329

Reference Land Description: Lot 7 Blk/Par 2 Plan No 83B04601 Extension 0  
As described on Certificate of Title 99B13643.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### **Registered Interests:**

None

#### **Addresses for Service:**

##### **Name**

##### **Owner:**

WALKING STICK DEVELOPMENTS LTD.

Client #: 119558616

##### **Address**

P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK,  
Canada S9V 1K6

#### **Notes:**

Parcel Class Code: Parcel (Generic)





# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 8 304 Aspen Bay

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b>	<b>UNORGANIZED RESORT HAMLET OF SANDY</b>	<b>Assessment ID Number :</b>	<b>499SA-353500850</b>	<b>PID:</b>	<b>204975080</b>
	<b>Civic Address:</b> 304 ASPEN Bay	<b>Title Acres:</b>		<b>Reviewed:</b>	16-Aug-2018
	<b>Legal Location:</b> Lot 08 Block 02 Plan 83B04601 Sup	<b>School Division:</b>	203	<b>Change Reason:</b>	
	<b>Supplementary:</b>	<b>Neighbourhood:</b>	499SA-101	<b>Year / Frozen ID:</b>	2024/-32560
		<b>Overall PUSE:</b>	1010	<b>Predom Code:</b>	
		<b>Call Back Year:</b>		<b>Method in Use:</b>	C.A.M.A. - Cost



### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$9.88 Urban - Square Foot Lump Sum: 0.00	Std.Parcel Size: 9,311.00 Land Size Multiplier: 168 Adjustment reason:	1	S	Taxable
		11,367.00					

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$98,100		1	Seasonal Residential	80%	\$78,480				Taxable
<b>Total of Assessed Values:</b>	<b>\$98,100</b>					<b>\$78,480</b>				
					<b>Total of Taxable/Exempt Values:</b>	<b>\$78,480</b>				

# BRIGHTSAND LAKE

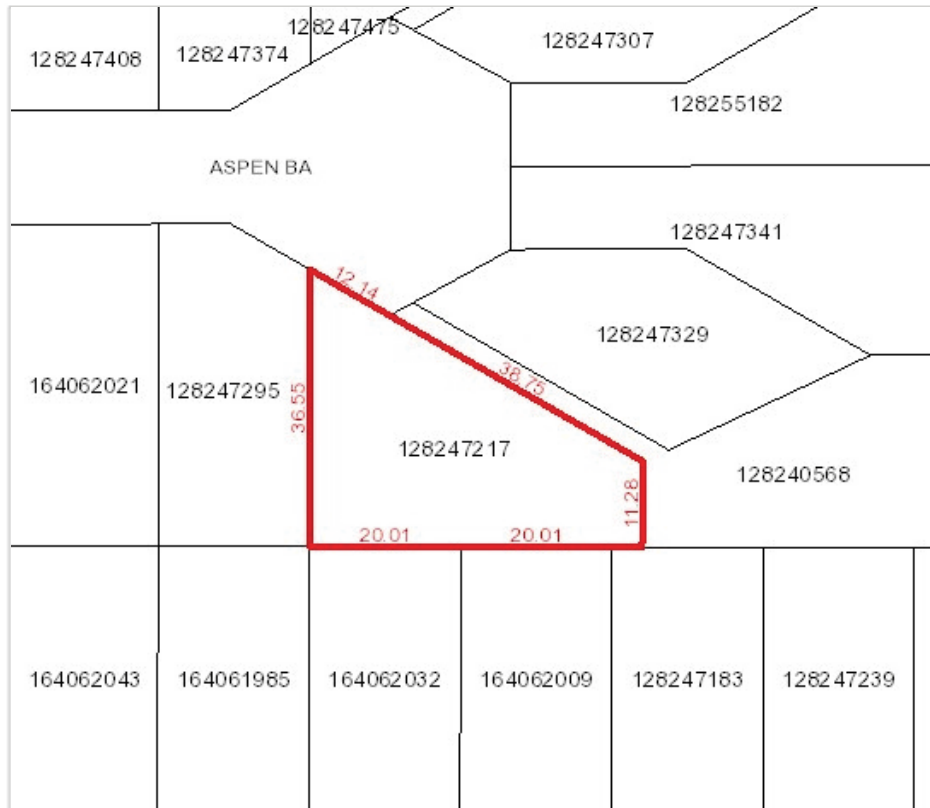
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 8 304 Aspen Bay



**Surface Parcel Number: 128247217**

REQUEST DATE: Mon Jul 19 14:26:11 GMT-06:00 2021



**Owner Name(s) :** WALKING STICK DEVELOPMENTS LTD.

**Municipality :** RM OF MERVIN NO. 499

**Title Number(s) :** 154252403

**Parcel Class :** Parcel (Generic)

**Land Description :** Lot 8-Blk/Par 2-Plan 83B04601 Ext 0

**Source Quarter Section :** SW-29-53-20-3

**Commodity/Unit :** Not Applicable

**Area :** 0.106 hectares (0.26 acres)

**Converted Title Number :** 99B13643

**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY it is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 7 306 Aspen Bay

2/25/25, 12:00 PM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 154252391  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$43,750.00 CAD  
**Title Value:** \$43,750.00 CAD  
**Converted Title:** 99B13643  
**Previous Title and/or Abstract #:** 142725832  
**As of:** 25 Feb 2025 13:00:21  
**Last Amendment Date:** 09 Jul 2021 10:54:05.396  
**Issued:** 09 Jul 2021 10:54:05.303  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #128247329

Reference Land Description: Lot 7 Blk/Par 2 Plan No 83B04601 Extension 0  
As described on Certificate of Title 99B13643.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

None

#### Addresses for Service:

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
Client #: 119558616	

#### Notes:

Parcel Class Code: Parcel (Generic)



# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 7 306 Aspen Bay

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

Municipality Name: <b>UNORGANIZED RESORT HAMLET OF SANDY</b>				Assessment ID Number : <b>499SA-353500800</b>		PID: <b>204975072</b>	
	Civic Address: 306 ASPEN Bay			Title Acres:		Reviewed:	16-Aug-2018
	Legal Location: Lot 07 Block 02 Plan 83B04601 Sup			School Division: 203		Change Reason:	Reinspection
	Supplementary:			Neighbourhood: 499SA-101		Year / Frozen ID:	2024/-32560
				Overall PUSE: 1010		Predom Code:	
				Call Back Year:		Method in Use:	C.A.M.A. - Cost

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information	Liability Subdivision	Tax Class	Tax Status
/ 1	Residential Land	Square Footage	Prime Rate:	\$9.88	Std. Parcel Size: 9,311.00	1	S	Taxable
		Width(ft)	Urban - Square Foot		Land Size Multiplier: 168			
		Side 1 (ft)			Adjustment reason:			
		Side 2 (ft)	Lump Sum:		0.00			
		Area/Units	9,591.00					

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$92,900		1	Seasonal Residential	80%	\$74,320				Taxable
Total of Assessed Values:	\$92,900				Total of Taxable/Exempt Values:	\$74,320				



# BRIGHTSAND LAKE

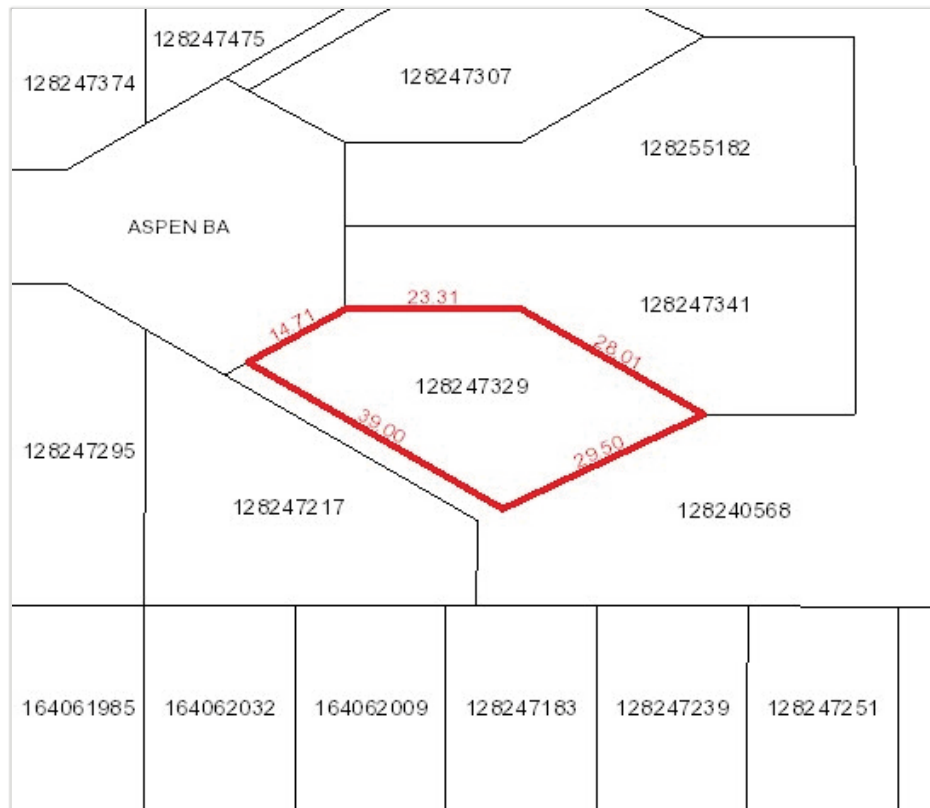
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 7 306 Aspen Bay



**Surface Parcel Number: 128247329**

REQUEST DATE: Mon Jul 19 14:24:51 GMT-06:00 2021



**Owner Name(s) :** WALKING STICK DEVELOPMENTS LTD.

**Municipality :** RM OF MERVIN NO. 499

**Area :** 0.089 hectares (0.22 acres)

**Title Number(s) :** 154252391

**Converted Title Number :** 99B13643

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 7-Blk/Par 2-Plan 83B04601 Ext 0

**Source Quarter Section :** SW-29-53-20-3

**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 7 Willow Bay

2/25/25, 11:53 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

<b>Title #:</b> 138015963	<b>As of:</b> 25 Feb 2025 12:53:22
<b>Title Status:</b> Active	<b>Last Amendment Date:</b> 26 Aug 2009 09:59:56.943
<b>Parcel Type:</b> Surface	<b>Issued:</b> 26 Aug 2009 09:59:56.380
<b>Parcel Value:</b> \$35,000.00 CAD	
<b>Title Value:</b> \$35,000.00 CAD	<b>Municipality:</b> RM OF MERVIN NO. 499
<b>Converted Title:</b> 00B04081	
<b>Previous Title and/or Abstract #:</b> 137439535	

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #128239690

Reference Land Description: Lot 7 Blk/Par 6 Plan No 83B14088 Extension 0  
As described on Certificate of Title 00B04081.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

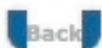
None

**Addresses for Service:**

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
Client #: 119558616	

**Notes:**

Parcel Class Code: Parcel (Generic)





# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 7 Willow Bay

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b>	<b>UNORGANIZED RESORT HAMLET OF SANDY</b>			<b>Assessment ID Number :</b>	<b>499SA-353503250</b>	<b>PID:</b>	<b>204589402</b>
	<b>Civic Address:</b>	618 WILLOW Bay			<b>Title Acres:</b>	<b>Reviewed:</b>	29-Aug-2018
	<b>Legal Location:</b>	Lot 7	Block 06	Plan 83B14088	Sup	<b>School Division:</b>	203
	<b>Supplementary:</b>					<b>Neighbourhood:</b>	499SA-101
						<b>Overall PUSE:</b>	1010
						<b>Predom Code:</b>	
						<b>Method in Use:</b>	C.A.M.A. - Cost
						<b>Call Back Year:</b>	

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
07 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$9.88 Urban - Square Foot Lump Sum: 0.00	Std. Parcel Size: 9,311.00 Land Size Multiplier: 168 Adjustment reason:	1	S	Taxable
		9,580.00					

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$92,800		1	Seasonal Residential	80%	\$74,240				Taxable
Total of Assessed Values:	\$92,800					\$74,240				
					Total of Taxable/Exempt Values:	\$74,240				





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 10 Oak Bay

2/25/25, 11:52 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 137799477  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$60,000.00 CAD  
**Title Value:** \$60,000.00 CAD  
**Converted Title:** 90B06235  
**Previous Title and/or Abstract #:** 135209965  
**As of:** 25 Feb 2025 12:52:17  
**Last Amendment Date:** 20 Jul 2009 12:05:21.540  
**Issued:** 20 Jul 2009 12:05:21.336  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164164989

Reference Land Description: Lot 10 Blk/Par 8 Plan No 101957339 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

**Interest #:**  
**148065914**  
**Power Corporation Act Easement (s.23)**  
**Value:** N/A  
**Reg'd:** 11 Mar 2005 10:23:04  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 SASKATCHEWAN POWER CORPORATION  
 2025 VICTORIA AVE  
 REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618

**Int. Register #:** 109647568  
**Feature #:** 100152234

#### Addresses for Service:

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD. Client #: 119558616	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6

#### Notes:

Parcel Class Code: Parcel (Generic)



# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 10 Oak Bay

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> UNORGANIZED RESORT HAMLET OF SANDY				<b>Assessment ID Number :</b> 499SA-353503250		<b>PID:</b> 204589402	
	<b>Civic Address:</b> 618 WILLOW Bay			<b>Title Acres:</b>		<b>Reviewed:</b> 29-Aug-2018	
	<b>Legal Location:</b> Lot 7 Block 06 Plan 83B14088 Sup			<b>School Division:</b> 203		<b>Change Reason:</b> Reinspection	
	<b>Supplementary:</b>			<b>Neighbourhood:</b> 499SA-101		<b>Year / Frozen ID:</b> 2024/-32560	
				<b>Overall PUSE:</b> 1010		<b>Predom Code:</b>	
				<b>Call Back Year:</b>		<b>Method in Use:</b> C.A.M.A. - Cost	

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors		Other Information		Liability Subdivision	Tax Class	Tax Status
07 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate:	\$9.88	Std.Parcel Size:	9,311.00	1	S	Taxable
			Urban - Square Foot		Land Size Multiplier:	168			
			Lump Sum:	0.00	Adjustment reason:				
		9,580.00							

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$92,800		1	Seasonal Residential	80%	\$74,240				Taxable
Total of Assessed Values:	\$92,800				Total of Taxable/Exempt Values:	\$74,240				





# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 12 Oak Bay

7/7/2021

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 137799691  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$60,000.00 CAD  
**Title Value:** \$60,000.00 CAD  
**Converted Title:** 90B06235  
**Previous Title and/or Abstract #:** 135209965  
**As of:** 07 Jul 2021 15:40:34  
**Last Amendment Date:** 20 Jul 2009 12:05:22.133  
**Issued:** 20 Jul 2009 12:05:21.930  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164165003

Reference Land Description: Lot 12 Blk/Par 8 Plan No 101957339 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

**Interest #:** 148066555  
**Power Corporation Act Easement (s.23)**  
**Value:** N/A  
**Reg'd:** 11 Mar 2005 10:23:04  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A  
**Holder:**  
SASKATCHEWAN POWER CORPORATION  
2025 VICTORIA AVE  
REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618  
**Int. Register #:** 109647568  
**Feature #:** 100152234

#### Addresses for Service:

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
<b>Client #:</b> 119558616	

#### Notes:

Parcel Class Code: Parcel (Generic)



# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 12 Oak Bay

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> UNORGANIZED RESORT HAMLET OF SANDY	<b>Assessment ID Number :</b> 499SA-353504190	<b>PID:</b> 511015371
	<b>Civic Address:</b> Oak Bay <b>Legal Location:</b> Lot 12 Block 8 Plan 101957339 Sup <b>Supplementary:</b> ISC Pcl #164165003	<b>Title Acres:</b> <b>School Division:</b> 203 <b>Neighbourhood:</b> 499SA-102 <b>Overall PUSE:</b> 1010 <b>Call Back Year:</b>
		<b>Reviewed:</b> 11-Sep-2018 <b>Change Reason:</b> Reinspection <b>Year / Frozen ID:</b> 2024/-32560 <b>Predom Code:</b> <b>Method in Use:</b> C.A.M.A. - Cost



### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
12 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 8,633.00	Prime Rate: \$5.67 Urban - Square Foot	Std.Parcel Size: 10,312.00 Land Size Multiplier: 168 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$49,000		1	Seasonal Residential	80%	\$39,200				Taxable
<b>Total of Assessed Values:</b>	<b>\$49,000</b>				<b>Total of Taxable/Exempt Values:</b>	<b>\$39,200</b>				



# BRIGHTSAND LAKE

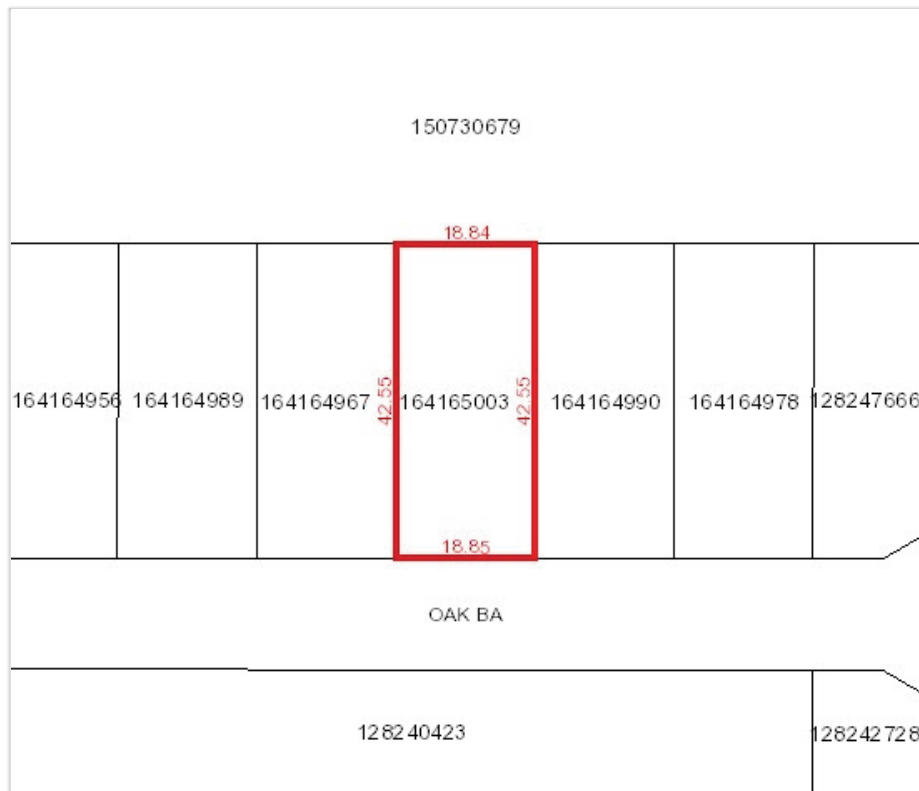
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 12 Oak Bay



**Surface Parcel Number: 164165003**

REQUEST DATE: Wed Jul 7 15:39:55 GMT-06:00 2021



**Owner Name(s) :** WALKING STICK DEVELOPMENTS LTD.

**Municipality :** RM OF MERVIN NO. 499

**Area :** 0.08 hectares (0.2 acres)

**Title Number(s) :** 137799691

**Converted Title Number :** 90B06235

**Parcel Class :** Parcel (Generic)

**Ownership Share :** 1:1

**Land Description :** Lot 12-Blk/Par 8-Plan 101957339 Ext 0

**Source Quarter Section :** NW-29-53-20-3

**Commodity/Unit :** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 14 Oak Bay

2/24/25, 11:34 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 137799444  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$60,000.00 CAD  
**Title Value:** \$60,000.00 CAD  
**Converted Title:** 90B06235  
**Previous Title and/or Abstract #:** 135209965  
**As of:** 24 Feb 2025 12:34:03  
**Last Amendment Date:** 20 Jul 2009 12:05:21.243  
**Issued:** 20 Jul 2009 12:05:21.040  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164164978

Reference Land Description: Lot 14 Blk/Par 8 Plan No 101957339 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

**Interest #:** 148065857  
**Power Corporation Act Easement (s.23)**  
**Value:** N/A  
**Reg'd:** 11 Mar 2005 10:23:04  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 SASKATCHEWAN POWER CORPORATION  
 2025 VICTORIA AVE  
 REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618

**Int. Register #:** 109647568  
**Feature #:** 100152234

#### Addresses for Service:

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD. Client #: 119558616	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6

#### Notes:

Parcel Class Code: Parcel (Generic)



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 14 Oak Bay

### Property Report

Print Date: 11-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> UNORGANIZED RESORT HAMLET OF SANDY	<b>Assessment ID Number :</b> 499SA-353504210	<b>PID:</b> 511015373
<b>Civic Address:</b> Oak Bay	<b>Title Acres:</b>	<b>Reviewed:</b> 11-Sep-2018
<b>Legal Location:</b> Lot 14 Block 8 Plan 101957339 Sup	<b>School Division:</b> 203	<b>Change Reason:</b> Reinspection
<b>Supplementary:</b> ISC Pcl #164164978	<b>Neighbourhood:</b> 499SA-102	<b>Year / Frozen ID:</b> 2024/-32560
	<b>Overall PUSE:</b> 1010	<b>Predom Code:</b>
	<b>Call Back Year:</b>	<b>Method in Use:</b> C.A.M.A. - Cost



### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
14 / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units	Prime Rate: \$5.67 Urban - Square Foot	Std.Parcel Size: 10,312.00 Land Size Multiplier: 168 Adjustment reason:	1	S	Taxable
		8,633.00					

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$49,000		1	Seasonal Residential	80%	\$39,200				Taxable
Total of Assessed Values:	\$49,000					\$39,200				
					Total of Taxable/Exempt Values:	\$39,200				



# BRIGHTSAND LAKE

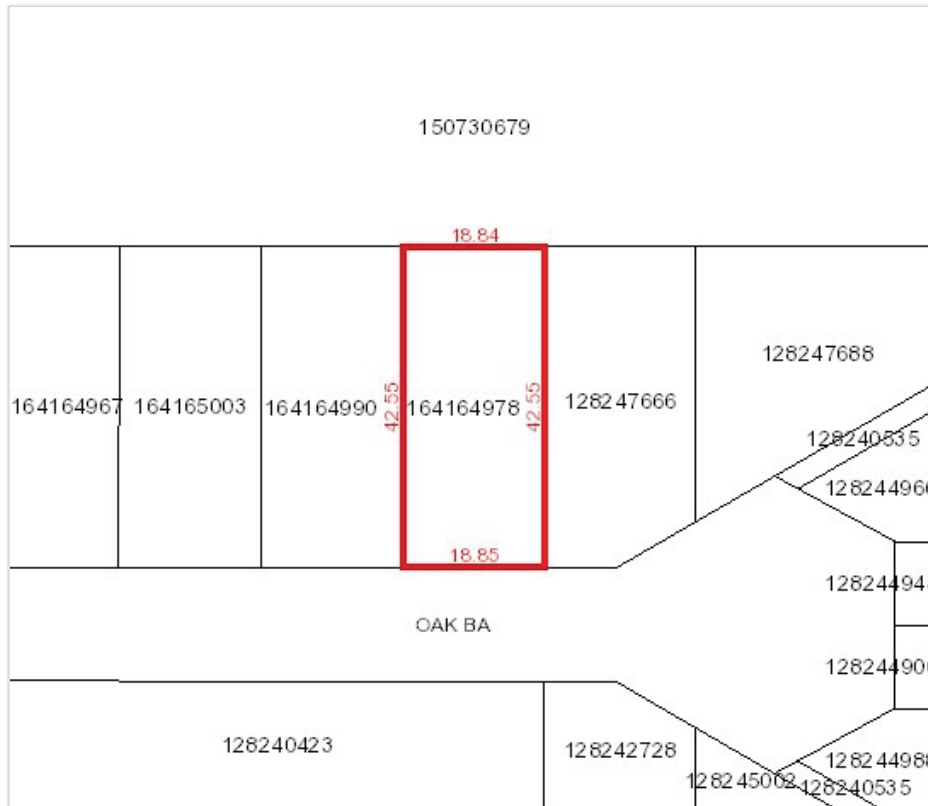
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 14 Oak Bay



**Surface Parcel Number: 164164978**

REQUEST DATE: Tue Feb 11 10:36:41 GMT-06:00 2025



**Owner Name(s) :** WALKING STICK DEVELOPMENTS LTD.

**Municipality :** RM OF MERVIN NO. 499

**Title Number(s) :** 137799444

**Parcel Class :** Parcel (Generic)

**Land Description :** Lot 14-Blk/Par 8-Plan 101957339 Ext 0

**Source Quarter Section :** NW-29-53-20-3

**Commodity/Unit :** Not Applicable

**Area :** 0.08 hectares (0.2 acres)

**Converted Title Number :** 90B06235

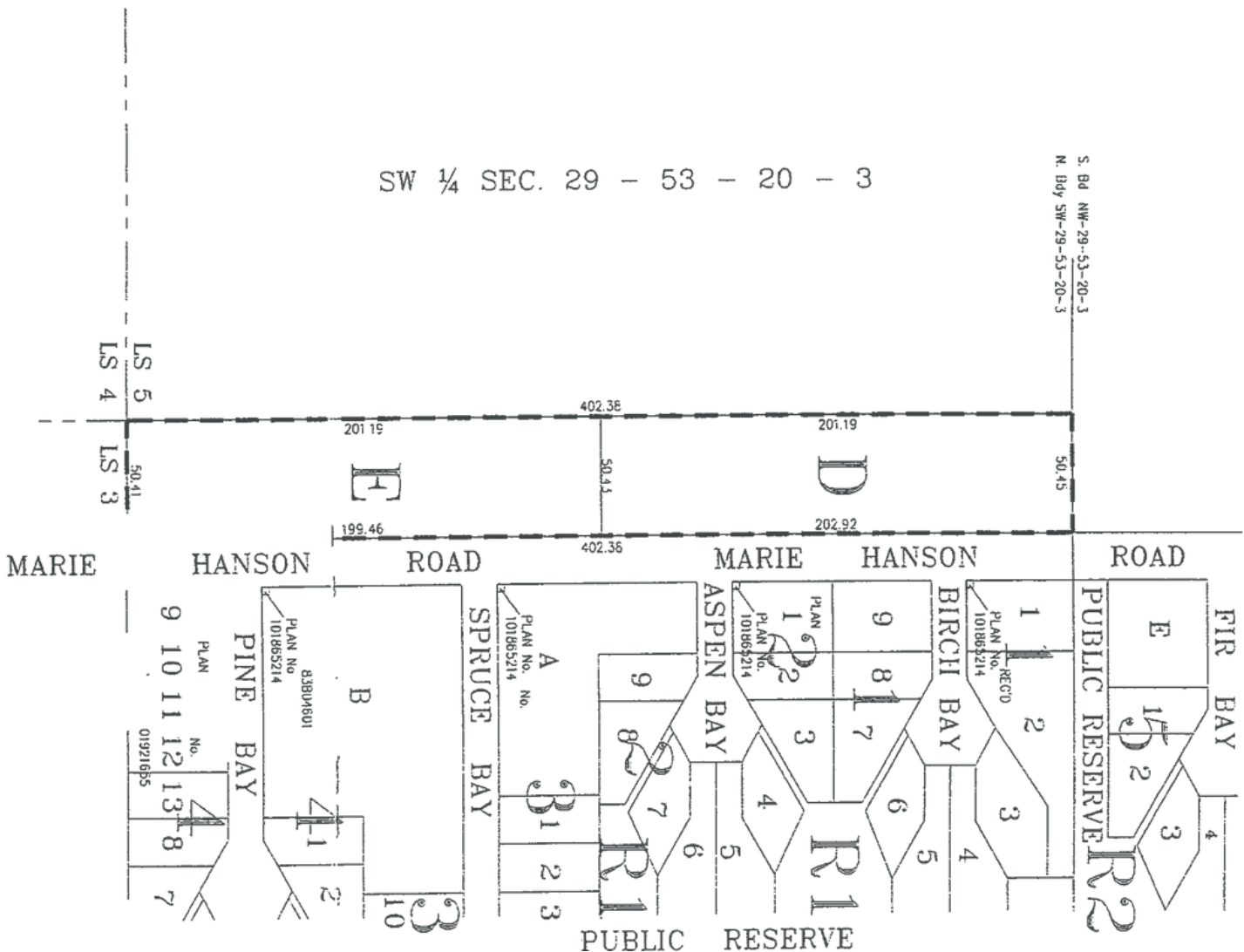
**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Plan Map for Marie Hanson Rd



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Parcel D Marie Hanson Rd

2/25/25, 11:58 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 140360475  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$100,000.00 CAD  
**Title Value:** \$100,000.00 CAD  
**Converted Title:** 92B17769  
**Previous Title and/or Abstract #:** 134971117  
**As of:** 25 Feb 2025 12:58:35  
**Last Amendment Date:** 23 Feb 2011 11:36:06.420  
**Issued:** 23 Feb 2011 11:36:06.330  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164792324

Reference Land Description: Blk/Par D Plan No 102020083 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### **Registered Interests:**

None

#### **Addresses for Service:**

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6

Client #: 119558616

#### **Notes:**

Parcel Class Code: Parcel (Generic)





# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Parcel D Marie Hanson Rd.

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> RM OF MERVIN (RM)			<b>Assessment ID Number :</b> 499-001329403		<b>PID:</b> 511009118
			<b>Civic Address:</b>	<b>Title Acres:</b> 2.51	<b>Reviewed:</b> 27-Sep-2018
<b>Legal Location:</b> Parcel D Block Plan 102020083 Sup				<b>School Division:</b> 203	<b>Change Reason:</b> Reinspection
<b>Supplementary:</b> SW 29-53-20-W3				<b>Neighbourhood:</b> 499-112	<b>Year / Frozen ID:</b> 2024/-32560
ISC PCL # 164792324				<b>Overall PUSE:</b> 0350	<b>Predom Code:</b>
W OF SANDY POINT					<b>Method in Use:</b> C.A.M.A. - Cost
				<b>Call Back Year:</b>	

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
D / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 109,335.00	Prime Rate: \$1.86 Urban - Square Foot	Std. Parcel Size: 59,196.00 Land Size Multiplier: 184 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$121,500		1	Seasonal Residential	80%	\$97,200				Taxable
Total of Assessed Values:	\$121,500				Total of Taxable/Exempt Values:	\$97,200				

# BRIGHTSAND LAKE

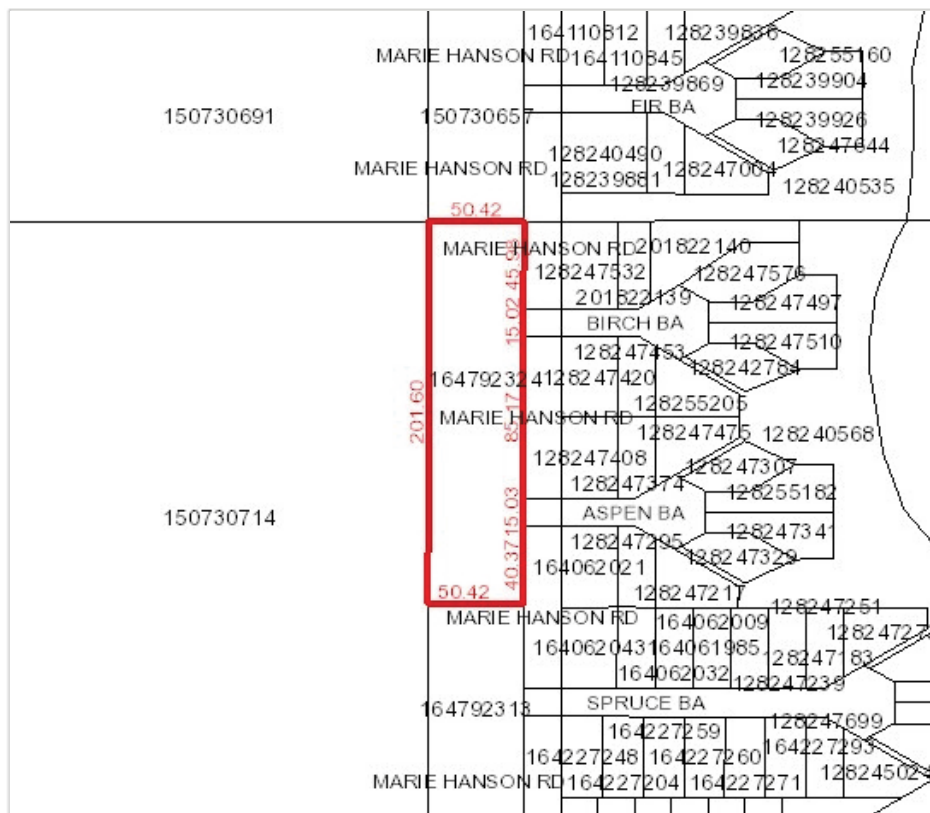
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Parcel D Marie Hanson Rd.



**Surface Parcel Number: 164792324**

REQUEST DATE: Mon Feb 24 15:12:00 GMT-06:00 2025



**Owner Name(s) :** WALKING STICK DEVELOPMENTS LTD.

**Municipality :** RM OF MERVIN NO. 499

**Title Number(s) :** 140360475

**Parcel Class :** Parcel (Generic)

**Land Description :** Blk/Par D-Plan 102020083 Ext 0

**Source Quarter Section :** SW-29-53-20-3

**Commodity/Unit :** Not Applicable

**Area :** 1.016 hectares (2.51 acres)

**Converted Title Number :** 92B17769

**Ownership Share :** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Parcel E Marie Hanson Rd

2/25/25, 11:56 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 140360464  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$100,000.00 CAD  
**Title Value:** \$100,000.00 CAD  
**Converted Title:** 92B17769  
**Previous Title and/or Abstract #:** 134971117  
**As of:** 25 Feb 2025 12:56:28  
**Last Amendment Date:** 23 Feb 2011 11:36:06.153  
**Issued:** 23 Feb 2011 11:36:06.026  
**Municipality:** RM OF MERVIN NO. 499

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164792313

Reference Land Description: Blk/Par E Plan No 102020083 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### **Registered Interests:**

None

#### **Addresses for Service:**

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
Client #: 119558616	

#### **Notes:**

Parcel Class Code: Parcel (Generic)





# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Parcel E Marie Hanson Rd.

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> RM OF MERVIN (RM)		<b>Assessment ID Number :</b> 499-001329404		<b>PID:</b> 511009121	
		<b>Civic Address:</b>	<b>Title Acres:</b> 2.51	<b>Reviewed:</b>	27-Sep-2018
<b>Legal Location:</b> Parcel E Block Plan 102020083 Sup			<b>School Division:</b> 203	<b>Change Reason:</b>	Reinspection
<b>Supplementary:</b> SW 29-53-20-W3			<b>Neighbourhood:</b> 499-112	<b>Year / Frozen ID:</b>	2024/-32560
ISC PCL # 164729313			<b>Overall PUSE:</b> 0350	<b>Predom Code:</b>	
W OF SANDY POINT RESORT			<b>Call Back Year:</b>	<b>Method in Use:</b>	C.A.M.A. - Cost

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
E / 1	Residential Land	Square Footage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 109,335.00	Prime Rate: \$1.86 Urban - Square Foot	Std.Parcel Size: 59,196.00 Land Size Multiplier: 184 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$121,500		1	Seasonal Residential	80%	\$97,200				Taxable
Total of Assessed Values:	\$121,500				Total of Taxable/Exempt Values:	\$97,200				

# BRIGHTSAND LAKE

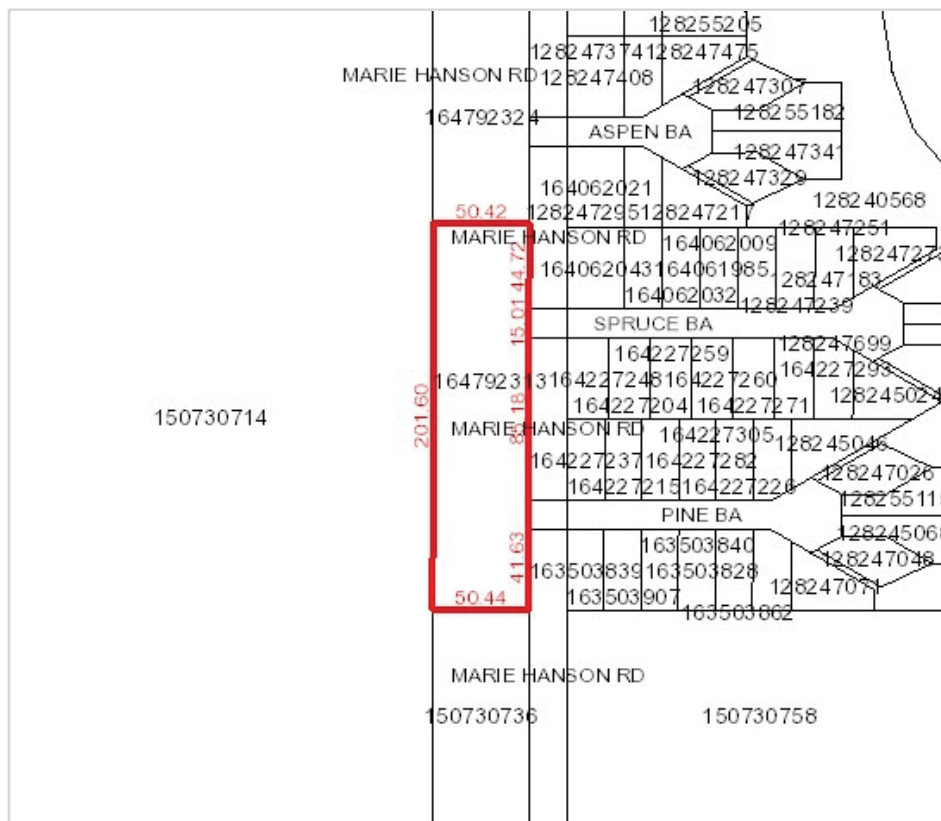
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Parcel E Marie Hanson Rd.



**Surface Parcel Number: 164792313**

REQUEST DATE: Mon Feb 24 15:12:53 GMT-06:00 2025



**Owner Name(s):** WALKING STICK DEVELOPMENTS LTD.

**Municipality:** RM OF MERVIN NO. 499

**Title Number(s):** 140360464

**Parcel Class:** Parcel (Generic)

**Land Description:** Blk/Par E-Plan 102020083 Ext 0

**Source Quarter Section:** SW-29-53-20-3

**Commodity/Unit:** Not Applicable

**Area:** 1.017 hectares (2.51 acres)

**Converted Title Number:** 92B17769

**Ownership Share:** 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 24 Bodnar Road

2/25/25, 11:55 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

### Province of Saskatchewan Land Titles Registry Title

**Title #:** 138910260  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$60,000.00 CAD  
**Title Value:** \$60,000.00 CAD  
**Converted Title:** 00B19776  
**Previous Title and/or Abstract #:** 132025700

**As of:** 25 Feb 2025 12:55:23  
**Last Amendment Date:** 19 Feb 2010 15:13:23.703  
**Issued:** 19 Feb 2010 15:13:23.470

**Municipality:** ORGANIZED HAMLET OF EVERGREEN  
 BRIGHTSAND

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel  
 #164395974

Reference Land Description: Lot 24 Blk/Par 7 Plan No 101980223 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and  
 interests mentioned in section 14 of *The Land Titles Act, 2000*.

#### Registered Interests:

**Interest #:**  
**150535212**

CNV Restrictive Covenant

**Value:** N/A  
**Reg'd:** 23 Jul 1981 00:16:00  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 Echo Bay Developments Ltd.  
 Box 128  
 Shell Lake, Saskatchewan, Canada S0J 2G0  
**Client #:** 105964027

**Int. Register #:** 104561827  
**Converted Instrument #:** 81B09603

#### Addresses for Service:

Name	Address
<b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.	P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
<b>Client #:</b> 119558616	

#### Notes:

Parcel Class Code: Parcel (Generic)





# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 24 Bodnar Road

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> ORGANIZED RESORT HAMLET OF EVERGREEN		<b>Assessment ID Number :</b> 499EG-252606920		<b>PID:</b> 511015322	
		<b>Civic Address:</b> Bodnar Rd		<b>Title Acres:</b>	
<b>Legal Location:</b> Lot 24 Block 7 Plan 101980223 Sup		<b>School Division:</b> 203		<b>Reviewed:</b> 12-Jul-2018	
<b>Supplementary:</b>		<b>Neighbourhood:</b> 499EG-102		<b>Change Reason:</b> Reinspection	
		<b>Overall PUSE:</b> 1010		<b>Year / Frozen ID:</b> 2024/-32560	
		<b>Call Back Year:</b>		<b>Predom Code:</b>	
				<b>Method in Use:</b> C.A.M.A. - Cost	

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
24 / 1	Residential Land	Square Footage Width(ft) 71.00 Side 1 (ft) 131.00 Side 2 (ft) Area/Units 11,808.00	Prime Rate: \$7.05 Urban - Square Foot	Std. Parcel Size: 8,482.00 Land Size Multiplier: 195 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$60,800		1	Seasonal Residential	80%	\$48,640				Taxable
Total of Assessed Values:	\$60,800				Total of Taxable/Exempt Values:	\$48,640				

# BRIGHTSAND LAKE

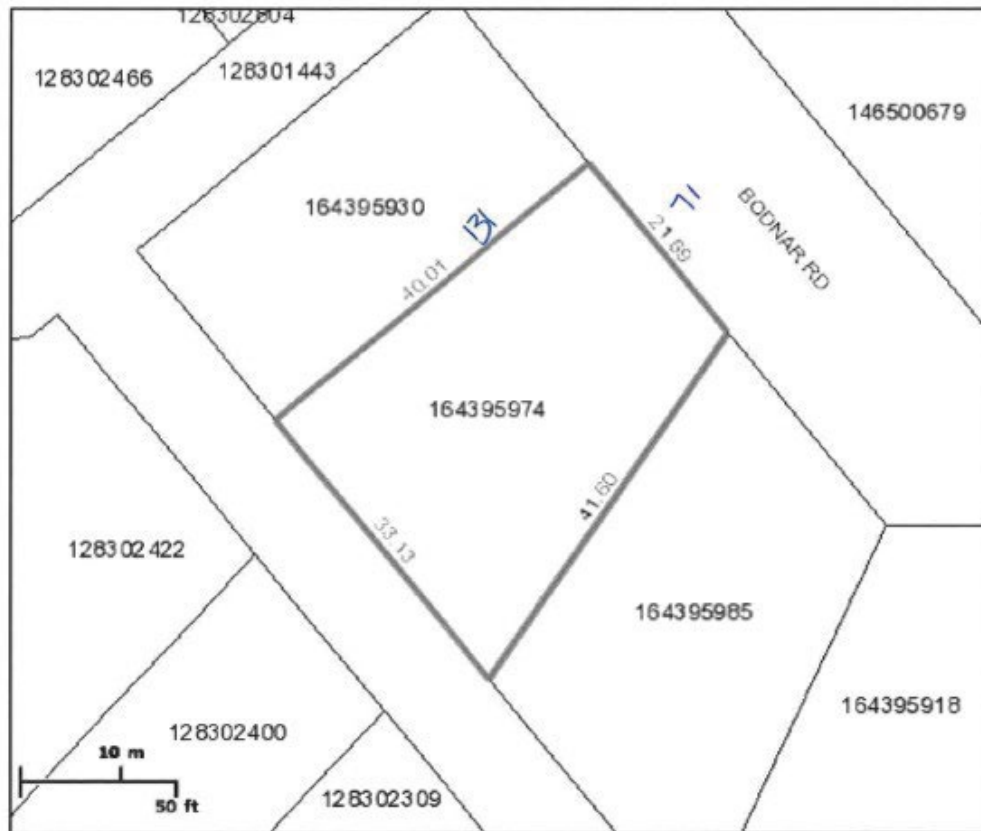
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 24 Bodnar Road



**Surface Parcel Number: 164395974**

REQUEST DATE: 06-Aug-2015 10:27:57 AM



**Owner Name(s):** WALKING STICK DEVELOPMENTS LTD.

**Municipality:** ORGANIZED HAMLET OF EVERGREEN BRIGHTSAND **Area:** 0.11 hectares (0.27 acres)

**Title Number(s):** 138910260

**Converted Title Number:** 00819776

**Parcel Class:** Parcel (Generic)

**Ownership Share:** 1:1

**Land Description:** Lot 24-Blk/Par 7-Plan 101980223 Ext 0

**Source Quarter Section:** SE-36-53-20-3

**Commodity/Unit:** Not Applicable

**DISCLAIMER:** THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and areas may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 25 Bodnar Road

2/25/25, 11:55 AM

apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#

**Province of Saskatchewan  
Land Titles Registry  
Title**

<b>Title #:</b> 138910271 <b>Title Status:</b> Active <b>Parcel Type:</b> Surface <b>Parcel Value:</b> \$60,000.00 CAD <b>Title Value:</b> \$60,000.00 CAD <b>Converted Title:</b> 00B19776 <b>Previous Title and/or Abstract #:</b> 132025700	<b>As of:</b> 25 Feb 2025 12:55:45 <b>Last Amendment Date:</b> 19 Feb 2010 15:13:24 <b>Issued:</b> 19 Feb 2010 15:13:23.783 <b>Municipality:</b> ORGANIZED HAMLET OF EVERGREEN BRIGHTSAND
--	---

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164395985

Reference Land Description: Lot 25 Blk/Par 7 Plan No 101980223 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

<b>Interest #:</b> <b>150535223</b>	CNV Restrictive Covenant  <b>Holder:</b> Echo Bay Developments Ltd. Box 128 Shell Lake, Saskatchewan, Canada S0J 2G0 <b>Client #:</b> 105964027	<b>Value:</b> N/A <b>Reg'd:</b> 23 Jul 1981 00:16:00 <b>Interest Register Amendment Date:</b> N/A <b>Interest Assignment Date:</b> N/A <b>Interest Scheduled Expiry Date:</b> N/A <b>Expiry Date:</b> N/A
--	---	--

**Int. Register #:** 104561827  
**Converted Instrument #:** 81809603

**Addresses for Service:**

<b>Name</b> <b>Owner:</b> WALKING STICK DEVELOPMENTS LTD.  Client #: 119558616	<b>Address</b> P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK, Canada S9V 1K6
--	---

**Notes:**

Parcel Class Code: Parcel (Generic)

[Back](#)



# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 25 Bodnar Road

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> ORGANIZED RESORT HAMLET OF EVERGREEN		<b>Assessment ID Number :</b> 499EG-252606930		<b>PID:</b> 511015323
	<b>Civic Address:</b>	Bodnar Rd		
	<b>Legal Location:</b>	Lot 25 Block 7 Plan 101980223 Sup		
	<b>Supplementary:</b>			
	<b>Title Acres:</b>			
	<b>School Division:</b>	203		
		<b>Neighbourhood:</b>	499EG-102	
		<b>Overall PUSE:</b>	1010	
		<b>Call Back Year:</b>		
		<b>Reviewed:</b>	12-Jul-2018	
		<b>Change Reason:</b>	Reinspection	
		<b>Year / Frozen ID:</b>	2024/-32560	
		<b>Predom Code:</b>		
		<b>Method in Use:</b>	C.A.M.A. - Cost	

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
25 / 1	Residential Land	Square Footage Width(ft) 80.85 Side 1 (ft) 136.44 Side 2 (ft) 145.04 Area/Units 12,213.81	Prime Rate: \$7.05 Urban - Square Foot	Std.Parcel Size: 8,482.00 Land Size Multiplier: 195 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$60,900		1	Seasonal Residential	80%	\$48,720				Taxable
<b>Total of Assessed Values:</b>	<b>\$60,900</b>				<b>Total of Taxable/Exempt Values:</b>	<b>\$48,720</b>				

# BRIGHTSAND LAKE

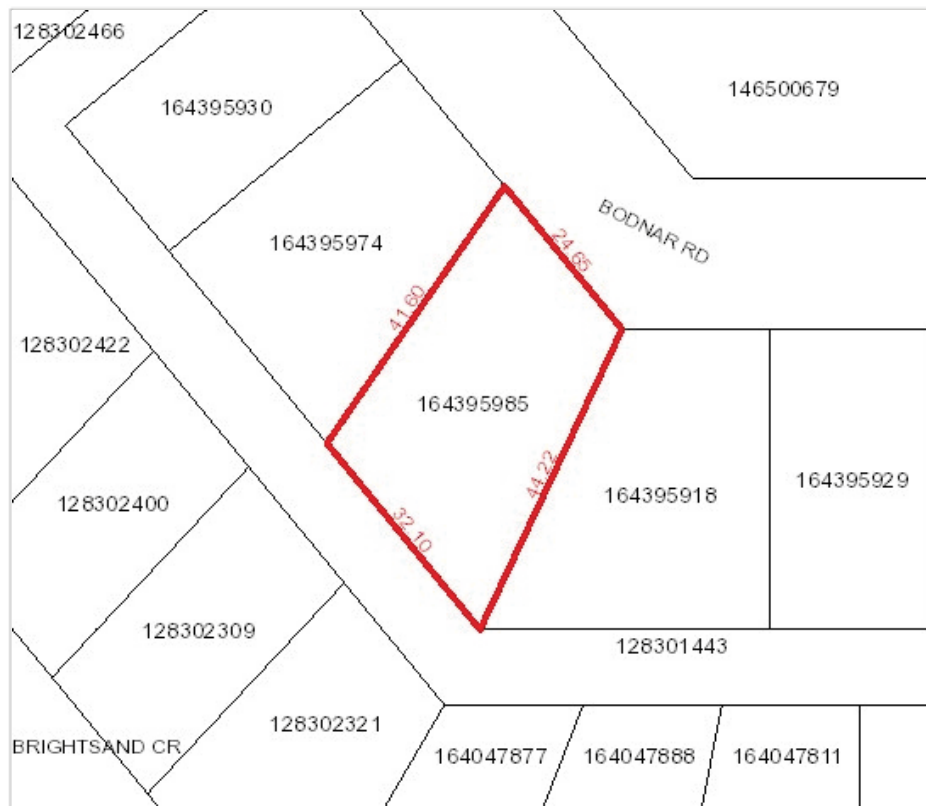
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 25 Bodnar Road



**Surface Parcel Number: 164395985**

REQUEST DATE: Mon Feb 24 15:09:20 GMT-06:00 2025



**Owner Name(s):** WALKING STICK DEVELOPMENTS LTD.

**Municipality:** ORGANIZED HAMLET OF EVERGREEN BRIGHTSAND 113 hectares (0.28 acres)

**Title Number(s):** 138910271

**Converted Title Number:** 00B19776

**Parcel Class:** Parcel (Generic)

**Ownership Share:** 1:1

**Land Description:** Lot 25-Blk/Par 7-Plan 101980223 Ext 0

**Source Quarter Section:** SE-35-53-20-3

**Commodity/Unit:** Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 27 Bodnar Road

2/25/25, 11:54 AM [apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#](https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#)

**Province of Saskatchewan**  
**Land Titles Registry**  
**Title**

**Title #:** 138910204  
**Title Status:** Active  
**Parcel Type:** Surface  
**Parcel Value:** \$60,000.00 CAD  
**Title Value:** \$60,000.00 CAD  
**Converted Title:** 00B19776  
**Previous Title and/or Abstract #:** 132025700

**As of:** 25 Feb 2025 12:54:21  
**Last Amendment Date:** 28 Oct 2011 14:51:52.416  
**Issued:** 19 Feb 2010 15:13:22.266

**Municipality:** ORGANIZED HAMLET OF EVERGREEN  
 BRIGHTSAND

WALKING STICK DEVELOPMENTS LTD. is the registered owner of Surface Parcel #164395929

Reference Land Description: Lot 27 Blk/Par 7 Plan No 101980223 Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

**Interest #:**  
**150535166**

CNV Restrictive Covenant
 

**Value:** N/A  
**Reg'd:** 23 Jul 1981 00:16:00  
**Interest Register Amendment Date:** N/A  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 Echo Bay Developments Ltd.  
 Box 128  
 Shell Lake, Saskatchewan, Canada S0J 2G0  
**Client #:** 105964027

**Int. Register #:** 104561827  
**Converted Instrument #:** 81B09603

**Interest #:**  
**153197118**

Power Corporation Act  
 Easement (s.23)
 

**Value:** N/A  
**Reg'd:** 28 Oct 2010 15:18:50  
**Interest Register Amendment Date:** 28 Oct 2011 14:51:52  
**Interest Assignment Date:** N/A  
**Interest Scheduled Expiry Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
 SASKATCHEWAN POWER CORPORATION  
 2025 VICTORIA AVE  
 REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618

**Int. Register #:** 116895088  
**Feature #:** 100231142

**Addresses for Service:**

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

## ISC Title - Lot 27 Bodnar Road

2/20/2025 11:04 AM

[apps.isc.ca/LAND/TPS/QuickSearchTitleDetails](https://apps.isc.ca/LAND/TPS/QuickSearchTitleDetails)

**Name****Owner:**

WALKING STICK DEVELOPMENTS LTD.

Client #: 119558616

**Address**

P.O. BOX 1680 3801A - 51 AVENUE LLOYDMINSTER, SK,  
Canada S9V 1K6

**Notes:**

Parcel Class Code: [Parcel \(Generic\)](#)



# BRIGHTSAND LAKE


Comprehensive Information Pkg for Walking Stick Developments Ltd.

## SAMA Report - Lot 27 Bodnar Road

### Property Report

Print Date: 25-Feb-2025

Page 1 of 1

<b>Municipality Name:</b> ORGANIZED RESORT HAMLET OF EVERGREEN				<b>Assessment ID Number :</b> 499EG-252606950		<b>PID:</b> 511015325	
				<b>Civic Address:</b> Bodnar Rd <b>Legal Location:</b> Lot 27 Block 7 Plan 101980223 Sup <b>Supplementary:</b>		<b>Title Acres:</b> <b>School Division:</b> 203 <b>Neighbourhood:</b> 499EG-102 <b>Overall PUSE:</b> 1010 <b>Call Back Year:</b>	
				<b>Reviewed:</b> 12-Jul-2018 <b>Change Reason:</b> Reinspection <b>Year / Frozen ID:</b> 2024/-32560 <b>Predom Code:</b> <b>Method in Use:</b> C.A.M.A. - Cost			

### URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	Liability Subdivision	Tax Class	Tax Status
27 / 1	Residential Land	Square Footage Width(ft) 71.14 Side 1 (ft) 131.16 Side 2 (ft) Area/Units 9,333.00	Prime Rate: \$7.05 Urban - Square Foot	Std.Parcel Size: 8,482.00 Land Size Multiplier: 195 Adjustment reason:	1	S	Taxable

### Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Non-Agricultural	\$60,100		1	Seasonal Residential	80%	\$48,080				Taxable
Total of Assessed Values:	\$60,100				Total of Taxable/Exempt Values:	\$48,080				

# BRIGHTSAND LAKE

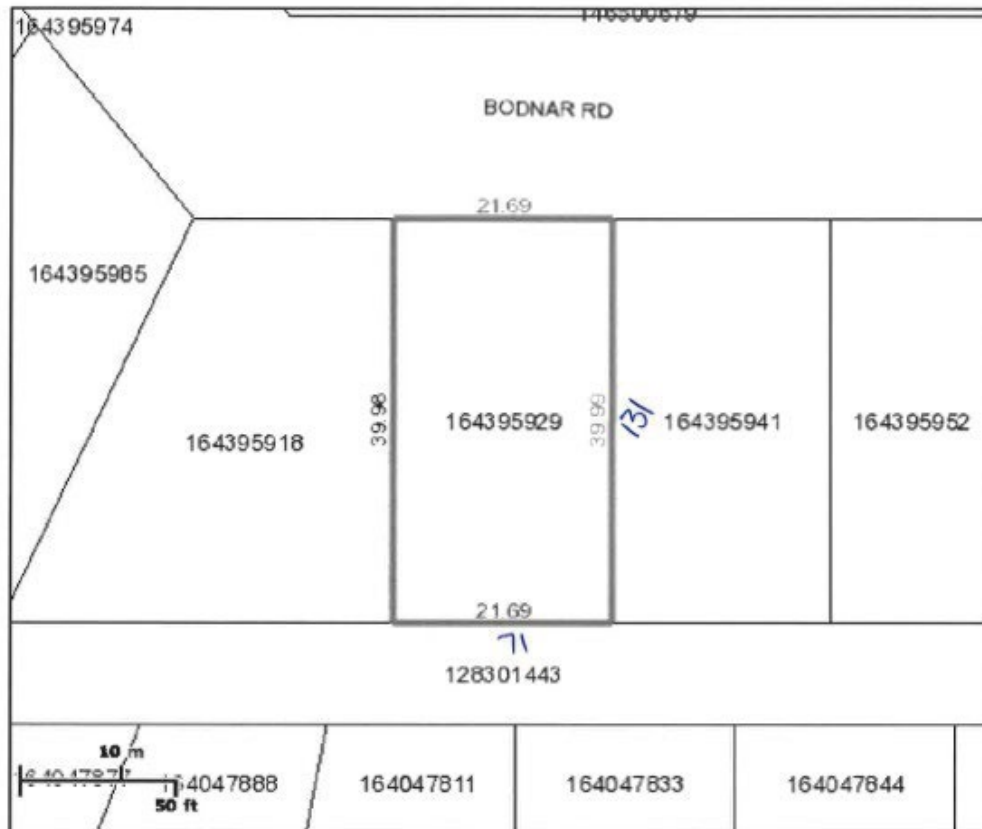
Comprehensive Information Pkg for Walking Stick Developments Ltd.

## Parcel Map - Lot 27 Bodnar Road



**Surface Parcel Number: 164395929**

REQUEST DATE:06-Aug-2015 10:27:03 AM



**Owner Name(s):** WALKING STICK DEVELOPMENTS LTD.

**Municipality:** ORGANIZED HAMLET OF EVERGREEN BRIGHTSAND **Area:** 0.087 hectares (0.21 acres)

**Title Number(s):** 138910204

**Converted Title Number:** 00819776

**Parcel Class:** Parcel (Generic)

**Ownership Share:** 1:1

**Land Description:** Lot 27-Bk/Par 7-Plan 101960223 Ext 0

**Source Quarter Section:** SE-35-53-20-3

**Commodity/Unit:** Not Applicable

**DISCLAIMER:** THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and areas may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



# BRIGHTSAND LAKE

Comprehensive Information Pkg for Walking Stick Developments Ltd.

This exceptional development opportunity at Brightsand Lake offers prime recreational land and unmatched growth potential, making it a rare investment prospect in northwest Saskatchewan. This package is perfectly positioned for long-term success in one of the region's most sought-after destinations.

For more information contact the Listing Office, or visit [www.wsdland.ca](http://www.wsdland.ca) for mandatory requirements for tender participation.

**Grant McClelland**

Field Agent/ Progressive Tender  
780-871-4221

**Vern McClelland**

Associate Broker/ Progressive Tender  
306-821-0611

**RE/MAX of Lloydminster (780) 808-2700**





# CONTACT US

## BECAUSE, WE'RE HERE TO HELP

We provide expert guidance in land sales, valuations, and strategic marketing, helping clients achieve their goals with tailored solutions that maximize their value and simplify complicated transactions.



### TELEPHONE



Grant 780-871-4221  
Vern 306-821-0611  
Office 780-808-2700

### EMAIL



grant.m@progressivetender.com  
vernmccllland@remax.net

### WEBSITE



[progressivetender.com](http://progressivetender.com)

### ADDRESS



RE/MAX of Lloydminster  
5726 44th Street  
Lloydminster, AB T9V 0B6